

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2024/125949/01-L01
Your ref: 24/00342

Date: 26 June 2024

Dear Planning Team,

OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF UP TO 190 UNITS, WITH ASSOCIATED VEHICULAR ACCESS, INFRASTRUCTURE AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT ACCESS).

WOODCROFT FARM DEVELOPMENT SITE, WOODCROFT LANE, WATERLOOVILLE

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection** to the proposed development as submitted, **provided that the following conditions be attached to any planning permission granted**, and that the details in relation to these conditions be submitted and approved by the Local Planning Authority.

Condition 1 – Surface water disposal

No development approved by this permission, shall commence until a scheme for surface water disposal has been submitted to and approved by the local planning authority in consultation with the Environment Agency. Such a scheme should only use infiltration systems where it can be demonstrated that they will not pose a risk to groundwater quality or drinking water supplies.

The scheme should include details of:

- **Pollution prevention measures to be incorporated**
- **Inspection, maintenance and monitoring procedures and arrangements**
- **Details of relevant investigation into the location of solution features which may act as pathways for pollutants to reach groundwater rapidly**
- **Details of an robust discovery and assessment strategy, for previously undetected solution features**
- **Assessment into the connectivity between any solution features**

- identified and the Havant and Bedhampton springs
- A risk assessment to demonstrate that the proposed strategy will not pose a risk to groundwater quality or drinking water supplies (including turbidity)
- The scheme shall be implemented in accordance with a timetable agreed as part of the submitted and approved details.

Reasons

To ensure that any proposed surface water drainage scheme, does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework.

This site is located in the inner source protection zone for the Havant and Bedhampton Springs, public water supply abstraction. This abstraction provides a strategically important water supply for the region. There are known significant karst features in the area, which can result in very rapid transit to the abstraction location. Surface karst features have been observed/encountered in the application area. As such we would regard this site as have exceptional sensitivity in term of risks to controlled water.

As well as the known surface karst features, there may be additional karst features, which may not have surface expressions. These may be encountered/discovered during site works.

There are “chalk pits” shown present on mapping of the site. It is not clear if these are historical chalk pits/farm pits, or surface karst expressions. If farm/chalk pits have been constructed on site, then some of these may have been infilled. These could potentially be a source of contamination dependent on the infill material.

Condition 2 – Foul water disposal

No development approved by this permission, shall commence until a scheme for foul water disposal has been submitted to and approved by the local planning authority in consultation with the Environment Agency. 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.

Reasons

To ensure that any foul water drainage arrangements, does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework.

Condition 3 – Previously unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation

strategy shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, 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 180 of the National Planning Policy Framework.

Condition 4 – Piling

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

Reason

To ensure that any proposed piling or deep foundation using penetrative methods, does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework, and position statement N8 Physical disturbance of an aquifer in a SPZ1 of the '[The Environment Agency's approach to groundwater protection](#)'.

Condition 5 – 10m Stand-off zone

No building or structure, including drainage infrastructure and utility trenches shall be located within a 10m stand-off zone surrounding any solution feature, unless appropriate mitigation measures are undertaken and approved in writing by the local planning authority in consultation with the Environment Agency.

Reasons

To ensure that any proposed Piling or deep foundation using penetrative methods, does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework.

Advice to the Local Planning Authority

If stabilisation is pursued, we should be consulted in methods/details at the design phase.

Due to the high level of sensitivity, the use of deep borehole soakaway will not be acceptable at this site.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

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