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

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Application Reference:</b> | <b>APP/21/01434</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Proposal:</b>                       | <b>Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works; and the demolition of an existing agricultural building. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.</b> |
| <b>Location:</b>                       | <b>Rook Farm, land off St Marys Road, Hayling Island</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Date:</b>                           | <b>xxx</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Thank you for consulting Portsmouth Water on the above application. The Catchment and Environment Team have reviewed the relevant documentation and have the following comments.

**Portsmouth Water's Position**

Portsmouth Water has no objection to the proposed development and no concerns regarding impacts to groundwater quality, as the location is outside our Source Protection Zone boundaries. We therefore have no recommendations for any planning conditions to be included in any planning permission granted. Though commentary regarding water resources in the Havant Borough Local Plan area is provided below for consideration.

**Commentary**

While we have no concerns regarding water quality, we would like to highlight a matter relating to Portsmouth Water's Water Resources Management Plan (WRMP).

Portsmouth Water's WRMP uses housing allocations set out in the Local Plan as an essential input for forecasting future demand. This approach ensures that our long-term resource planning aligns with anticipated growth in the area. The proposed development of up to 300 dwellings is not currently included within the Local Plan allocations. Although this is only one element of our overall demand forecasting process and the proposed number of dwellings does not present a significant risk to current sustainable supply, unplanned growth can introduce uncertainty into our projections and may have implications for resource management in the longer term. We therefore encourage the Local Planning Authority to consider how this application fits within the wider growth strategy and to engage with us on any future updates to housing forecasts.

In the interim, to help support delivery of sustainable water supply, we encourage all new developments to include higher standards of water efficiency.

**Recommendation:**

***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 standard 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***

Catchment Management Team  
Portsmouth Water

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