

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 2010**

Planning Application Reference:	APP/22/01231
Proposal:	Land at Paulk Road, Bedhampton, Havant
Location:	Land at Paulk Road, Bedhampton, Havant
Date:	18 March 2024

Thank you for consulting Portsmouth Water on the above application. The Catchment and Environmental team have reviewed the documentation in relation to the application and have the following comments.

Site Setting

The site lies on Lambeth Group over the Chalk Formation. The geology beneath the site is classified as a Principal Aquifer and the site lies in a Source Protection Zone One (SPZ1) for the Havant & Bedhampton Springs - an essential public water supply source. The Havant and Bedhampton springs supply water to a population of approximately 250,000 people, including the City of Portsmouth, Havant, naval dockyards and local hospitals.

The setting contains a geological fault and is prone to solution features which could constitute very rapid travel times between the site and the Havant and Bedhampton Springs meaning pollution from the construction and development of the site could impact the public water supply. There are also several springs in the locality of the site and one directly next to the proposed development.

Portsmouth Water's Position

Portsmouth Water have worked with Bellway Homes Ltd and their contractors addressing our initial objection. The objection relates to the piling risks to water quality and water resource flows. Bellways Homes Ltd have provided a Preliminary Works Statement for Foundation Piling where they have provided assurance on the working system for piled foundation system with a target depth of finished piling depths 2m over the chalk rock. This provides reassurance that potential risks to water quality and water resource flows will be limited. We therefore

recommend removing our objection and recommend the following planning conditions and informatives.

Recommended Conditions and Informatives.

Condition

Surface and Foul Water Drainage

Portsmouth Water require further information on foul and surface water drainage design to be submitted for further consideration prior to approval. This should include as a minimum:

- a) the methods / materials to be used for construction;
- b) details of the connections to foul sewers;
- c) details of any discharges to surface water courses; and
- d) any proposals for the use of SUDS (Sustainable Drainage Systems)
- e) Details of how the scheme shall be maintained and managed after completion shall also be included.

Reason - To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site.

Portsmouth Water has a presumption against deep bore soakaways at this location, due to the proximity to our public water supply source. If deep bore soakaways are proposed the application must be accompanied by detailed plans and a hydrogeological risk assessment stating how risk to groundwater have been assessed and mitigated through design.

Condition

Piling and Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area.

No piling shall take place until a piling method statement has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and include as a minimum:

- a) the methodology by which such piling will be carried out detailing the depth and type of piling to be undertaken;
- b) measures to prevent and minimise the potential pollution;
- c) hydrogeological risk assessment (HRA)
- d) monitoring of the piling programme;
- e) communications plan;
- f) importation and control of concrete;

A target depth for pile termination of 2m above the chalk is required so that significant risks of turbidity and impacts on water resource flows are minimised.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the water quality and water resource flows.

Condition

Construction Environment Management Plan

Portsmouth Water request a Construction Environmental Management Plan is submitted for comment outlining detailing all pollution mitigation measures to be adopted during the demolition phase to ensure that water resources are not put at risk.

This should detail the control methods to be adopted during the demolition phase, including management of overland runoff, storage of hazardous materials, chemicals and hydrocarbons on site. Pollution mitigation measures should include details of temporary drainage infrastructure, the location of spill kits and the dedicated refuelling area on a hard standing. A section for Incident Action should also be included.

Reason- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public.

Condition

Land Contamination

The Catchment and Environment Team request a Land Contamination assessment to be undertaken given the pre-application is for a brownfield site which should include:

1. Land Contamination and Groundwater Risk Assessment
2. Verification plan and report

A Desk Study and initial Site Investigations have been undertaken and presented previously. The outcome of the risk assessment need to evaluate whether additional investigations are required to develop the remedial action plan and subsequent verification plan and report

It is likely that any scheme will need to deal with the risks associated with the possible contamination associated with the former uses of the site. As the site lies in SPZ1, the risk of contamination to the local potable supply source by developing the site presents a risk. However, the development can limit the risks by reducing the amount of intrusive construction methods - such as piling - if any of the building and foundation methods can be used.

Informative

Water Efficiency

Portsmouth Water encourage local planning authorities to consider higher standards of water efficiency in new developments, with all new homes being built to a minimum standard of 100 litres per person per day. Planning policy can help to ensure long-term sustainability and management of water supplies, which is likely to reduce the need to take less water from the environment to protect local streams and rivers and the wildlife which rely on them.

For developments that can demonstrate meeting high standards of water efficiency of no more than 100 litres per head per day, Portsmouth water offer an incentive of a 50% discount on the

Infrastructure charge. Based on a development of 200 properties with an occupancy of 3 people per property, there will be a minimum saving of 15,000 litres per day. The guide would benefit covering the importance of water efficient developments and to recommend this for all new dwellings'

Informative

Japanese Knotweed

It is known that Japanese knotweed was historically on-site adjoining Portsmouth Water's boundary in the northwest corner. Bellway Homes Ltd needs to work with Portsmouth Water on a programme to manage and eradicate Japanese knotweed, if present and we recommend that a joint method statement for this is undertaken.

Catchment Management Team

Portsmouth Water

catchment.management@portsmouthwater.co.uk