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**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2010**

Planning Application Reference:	APP/24/00053
Proposal:	Application to determine whether prior approval is required for the method of demolition of multi storey car park including slab removal and the proposed restoration of the site
Location:	Multi Storey Car Park, Bulbeck Road, Havant
Date:	27 February 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.

Portsmouth Water's Position

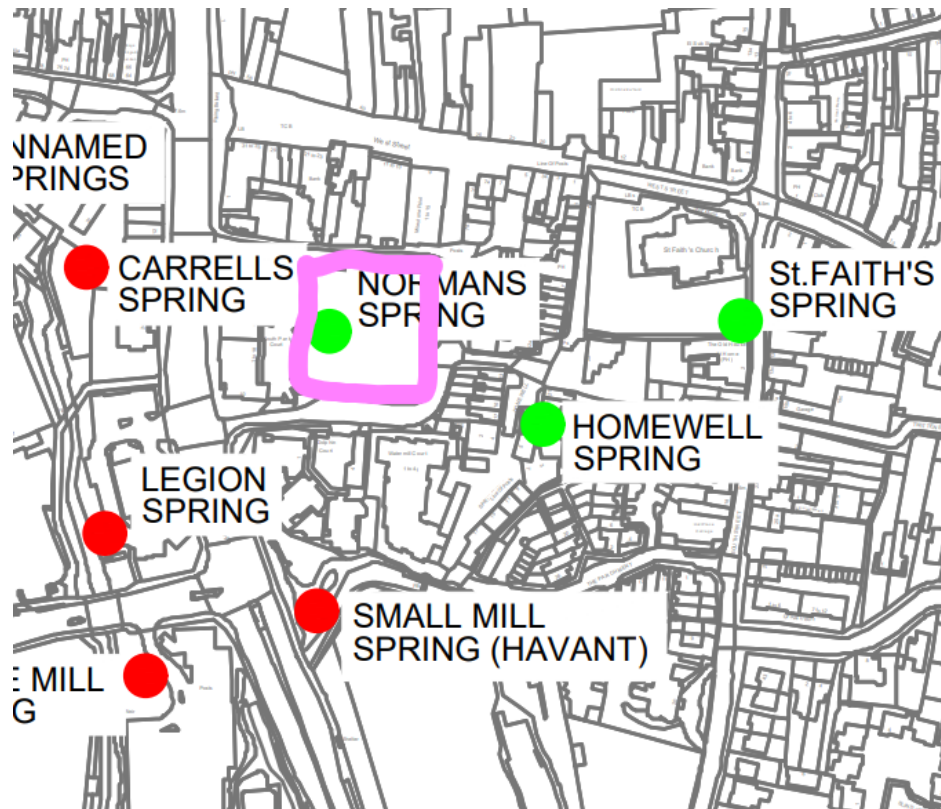
Due to the sensitivity of the site Portsmouth Water request that a Demolition Environmental Management Plan is submitted for comment prior to any demolition. Details of what this should include is referenced within our previous response dated 20th December 2023. Our previous response remains valid and is referenced below for ease.

Portsmouth Water Response - 20th December 2023.

The site lies on Alluvium 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 geological setting 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 below the car park. The nearest spring used for public water is less than 100m from the site boundary. A map is provided below; red springs are used to public water supply, green springs discharge to the environment. The purple box denotes the location of the Bulbeck car park.



Map 1 - locations of springs in the vicinity of the Bulbeck car park. Red springs are used for public water supply

Portsmouth Water's Position

Portsmouth Water have no objections in principle to the proposed demolition, however due to the sensitivity of the groundwater environment at the site we would wish to see a Demolition Environmental Management Plan (Similar to a CEMP).

Recommended Conditions and Informatives.

Demolition Environmental Management Plan.

Portsmouth Water request a Demolition 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.

Future Development

Whilst the development proposals for this site have not been determined, due to the sensitivity of the groundwater environment, we wish to provide the following information and planning condition recommendations:

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.

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.

Portsmouth Water would have a presumption against piling at this site, if piling is proposed Portsmouth Water request that no piling shall take place until a piling method statement and risk assessment (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) 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.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to water supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.

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'

Land Contamination

The site lies within Source Protection Zone 1 for a public water supply source. The planning application indicates that demolition of a barn has taken place onsite, previous use is unknown. Demolition works and/or land affected by contamination can pose a risk to water quality if not appropriately assessed. Therefore, a site risk assessment needs to be undertaken to address these risks. If there are risks, a remedial action plan will be required.

Catchment Management Team
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