

From: Natalie Fellows <natalie@fellowsplanning.co.uk>

Sent: 16 March 2022 11:58

To: Eaves, David <David.Eaves@havant.gov.uk>

Subject: Re: APP/21/00200 Pfizer, 32 New Lane - Conditions update request - Portsmouth Water - Remediation Strategy

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Morning David,

In response to Condition 11, I thought it would assist Portsmouth Water if we were clearer on the timeline of the reports being prepared.

Phase II Geo-Environmental Assessment UK20.5052c was carried out initially. The Supplementary Phase II Geo-Environmental Assessment (Issue 3, October 2021) was later produced in response to this earlier report and provided the data from the areas that were previously inaccessible.

No further site investigations are planned but I think Portsmouth Water might be referring to the considerable amount of testing EPS have done as part of the remedial oversight/materials management, which is relevant for the water supplies (as the pipes will be laid in those soils). The area for discussion is whether normal alkythene supplies are used, or if barrier pipes are used which include an aluminium layer sandwiched in the alkythene to protect against contaminants in the soils passing through the pipe.

The remedial strategy did not commit the development to site-wide barrier pipes but suggested they may be necessary in certain areas. This is what we are proposing. The data in the forthcoming verification report could be reviewed to update that position as to where barrier pipes are needed. Verification reports are being prepared as we speak so we suggest that Portsmouth Water are consulted on Condition 12 which seeks this verification? I would hope that they are satisfied with this approach.

If you could forward this information to them, it would be appreciated. I have copied in our specialist Marcus Bell from EPS who would be willing to assist if Portsmouth Water have any further questions?

I have copied his contact details below.

Marcus Bell

Associate Director



M [07872 069979](tel:07872069979)
T [01954 710666](tel:01954710666)
E mbell@epstrategies.co.uk
W www.epstrategies.co.uk



Kind regards, Natalie.



Natalie Fellows BA (Hons) MSc MRTPI

Director | Fellows Planning Ltd

m: 07375 490164

e: natalie@fellowsplanning.co.uk

The Studio | 62 Carmarthen Avenue | Drayton
Portsmouth | Hampshire | PO6 2AQ

Registered in England and Wales. Registration Number 13046511

- David's email -

Condition 11 – Contamination (Remediation strategy) subject to JD from the EHO agreeing in writing that this is ok (done informally previously). Environmental Agency recommend the discharge of Condition 14/12/21, Portsmouth Water no objection raised on 14/12/2021 and LLFA has raised no objection (email dated 29/11/2021 – uploaded to file 2/12/2021).

I note that whilst Environmental Health, Environment Agency and Local Lead Flood Authority raise no objection to discharge, Portsmouth Water have provided the following comments:

Portsmouth Water have reviewed the additional information to discharge condition 11 of the application APP/21/00200 in regards to contamination. Our response is based on the review of the following documentation:

- UK20.5052b: Phase II Geo-Environmental Assessment
- UK20.5052f: Supplementary Phase II Geo-Environmental Assessment
- UK20.5052D: Remedial Strategy & Implementation Plan

On the basis of information provided, Portsmouth Water agree the current risks to controlled water is low as limited contamination has been identified and the principle chalk aquifer and SPZ1C occur at depth below London Clay. However, we note the mitigation measures (Section 6.7 UK20.5052f) and additional investigations (Section 6.7, UK20.5052b) are to be undertaken after demolition of buildings is complete with a focus on the section where contaminants have been identified in previous assessments. We support the undertaking of additional work and recommend any additional information is used to update the conceptual model and risk assessment. We also wish to be consulted on this information.

Further Portsmouth Water is satisfied with the contents of the Remedial Strategy and Implementation Plan. We support the mitigation measures including Barrier Pipes where necessary in hotspot locations of contamination (UK20.5052D). The locations Barrier Pipes are implemented should be designated with consideration of any additional information obtained through further site investigations to ascertain risk of ingress through potable water supply pipes is sufficiently mitigated.

I would ask for an update in relation to the highlighted part so that Portsmouth Water can provide any additional comments.