

Thank you for consulting Portsmouth Water on the discharge of conditions for the above planning application. Whilst we were consulted on condition 5, we would also like to make comment on discharge of condition 4 (surface water drainage). We have reviewed the information available on the HBC planning portal and have the following comments:

Condition 4 – surface water strategy

Portsmouth Water had concerns regarding surface water drainage at this site, as per our correspondence in November 2015. The site is located immediately adjacent to springs used for public water supply and infiltration drainage at this location could potentially cause contamination. Consequently, the infiltration drainage strategy was replaced by a system involving a detention basin in the north west of the site and discharge to the hermitage stream.

On the HBC planning portal is a letter from the developer to the LLFA, dated 11th January 2017, responding to queries raised by the LLFA. Bullet point 5 states that *“the site is not subject to infiltration – all flows are directed to the detention basin to allow evaporation”*. This is then contradicted in points 8 and 9, both mention the use of soakaways.

Drawing 14-2260-500 shows the drainage layout for the site. This layout shows most properties having a soakaway, however these all seem to be connected to the detention basin in the north west of the site. Please can it be confirmed whether these are true soakaways or in essence now collection chambers for surface water?

Additionally, drawing 14-2260-500 appears to indicate that plots 38-41a in the south east corner are not connected to the surface water drainage system which discharges into the detention basin in the north west, and discharge to a soakaway. Portsmouth Water utilise a spring immediately adjacent to this part of the site, with a spring within 25m to the east. Can the drainage solution for this part of the site this be confirmed please?

Considering the above, we cannot recommend that Condition 4 is signed off until these points have been clarified by the developer.

Condition 5 – verification report (land contamination)

Reports not available for review.

Best regards

James Bucknall
DWSP Scientist

Portsmouth Water