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

Applicant:	Hargreaves Properties Ltd
Planning Application Reference:	APP/21/00399
Proposal:	Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure
Location:	Land at Waterloo Park, Elettra Avenue, Waterlooville
Date:	25 June 2021

Portsmouth Water have reviewed the full application, our response is based on the review of the following documents:

- APP_21_00399-APPLICATION_FORM-1481076
- APP_21_00399-BLOCK_PLAN-1481100
- APP_21_00399-SITE_LOCATION_PLAN-1485127
- APP_21_00399-PROPOSED_SITE_PLAN-1481085
- APP_21_00399-PHASE_1_ENVIRONMENTAL_ASSESSMENT_REPORT-1481065
- APP_21_00399-FLOOD_RISK_ASSESSMENT
- APP_21_00399-CONSTRUCTION_ENVIRONMENTAL_PLAN-1481074

Portsmouth Water's Position

The site is located in a Source Protection Zone 1c (SPZ1c) for an essential public water supply source. The SPZ1c is at risk from subsurface activity, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as infiltration drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality and the local public water supply source.

Risk Assessment and Conceptual Site Model

A Phase I Environmental Report (Preliminary Risk Assessment) has been undertaken to support the application. We are pleased to see groundwater acknowledged as a sensitive receptor for the site and the site designation as SPZ1c outlined in the report. The report concludes from the review of previous site investigative work that there are no contamination issues identified to date at the site. We are satisfied with the Conceptual Site Model that there is no viable pollutant linkage to the underlying aquifer provided there is no deep infiltration drainage and piling, if this type of activity is proposed the risk assessment will need to be revisited to evaluate if a viable linkage is present.

Drainage

The Flood Risk Assessment and Drainage Strategy (D1934/FRA1.0) details the surface water and foul water drainage strategies. The proposed surface water drainage strategy comprises a combination of SuDS features (permeable paving, permachannel drains etc) with final controlled outfall to an existing surface water sewer. This is acceptable to Portsmouth Water in relation to groundwater protection as no deep infiltration drainage is proposed. The foul water drainage proposal is to connect to an existing main sewer, this is acceptable to Portsmouth Water in relation to groundwater protection.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area. Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover we would expect a piling risk assessment and method statement (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) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water..

Construction Environmental Management

A Construction Environmental Management Plan (CEMP) has been submitted to support this application. There is limited information on the pollution prevention from leaks/spills and hazardous material storage. Bulk storage of chemicals and hydrocarbons (oils) should be carried out on impermeable surfaces and in accordance with British Standards. Pollution prevention measures should include bunding, secondary containment where feasible and an incident response plan including spill kits on site and training of site staff on how to use them. This information should form part of the CEMP to be readily available to all staff whilst working on site.

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