

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant:	Reside Developments Ltd
Planning Application Reference:	Land Rear Of 1 Northfields Cottages Fontwell Avenue Eastergate PO20 3RX
Proposal:	Approval of details reserved by condition imposed under ref BN/50/20/PL relating to Condition Nos 5 - mitigation method statement, 6 - archaeology, 7 - piling risk assessment & method statement, 8 - Construction & Environmental Management Plan, 9 - foul drainage, 10 - surface water drainage, 11 - maintenance & management of surface water drainage, 13 - pre-commencement site meeting, 15 - odour assessment or evidence that livery has ceased, 16 - soil resource plan, 17 - landscaping, 18 - screen walls & fences, 19 - elevation details of 2 proposed communal bin stores and 20 - colour schedule of materials & finishes.
Location:	Land west of Fontwell Avenue Fontwell Avenue Eastergate PO20 3RX
Date:	18 May 2021

Portsmouth Water's Position- Discharge of Conditions

Portsmouth Water have reviewed the documentation submitted to support the discharge of conditions 7, 8, 9, 10 and 11. The site lies 151 meters south of a potable abstraction owned by Portsmouth Water and is located within the Source Protection Zone 1c (SPZ1c) for this Public Water Supply Source. The SPZ1c 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.

Condition 7- Piling

A preliminary foundation note has been submitted to support the discharge of condition 7. The note provides standard design details and specifications of the trench fill and strip foundations proposed for the site. The maximum depth of the piles is required to ensure these are not too deep in nature and that the additional risk of deep piles is appropriately mitigated due to the sensitivity of the groundwater environment. Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover we would expect a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works). This in line with the requirements of Condition 7.

We can review our position on this condition on receipt and approval of the maximum depth of the piles, depending on the maximum depth a piling risk assessment will need to be submitted.

Condition 8- CEMP

Portsmouth Water have reviewed the submitted Construction Phase Plan to support the discharge of condition 8. The current plan does not fulfil the requirements of the condition specifically the environmental requirements of pollution mitigation measures and the management of overland run off during construction. Furthermore, more detail is required on the storage of hazardous materials and if wheel washing will take place on the site.

Portsmouth Water therefore do not recommend the discharge of this condition until this further information has been submitted.

Condition 9- FW Drainage

The proposed foul water strategy is discharge into the exiting foul main sewers; this is acceptable to Portsmouth Water in relation to groundwater protection. If permission for the connection to the existing foul main sewer is not permitted, Portsmouth Water wish to be further consulted on the alternative foul water drainage strategy.

Portsmouth Water have no objection to the discharge of Condition 9.

Condition 10- SW Drainage

Drainage drawings have been submitted to support the discharge of Condition 10. The proposed surface water drainage strategy is disposal by SuDs (permeable paving) and shallow infiltration systems (infiltration trenches). Roof runoff will be discharged into shallow infiltration; this is acceptable to Portsmouth Water in relation to groundwater protection at this location. Car park and road run off will be treated via permeable paving and final discharge into shallow soakaways. There will be adequate protection of the chalk principal aquifer from the underlying impermeable geology.

Portsmouth Water have no objection to the discharge of Condition 10.

Condition 11- SW Maintenance Plan

A SuDs Management and Maintenance Strategy has been submitted to support the discharge of Condition 11.

Portsmouth Water are satisfied with this strategy and have no objections to the discharge of Condition 11.

Catchment Management Team
Portsmouth Water

