

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

Planning Application Reference:	BN/68/22/PL
Proposal:	Erection of 4 x 4 bedroom houses. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.
Location:	Wayside, Eastergate Lane, Eastergate, West Sussex, PO203SJ
Grid Ref:	SU 494836, 106052
Date:	24 June 2022

Portsmouth Water's Catchment Management Team have reviewed this application from a groundwater quality protection perspective.

We do not object in principle to the proposed development, however due to the sensitivity of the groundwater environment and the proximity of the potable water abstraction we wish to be consulted on further amendments to the final design and plans for the site and provide the following comments.

Site Setting:

The site is located within the Source Protection Zone 1c (SPZ1c) for an essential Public Water Supply Source. It is located within 400 meters of our abstraction borehole. 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

Surface Water Drainage

We are satisfied with the proposed use of SuDs, including permeable paving, and the proposed Maintenance regime set out within the drainage strategy. We have no adverse comments to make in regard to the proposed shallow 1.9-meter-deep soakaway trench from

a groundwater quality protection perspective as at this depth it would not risk penetrating the Clay Cover.

However, should any soakaway on site be deeper than 1.9 meters: Portsmouth Water would have a presumption against the use of deep soakaways at this location due to the proximity to our public water supply source. All applications for the construction and installation of deep bore soakaways should be accompanied by an adequate hydrogeological risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Portsmouth Water will only agree to the use of deep pit-based systems (including boreholes) for surface water disposal if the developer can show that all of the following apply:

- there are no other feasible disposal options such as shallow infiltration systems (for surface water) that can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.'

Foul Water Drainage

The proposed foul water drainage strategy is the connection to an existing main sewer, this is acceptable in principle in relation to groundwater protection.

Piling and 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)

Should the application include deep excavation works that may penetrate the clay cover, no development shall commence 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.

Kind Regards,

Catchment Management Team
Portsmouth Water

