

Housing Development
Civic Offices
Guildhall Square
Portsmouth
PO1 2AL

10th May 2017

Dear Sir/Madam,

Land to the rear of 2-56 Blendworth Crescent - Minor Material Amendment

Further to the submission of a S73 application / Minor Material Amendment to vary the approved plans listed in Conditions 12, 14 & 15 of planning permission APP/16/00464, I can confirm as follows;

I am happy for the Community Infrastructure Levy (CIL) documentation submitted thus far for APP/16/00464 to be transferred to relate to this new application.

I am happy for the S106 Agreement entered into in respect of APP/16/00464 and its provisions to be transferred across to the new application (if it is to be supported), and that PCC will cover any reasonable legal costs incurred by Havant Borough Council.

The plans we are seeking to vary are as follows:

Condition 12:

Condition 14:

Condition 15:

In addition to the enclosed plans, below is the rationale behind the new pumping station location that has led to the necessity of this application.

During the course of the feasibility for the development of this site, it was highlighted that due to the level difference between the existing manhole/sewer in Blendworth Crescent and the proposed new housing, that a traditional gravity fed connection would not be possible and that a pumping station was the only solution for dealing with foul water. When the planning drawings were submitted, these indicated that a pumping station was required, but didn't take into account that Portsmouth City Council (PCC) required the pumping station to be adopted by Southern Water. The contractor engaged to deliver the scheme proposed to address this via the discharging of the Southern Water approval condition (condition 2) by

agreeing and providing a fully compliant pumping station that could be adopted by them.

In order for the pumping station to be fully compliant, we followed the Sewers for Adoption - 7th edition guidelines, and below are the relevant issues that have impacted the proposed location;

'The pumping station wet well needed to be at least 15m away from any property to minimise the risk of odour, noise and nuisance.'

PCC comment: To support this we carried out a noise survey of a similar pumping station at Toddington which recorded the noise being 21dBA at 16m.

'The pumping station should be located so that it is accessible and visible to Southern Water at all times of use and not in a public or private highway, or in locations which may be used for car parking, or where maintenance work may obstruct rights of way or where there is a risk of harm to operatives carrying out maintenance activities.'

PCC comment: In order to comply with this, a number of locations were considered around the site; however, none of the proposed locations we considered met these requirements, without negatively impacting the parking standards we needed to achieve. It was then that PCC asked the contractor and the design team to consider showing the pumping station in the no-build zone bat corridor. The justification for this was that having this at the lowest point of this no-build zone it would have the least impact to any flight paths of bats in this area and along with a wild flower seed geo-textile access road, would hopefully minimise the ecological impact of this area, yet still provide a foraging area.

'The pumping station should provide safe and reasonable vehicular access at all hours for the purposes of repair and maintenance. Access should be directly from the highway or by the provision of a dedicated access road. Vehicles should not be permitted to park in front of the vehicle access point to the pumping station. Long reversing routes are not acceptable. Shared access with domestic driveways is not suitable.'

PCC comment: In order to comply with this requirement, it ruled out the eastern side of the site as it would not have been a dedicated access road and would have meant reversing for a considerable distance through the parking areas there which would have posed a risk to the residents.

Once we knew that this area of the site was our only option to provide a pumping station capable of adoption by Southern Water, we sought to mitigate any impact it may have by ensuring that the effects on the landscape and ecology were as minimal as possible.

The following considerations informed the final position / design of the pumping station:

- Ensuring that the pumping station was at the furthest point possible from the known Serotine bat roost so that it didn't impact its flight path,
- Ensuring that the access road to the pumping station did not impact the root protection zone of the tree in this area by setting the height of the pumping station so that any works took place above the roots,
- The access road was not formed using tarmac or block paving, but was formed using a geo-textile membrane that was sympathetic to the landscaping; and
- Our ecologist advised sowing a wild flower seed mixture into the geo-textile access road as this will compensate for the area to be lost, as the floral diversity will encourage more invertebrates and therefore enhance foraging opportunities for the bats. The ecologist has also been appointed by PCC to monitor and maintain the wild flower areas for the first 5 years of the development to ensure it takes as intended.

Consideration has been given to the impacts on adjacent dwellings in terms of outlook, noise and odour by;

- The boundary treatment to the access road area is as discreet as we could provide given that we need to prevent this route from being obstructed, by using timber knee rail and low level wooden posts to minimise the area required for the tanker to access the pumping station,
- The pumping station surround is as subtle as possible and doesn't look industrial by providing this in a 1.8m high close boarded fence that still provides the security Southern Water require;
- Undertaking a noise survey of a similar pumping station which we have submitted along with this application that shows that noise levels at 16m are 21dBA; and
- Having the pumping station at least 15m away from any neighbouring properties so that there isn't an issue with unpleasant odours.

We trust this information provides a clear and logical rationale behind the design and siting of the pumping station that will help to enable a sustainable and deliverable development to take place that will provide quality housing within Havant.

Yours faithfully,

Adrian Legg
Property Development Project Manager

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