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

Planning Application Reference:	APP/23/00471
Proposal:	Outline application for residential development up to 69 dwellings with access in detail. All other matters reserved.
Location:	Land of North of Fire Station (Blue Star Land), Waterloooville
Date:	22/04/2026

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.

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs; an essential public water supply source. SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality at the local Public Water Supply Source. The aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Portsmouth Water's Position

Portsmouth Water have no objections in principle for the proposed development. Our concerns regarding groundwater quality protection can be addressed through the addition of appropriate planning conditions to reduce the potential risks posed to groundwater and our resource as a result of the proposed development. If outline planning permission is granted, we

recommend the following conditions and informatives as detailed within our previous response dated 25th July 2023. We have provided these below for ease of access.

Conditions

Surface Water Drainage Strategy

No development shall take place until a surface water drainage scheme based on sustainable drainage principles and a comprehensive assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. The scheme shall subsequently be implemented in accordance with the approved details before any building within that phase is occupied.

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.*

Foul Water Drainage Strategy

No development shall commence until such time as a scheme to dispose of foul water for that phase has been submitted to, and approved in writing by, the local planning authority in consultation with Portsmouth Water. The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme.

The scheme shall also include:

- *details of how the scheme shall be maintained and managed after completion.*
- *details of the sewage pipe work layout and specifications.*

Reason - *This is in order to manage the quantity of foul sewage and protect water resources. In accordance with position G8 of Groundwater Protection: Principles and Practice, the applicant must use the highest specification pipework and designs to minimise leakage.*

Piling and Foundation Designs

No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

Reason - *Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways.*

Thus, it should be demonstrated that any proposed piling;

- a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.*
- b. Nor any increased risk to drinking water supplies (including turbidity).*
- c. Nor deterioration in the transmissivity of the aquifer*

Land Contamination

If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences.

Reason - *To ensure that risks from land contamination to drinking water supplies are remediated.*

Construction and Environmental Management Plan (CEMP)

No development shall start on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Reason- *Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source.*

Infomatives

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 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'

Commentary

Surface Water Drainage

We have reviewed the revised Flood Risk Assessment, dated August 2025 and have no concerns with regard to the surface water and foul water strategy for the site. We look forward to reviewing the detailed designs once these become available in accordance with the surface water drainage condition.

Land Contamination

In our previous response dated 25th July 2023 we stated that “*A Contaminated Land Assessment Document is due to be provided prior to the works*”. This is yet to be provided. We look forward to reviewing this in due course.

Catchment Management Team
Portsmouth Water

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