

Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Planning Application Reference:	APP/21/00601
Proposal:	Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use) and new Employment premises (Use Class B2.B8/E(g)(iii) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development.
Location:	Land north of Solent Road (adjacent to Bosmere Medical Centre) Havant
Date:	31 March 2022

Portsmouth Water's Catchment and Environment Team have reviewed this application from a groundwater quality protection perspective, Biodiversity Net Gain requirements, proximity to designated habitats of national and international importance, and proximity to adjacent company owned land managed for Biodiversity. We have the subsequent comments to make.

Groundwater Protection

The development lies in a highly sensitive groundwater location due to underlying principal chalk aquifer. The site is located within the Source Protection Zone One (SPZ1) for an essential Public Water Supply Source. Therefore, all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

We do not object in principle to the proposed development, however due to the sensitivity of the groundwater environment we wish to be consulted on further amendments to the final design and plans for the site and provide the following comments regarding the imposition of conditions.

1. Surface Water Drainage

Portsmouth Water are satisfied in principle with the surface water drainage strategy set out within the flood risk assessment and approve to the inclusion of pollution control measures

(Class 1 petrol interceptor and filter chambers) within the implementation of appropriate Sustainable Drainage. The Catchment and Environment Team agree drainage by infiltration including soakaways would be inappropriate for this site and support that no soakaways are to be used.

Given the proposed SUDs scheme discharges within SPZ1 of the groundwater catchment into Brockhampton Stream, and this flows into Langstone Harbour (which is designated RAMSAR, Special Protection Area, Special area of Conservation, a Site of Special Scientific Interest, and includes Priority Habitats) it's of high importance we ascertain the SUDs scheme - notably the pollution control mechanisms - shall be designed, maintained and managed appropriately after completion. Whilst we are satisfied with the proposed timelines within which SUDs features shall be inspected and maintained set out within Table 7: 'Management and Maintenance Strategy' of the Flood Risk Assessment, the Catchment and Environment team require more information in regard to whom is responsible to maintain the SUDs after construction in the form of a detailed Management Plan. This is because of concern as per 5.3.1 of the Drainage Strategy the new Portsmouth Water Head Office and the Industrial Units shall have separate entities managing and maintaining the drainage despite integrated SUDs infrastructure. Whereby shared pollution mitigation features, attenuation tank and discharge point are all within the Industrial Units area becoming the responsibility of an undesignated third party. We are further concerned there are areas of the scheme, such as under the shared access road, for which it is unclear which of the two management entities are required to maintain the drainage.

Additionally, we note the two car parking areas for the new Portsmouth Water Head Offices' drainage to the attenuation tank will bypass the petrol interceptor in the Drainage layout. This is unacceptable to the Catchment and Environment Team due to the risk posed by hydrocarbons to our potable water abstraction and designated habitat sites. We therefore expect the drainage design to be revised such that all car park drainage flows through a petrol interceptor.

Subsequently it is Portsmouth Waters position that a condition is required for surface water drainage and we do not recommend the discharge of this condition until further information is provided, reviewed and agreed in consultation with the Catchment & Environment Team.

Condition 1:

No development shall take place until a surface water drainage scheme, based on sustainable drainage principles and a comprehensive assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency and Portsmouth Water. Details of how and by whom the scheme shall be maintained and managed by after completion shall be set out in writing within a detailed Management Plan. The scheme shall subsequently be implemented in accordance with the approved details before any building within that phase is occupied.

Reason - To reduce the risk of groundwater pollution in line with paragraph 170 of the National Planning Policy Framework. Note: The drainage scheme design will be required to take account of the location of any solution features present in order to avoid and mitigate risks.

2. Foul Water Drainage

The proposed foul water drainage strategy is the connection to an existing main sewer, this is acceptable in principle in relation to groundwater protection. However we request to see the specification on the foul drainage pipe in order to ascertain it is sufficiently durable to mitigate the potential risk posed by leaks in SPZ1 of the groundwater catchment before we consent to the discharge of the relevant condition. We would expect all foul sewers to be constructed with a secondary Cured in Place Plastic (CIPP) liner or equivalent lining technology.

However we note proposals for the sewer main in the south-west of the site to be relocated along with the Easement to encroach within the Root Protection Zones (RPZs) of the trees covered by Tree Preservation Order areas G2, G1 and G5. This risks causing damage to the protected trees, undermining the Biodiversity Net Gain requirements, potentially violating the TPO orders and generates a potential groundwater quality risk in very close proximity to potable supply abstractions as root ingress from large established trees may damage the sewer main. Thus we recommend the proposed relocated position of the sewer is reviewed such that it does not sit within RPZs.

We therefore request a condition is required, and request that this condition is not discharged until further information is provided, reviewed and agreed in consultation with the Catchment & Environment Team.

Condition 2:

No phase of development shall commence until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency, Portsmouth Water and Southern Water.

The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme. The scheme shall also include:

- *details of how the scheme shall be maintained and managed after completion.*
- *details of the sewage pipe work layout and specifications.*

3. Unidentified Contamination

A Phase I and Phase II investigation has been undertaken on the site, no gross contamination has been identified on the site from these investigations. We support the proposal for a watching brief and discovery strategy during construction for dissolution features/solution features. Both foundations and drainage excavation should be inspected for the solution feature presence and unidentified contamination.

The elevated concentrations of copper and Nickel identified in the groundwater samples have no plausible on-site source and have been classified as background concentrations in the area. Pollution prevention for lateral mitigation into adjacent ponds will be provided via bunds. Details of these bunds are still required to ensure these are structurally sound and provide appropriate mitigation.

We therefore recommend a condition is required and request that this condition is not discharged until further information is provided, reviewed and agreed in consultation with the Catchment & Environment Team.

Condition 3:

If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with the Environment Agency and Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

4. Piling & Foundations

We have reviewed the piling foundation method statement and find the content satisfactory. The employment of a Controlled Modulus Columns (CMC) system appears to present a low risk of contamination to water quality and therefore in principle it's use is acceptable. However there are 2 areas that we require further information:

1. Final depth of columns to be provided. The risk assessment needs to be updated with this information.
2. Risk of turbidity from boring and low-pressure injection of concrete.

The physical nature of boring columns can create turbidity in groundwater, particularly if the columns are going into the chalk aquifer. This presents a risk to water quality. Therefore the assessment needs to be updated to reflect this risk and consideration of how to minimise turbidity should be considered.

We agree that TRC recommends that a contractor implement a Construction Phase Environmental Management Plan to ensure the risk management actions are undertaken to reduce environmental risk. The designer should ensure that construction materials are compatible with the ground conditions encountered.

Subsequently it is Portsmouth Waters position that a condition is required, and do not recommend the discharge of this condition until further information is provided, reviewed and agreed in consultation with the Catchment & Environment Team.

Condition 4:

Piling or deep foundation using penetrative methods shall not be carried out other than with the written consent of the local planning authority in consultation with the Environment agency and Portsmouth Water. The development shall be carried out in accordance with the approved details.

5. Construction Environmental Management Plan (CEMP)

We have reviewed the Construction Environmental Management Plan (CEMP), we support the appropriate management of overland runoff in accordance with the Environment Agency's pollution prevention guidelines. Additionally, we support the proposal for a watching brief during construction for dissolution features/solution features. Both foundations and drainage excavation should be inspected for the solution feature presence. The risk of dissolution should be mitigated appropriately (e.g. stand-off zones and/or ground treatment).

Conversely, limited information has been provided on how the wheel washing drainage will be managed this needs to be detailed in this plan to ensure appropriate management of this drainage. Furthermore details of hazardous material storage is required. We would also seek amendments to the on-site parking policy withing the CEMP such that it is specified no materials or vehicles shall be stored within the Root Protection Zones of any trees.

Subsequently it is Portsmouth Waters position that a condition is required, and we do not recommend the discharge of this condition until further information is provided, reviewed and agreed in consultation with the Catchment & Environment Team.

Condition 5:

No development shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Further guidance

Our groundwater protection development guidance notes contain further information on the requirements for developments in groundwater sensitive areas. These can be found following the link below:

<https://www.portsmouthwater.co.uk/developers/groundwater-protection/>

Biodiversity

The development is adjacent to the existing Portsmouth Water Head Offices conservation area managed for Biodiversity by the company and is surrounded by multiple Tree Preservation Orders as well as areas of international and national statutory designations. Therefore, all measures to protect Biodiversity, avoid excavations within Root Protection Zones (RPZs), and meet the Biodiversity Net Gain (BNG) requirements during and post construction are expected. We do not object in principle to the proposed development, however the Catchment and Environment Team wish to be consulted on any further amendments to the final design and plans for the site and provide the following comments for consideration.

Given the sites proximity to and surface water drainage discharge upstream of nationally and internationally important designated statutory sites in Langstone Harbour – RAMSAR, Solent Special Area for Conservation, Special Protected Area, Special Site of Scientific Interest, and Priority Habitats - it is the Catchment and Environment Teams position that a regulatory Habitat Risk Assessment is required.

Tree Preservation Orders

The Catchment and Environment Team does not object to the removal of the 8 trees highlighted in the Planning Layout. However we would like to highlight three issues:

1. Two trees requested for removal located on site look to have been removed several years ago when the existing access road was installed. We therefore seek clarification in regard to which trees are intended for removal within TPO group 5.
2. Within documentation associated with this application there has been no mention of how during and after construction the Root Protection Zones (RPZs) of the trees will be protected. We would expect such references to be made in the CEMP and planting plan - especially as TPOs are in effect on the site. We therefore expect the CEMP and Planting Plan to be revised to consider RPZs.
3. Under the Foul Water drainage strategy, the sewer main is to be relocated in the south-west of the site. This relocation and associated easement will encroach within the TPO group areas G2, G1 and G5 and the protected trees associated RPZs. This proximity risks causing damaged to the trees, undermining BNG obligations and potentially violating TPOs. Furthermore we are concerned it creates a groundwater quality risk in SPZ1 as future root ingress by trees proposed under the Planting Layout may cause damage to the sewer main. Subsequently we request Condition 2 is imposed.

Site Layout

The Catchment and Environment Team have reviewed the Planting Layout Plan and Bird and Bat Box Layout Plan. We request the Management Plan for the Landscaped areas and Planting Layout is forwarded for review, comment and agreement once they have been amended to address the following concerns:

- We object to the application of any agrochemicals on this site from a water quality protection perspective. This is because the site is located within SPZ1 of the groundwater catchment, in close proximity to potable water abstractions and a watercourse which flows into Langstone Harbour Area of Outstanding Natural Beauty. Portsmouth Water require written assurances no pesticides will be applied on the site during and after construction.
- Within the Planting Layout Maps many 'proposed trees' are to be planted within the Root Protection Zones (RPZs) of existing trees. The Planting Plan is therefore unacceptable to the Catchment and Environment team as planting within RPZs may invalidate the BNG requirements. This is because planting within RPZs risks damaging existing trees and habitat and the close proximity will impede the ability of the proposed trees to grow healthily such that they are able to provide habitat.

Subsequently a revised Tree Planting Scheme is required to address current inadequacies.

- We oppose the planting of non-native species, and species that are not climate change resilient. This includes the planting of cultivar species which do not contribute to BNG requirements.
- We do not support the planting of inappropriate species for the site that are of difficulty to manage and rapidly infringe onto other habitats. Subsequently we oppose the inclusion of Blackthorn (*Prunus spinosa*) in the planting plan.
- The Catchment and Environment Team are not satisfied with the Bird and Bat box layout plan as it does not contribute sufficiently to BNG requirements. A total of two Bat boxes, Swift bricks and nest boxes each is not nearly sufficient. We note there are no proposed boxes or bricks on the Proposed new Portsmouth Water Head Offices, this is unacceptable in terms of the BNG requirements. We expect the quantity of Bird and Bat boxes to be increased and included in the new Portsmouth Water Head Office building. We also advise inclusion of Bee bricks and Bat Bricks is considered.
- The 'plant beds' and 'grass areas' proposed in the Planting Layout cover such small areas they would be difficult to manage correctly. This is because tractors and most mowers cannot fit onto such small areas, and their ability to do so is further impeded by the high concentrations of proposed trees and the lack of access without driving over plant beds. We expect areas to be of a suitable size to allow them to be managed effectively in a realistic timeframe. Portsmouth Water seek amendments to the planting layout such that areas are of an appropriate size to manage and minimise the risk of misinterpretations being made that may result in habitat loss through deviation from the planting layout during maintenance.
- Finally we support the inclusion of solar panels on the new Portsmouth Water head office roof. This will contribute to the companies 2030 net zero target to mitigate climate change and their appropriate location does not disrupt habitat. However we are disappointed they cover such a small area of the roof and wish this is reviewed to increase the roof area covered by solar panels to optimise renewable energy output.

Kind regards,

Catchment & Environment Team

Portsmouth Water

catchment.management@portsmouthwater.co.uk