

[REDACTED]

From: Catchment_Management [REDACTED]

Sent: 14 July 2022 13:12

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: [EXTERNAL] Planning Consultation on: WA/50/22/PL

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Dear Arun District Council Planning Team,

Thankyou for your correspondence dated 4th July 2022 in regard to Planning Application WA/50/22/PL concerning Oak Bank, Wandleys Lane, Walberton.

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have provided comments for consideration within the attached PDF document.

Kind Regards

Catchment Management Team

Portsmouth Water

[REDACTED]

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 04 July 2022 11:34

To: Catchment_Management [REDACTED]

Subject: [EXTERNAL] Planning Consultation on: WA/50/22/PL

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: WA/50/22/PL
Registered: 23rd May 2022
Site Address: Oak Bank Wandleys Lane Walberton BN18 0QR
Grid Reference: 495274 106618
Description of Works: 1 No 4 bed dwelling with detached garage and associated parking (resubmission following WA/8/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.

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 1st July 2022 . 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://acp.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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020

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

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Registered in England No 2536455. VAT No. GB 615375835.



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

Planning Application Reference:	WA/50/22/PL
Proposal:	1 No 4 bed dwelling with detached garage and associated parking (resubmission following WA/8/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.
Location:	Oak Bank, Wandleys Lane, Walberton, BN18 0QR
Grid Ref:	SU 495274 106618
Date:	14 July 2022

Thankyou for your correspondence dated Monday 4th July 2022 consulting the Portsmouth Water Catchment Management Team on Planning Application WA/50/22/PL concerning Old Bank, Wandleys Lane, Walberton.

We do not object in principle to the proposed development, however due to the sensitivity of the groundwater environment and the proximity of our 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 the local Public Water Supply Source. It is within 500 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

Within the 'Application for Planning Permission' document it is set out that Surface Water Drainage shall be discharged via Soakaway. Subsequently the following applies to this development in order to protect the local water supply source:

Portsmouth Water has a presumption against the use of deep-bore 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.*

Piling and deep 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 it is proven the piles terminate within the Lambeth Group cover. If the piles penetrate the full depth of the Lambeth Group cover above the Chalk aquifer (or come within 3 meters of doing so) 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.

Kind Regards,

Catchment Management Team
Portsmouth Water

