

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

Planning Application Reference:	BN/65/22/PL
Proposal:	Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.
Location:	Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
Date:	30 August 2022

The Portsmouth Water Catchment Management Team have reviewed the outline application from a groundwater quality protection perspective and have provided the following comments.

Site Setting

The site is located within the Source Protection Zone 1c for the local 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 deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined 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.

Drainage

The proposed surface water drainage strategy is disposal via infiltration, on the proposed site plan two soakaways are proposed, one at the front and one at the rear of the property.

There is no further information provided on the surface water drainage. According to the CRICA SUDs manual the pollution hazard from roof water is defined as 'very low', however there is still a requirement for removal of gross solids and sediments. It is not clear from the information if the system will include this pollution mitigation. Furthermore, it is unclear how the drainage from the driveway will be disposed of. Residential car parks and individual property driveways with low traffic movements have a 'low' pollution hazard and requires

further treatment than roof water. We request further information is provided on the surface water drainage proposal including the pollution mitigation, management and maintenance plan.

The proposed foul water drainage from the information on the proposed site plan is connection to an existing main sewer providing Southern Water approvals. We have no concerns from a groundwater quality perspective on this proposal.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area.

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) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Construction Environmental Management Plan (CEMP)

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

A Construction Environmental Management Plan (CEMP) is advised to ensure water resources are not put at risk from fugitive emissions during construction. The plan should detail 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.

Catchment Management Team
Portsmouth Water

