

Meeting Minutes

17th December 2019 14:30

Skype and Telecom

Project: 50 new dwellings together with access, landscaping and open space at Land at Lower Road, Havant, Bedhampton. APP/19/00427.

Present

Rachel Davies (Bargate – Design and Technical Director)

Karl Gehbart (MJA)

Tom Wickens (EA - Technical Specialist - Groundwater Quality and Contaminated Land)

Stewart Smith (MJA – Drainage and Flood Risk Engineer)

Gavin Roberts (GESL – Technical Direction)

Agenda

To agree a drainage strategy which discharges surface water runoff directly into groundwater for the development at Lower Road, Bedhampton.

Discussion

1. Gavin presented an overview of the geology and hydrogeology of the site. The findings of the boreholes and infiltration testing were presented. He highlighted the fact that all 8 soakage tests in the upper geology failed/flatlined, as well as that groundwater was found to be about 3-4.5m below ground level.
2. Karl talked through the current drainage strategy in detail. He highlighted the flush curbs throughout the site which will allow road run-off to drain directly to the roadside swales. The attenuation basin, pond, reed bed, penstock and Upflo filter were mentioned as part of the treatment train.
3. Tom acknowledged the high level of treatment already proposed and the significant effort undertaken to reduce the risk of polluting the environment with this development. He accepted that the surface water runoff discharge is not likely to be highly contaminated. He also acknowledged that though this proposed discharge is to the chalk principal aquifer, it is outside any source protection zone, and not in a sensitive area. Tom then raised the issue of current legislation regarding discharging direct to groundwater.

4. Tom then proposed an agreement to discharge all surface water runoff from the development to the aquifer with a few conditions. He requested water quality monitoring after post occupation to determine the pollutant levels in the run-off. This would be set up by the applicant. He pointed out that if there was however evidence of water going to the boreholes containing hazardous pollutants then this is likely to contravene the Permitting Regulation 2016, and would require an Environmental Permit. As such the Environment Agency would require the applicant (or management company for the properties), to undertake appropriate additional treatment/modification of the drainage scheme, to ensure that the discharges is in line with the requirements of the Permitting regulations. If no evidence of pollutants are found in the water then it was agreed that the surface water drainage scheme would carry on as is.

He also asked that the basin and pond be increased in depth by about 300mm. Finally, he requested a ringed soakaway to be placed directly upstream of the deep borehole soakaways.

Actions

MJA to make ponds 300mm deeper and add a large diameter perforated PCC ringed soakaway (circa 4m deep) as primary source of infiltration ahead of boreholes. MJA to also highlight a water quality sampling point on the drawings.

BARGATE will provide a letter of comfort to submit with the MJA information regarding commitment to sample water quality. This would need to be covered off in the S106 or conditioned (likely S106).

Water quality monitoring to be provided to ensure List 1 and List 2 substances do not enter the groundwater (quantity and timescales to be agreed but post construction).

All - Updated information to get across to EA ASAP but this must also go through traditional planning channels too.... In Rachel's absence this will be Paul Thomas.

EA will feed back to HCC either 2nd January or if they have time on 27th December.

Minutes taken by Stewart Smith

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