

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

Planning Application Reference:	AL/118/24/PL
Proposal:	3 No dwellings with associated parking. This application is in CIL Zone 3 and is CIL Liable as dwellings. This application is a Departure from the Development Plan.
Location:	Belle Vue Level Mare Lane Eastergate PO20 3SA
Date:	09 January 2025

Thank you for consulting Portsmouth Water on the above application for the development of 3 No. dwellings and associated parking at Belle Vue Level Mare Lane Eastergate. The Catchment and Environment Team have reviewed the relevant documentation and have the following comments to make. Our comments are based on review of the following documentation.

- FRA and Foul and Surface Water Drainage Strategy
- Design Statement dated October 2024
- Location and Block Plans 24-106-014 REVP1
- Proposed Site Plans 24-106-014 REVP1

Site Setting

The site is situated within Source Protection Zone 2c (SPZ2c) for the Local Public Water Supply Source. The underlying geology beneath the site consists of the Lambeth Group with mapped superficial deposits to depths of <5 meters. The geology beneath the site is classified as a secondary A Aquifer. The confined aquifer is of high sensitivity and subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The site is situated around 500 meters from Portsmouth Water owned abstraction boreholes used for Public Water, 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 do not object 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, to be submitted to and approved by the Local Planning Authority, in consultation with Portsmouth Water.

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

Portsmouth Water recommends that new developments not only consider the treatment of foul water, but also the means of disposal. Ideally, if a new development is to increase the volume of foul water and a package treatment plant is proposed, adequate space for a percolation area should be incorporated into the design at the early stages.

If a package treatment plant is proposed, ideally an application for a discharge permit to the Environment Agency, should be submitted in parallel to any planning application. Any proposed sewerage treatment plant must comply with the General Binding Rules and ideally be compliant with a British Standard System.

Due to the proximity to Portsmouth Water owned abstraction boreholes and the sensitivity of the groundwater environment Portsmouth Water would not support the use of concrete ring soakaways or discharge into boreholes or deep bore soakaways.

Portsmouth Water request that the following Condition is attached to any planning permission granted.

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.

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.

Piling and Foundations

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**

Catchment Management Team
Portsmouth Water



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Good Afternoon,

Please find attached Portsmouth Water's response to the above application for the development of 3 dwellings and associated parking at Belle Vue Level Mare Lane Eastergate PO20 3SA,

Kind Regards,

Catchment & Environment Team
Portsmouth Water

Web: portsmouthwater.co.uk

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08:30 – 16:45 Mon - Thurs

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To: Portsmouth Water PLC

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: AL/118/24/PL

Registered: 13th December 2024

Site Address: Belle Vue Level Mare Lane Eastergate PO20 3SA

Grid Reference: 494196 106481

Description of Works: 3 No dwellings with associated parking. This application is in CIL Zone 3 and is CIL Liable as dwellings. This application is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 18th January 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

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<https://www.arun.gov.uk>

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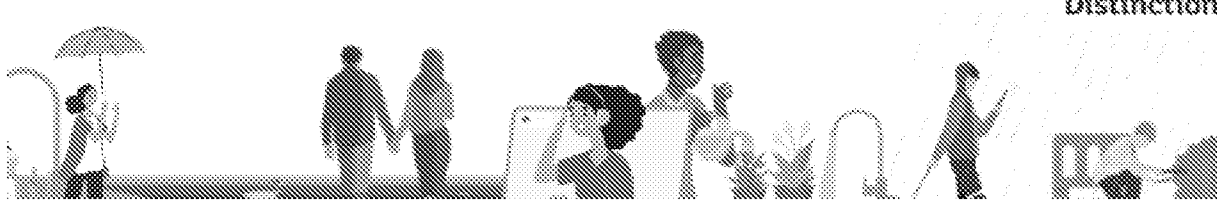
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Registered Address

Portsmouth Water Ltd, Brockhampton Springs
West Street, Havant, England, PO9 1LG

Registered in England No. 2536455

**RoSPA 2024 Order of Distinction Winner**

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