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

Planning Application Reference:	APP/26/00332
Proposal:	Demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works.
Location:	Padnell Grange, Padnell Road, Waterlooville, PO8 8ED
Date:	14/08/2026

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 proposed development is located in a Source Protection Zone SPZ1c and SPZ2 for Havant and Bedhampton Springs- an essential Public Water Supply source. The site lies on Bedrock consisting of London Clay Formation and Lambeth Group to the north of the site. The geologies underlying the site are classified as an Unproductive Aquifer and Secondary A Aquifer which overlay a Principal Aquifer. The SPZ1c and 2c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. Though, the geology of this area south of Horndean is known to host a large number of solution features which have direct and rapid connectivity to the public water supply springs at Havant & Bedhampton.

Portsmouth Water's Position

The proposed works are situated in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area.

Portsmouth Water has no objection in principle to the proposed development. However, due to the sensitivity of the groundwater environment we request that the following planning conditions be attached to any planning permission granted, information to be submitted to and approved in writing by the Local Planning Authority, in consultation with Portsmouth. Water.

Conditions

Demolition Environmental Management Plan (DEMP)

No demolition works shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition Management Plan shall be implemented in full throughout the demolition works.

This should outline all the control methods to be adopted during the demolition phase, including management of overland runoff, storage of hazardous materials, chemicals and hydrocarbons on site. Pollution mitigation measures should include details of temporary drainage infrastructure, the location of spill kits and the dedicated refuelling area on a hard standing. A section for Incident Action should also be included.

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

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.*

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.*

Note: Portsmouth Water has a presumption against deep-bore soakaways at this location due to the sensitivity of the groundwater environment.

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.

Thus, it should be demonstrated that any proposed piling;

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

Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason: *Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.*

Solution Features

No building or structure, including drainage infrastructure and utility trenches shall be located within a 10m stand-off zone surrounding any solution feature, unless appropriate mitigation measures are undertaken and approved in writing by the local planning authority in consultation with Portsmouth Water.

Reason - *Paragraph 121 of the National Planning Policy Framework paragraph states that planning policies and decisions should also ensure that the site is suitable for its new use*

taking account of ground conditions and land instability, including from natural hazards or former activities such as mining.

Land Contamination

1.

No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:

- a) An intrusive site investigation scheme to provide information for a detailed assessment of risk to all receptors that may be affected, including those off site.*
- b) The results of site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Reason – *Part of the site lies within the Source Protection Zone catchment for a public water supply source. Land affected by contamination can pose a risk to water quality if not appropriately assessed. Therefore, a site investigation and risk assessment need to be undertaken to address these risks. If there are risks, a remedial action plan will be required.*

2.

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.*

Recommendations

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'

Catchment Management Team
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