

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

Planning Application Reference:	WA/106/20/DOC
Proposal:	Approval of details reserved by condition imposed under ref WA/22/15/OUT relating to Condition Nos 6 - materials & finishes, 10 - hard & soft landscaping, 11(a) - protection of retained trees, 12 - surface water drainage, 14 - maintenance & managements of SuDs, 15 - foul drainage and 20(d) - forecourt layout, drainage, position & intensity of lighting fitments.
Location:	GTR Ltd Arundel Road Fontwell Arundel BN18 0SB
Date:	17 February 2021

Portsmouth Water have reviewed the discharge of conditions 12, 14, and 15 relating to outline planning permission WA/22/15/OUT.

The discharge of conditions relate to the GTR light industrial area, this area is located in the north west of the site which is located in a Source Protection Zone 1 (SPZ1) for an essential public water supply source. The groundwater area 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. Portsmouth Water have reviewed the documentation to support the discharge of conditions 12, 14 and 15 and have the following comments.

Condition 12 - Surface water drainage

We have reviewed the Drainage Layout Drawing Sheets 1 and 2 (ref: 15104/20 and 15104/21). There is insufficient information to allow us to be satisfied with the discharge of Condition 12. The drawings outline the drainage proposal for the industrial area, this comprises permeable paving and surface water sewer connections to a drainage basin. There is one bypass interceptor, on the drawing it appears the interceptor is between the car parking area in the south and the drainage basin. On the contrary, the drainage engineer email states the bypass interceptor is on the outfall between the drainage basin and a soakaway. It is unclear the location and purpose of this interceptor and this should be detailed in a drainage strategy for the area. In addition, the discharge point of the basin is unclear as there is no soakaway on the drawings provided.

No detailed drainage strategy for this industrial area has been submitted. This detailed information is required to ensure the water quality risks to groundwater are adequately addressed and where required mitigated. Portsmouth Water require a detailed drainage strategy for the industrial area detailing the type of drainage basin (attenuation or infiltration), details of the SW connections, SW outfalls (discharge points) and the level of water quality treatment is suitable for the land use (B1 (b)/(c)) with reference to the CIRIA SuDS Manual.

Once the above information is received Portsmouth Water can review our position on Condition 12.

The Construction Management Plan should specifically detail the proposed means of surface water management during construction.

Condition 14 - Maintenance & managements of SuDs

There has been no specific Surface Water Drainage Maintenance and Management Plan submitted with this discharge of condition application. Portsmouth Water note a Surface Water Drainage Maintenance and Management Plan been has been submitted for another discharge condition application ref: WA/99/20/DOC on the site. Please confirm if this Owners Manual Relating to Surface Water Drainage Maintenance and Management ref: DAN/E4736 is relevant to this discharge of condition application. The plan should include how the interceptor(s) will be maintained and managed after completion.

Condition 15 - Foul drainage

The proposed foul water drainage is the connection to an existing foul water main sewer, this is acceptable in principle in relation to groundwater protection. A Foul Water Drainage Statement has been submitted. This statement refers to an acceptance letter for capacity, this is not available on the planning portal for this discharge condition application. Furthermore, no detail on the new foul water sewers specification has been given. Due to the high sensitivity of the groundwater environment. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage. We would require all foul sewers be constructed with a secondary Cured in Place Plastic (CIPP) liner or with an equivalent lining technology. Additionally, all foul sewer chambers/manholes are constructed with a full concrete surround. Please can the Foul Water Drainage Statement be updated with detailed specifications for the new foul sewers. Once the above information is received Portsmouth Water can review our position on Condition 15.

If there is any deviation from this proposal Portsmouth Water would wish to be further consulted.

Further discharge of conditions request

Condition 16 Piling

Portsmouth Water wish to be consulted on the discharge of condition 16 related to piling.

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area. Portsmouth Water would have a presumption against piling at this location due to the close proximity to local abstraction and the risk to groundwater quality. The groundwater environment is of high sensitivity. 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. All other foundation solutions should be explored to reduce the risk to groundwater quality. If piling is the chosen foundation solution we would expect a detailed piling risk assessment and method statement, this should detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including pollution prevention measures to mitigate the risks to groundwater.

Condition 19 Construction Management Plan

Portsmouth Water wish to be consulted on the discharge of condition 19 related to the construction management plan.

The Construction Management 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. Portsmouth Water requests that storage for fuels, oils or other chemicals be contained within a bund capable of holding 110% of the total capacity. The hook up/discharge points should be within the bunded area.

These conditions are required in order to protect groundwater quality at this sensitive location and safeguard the local public water supply source.

Catchment Management Team
Portsmouth Water

