

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

Applicant:	Dandara Ltd
Planning Application Reference:	WA/99/20/DOC
Proposal:	Approval of details reserved by condition imposed under ref APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 6 - materials and finishes, 12 - surface water drainage, 13 - infiltration of surface water drainage, 14 - maintenance & management of SuDs, 15 - foul drainage and 27 - emergency access from site onto Arundel Road
Location:	Land To East Of Fontwell Racecourse Fontwell Avenue Eastergate BN18 0SW
Date:	17 February 2021

Portsmouth Water have reviewed the discharge of conditions 12, 13, 14, and 15 relating to outline planning permission WA/22/15/OUT. The site is located in a high sensitivity groundwater environment, the majority of the site is located in Source Protection Zone 1 c (SPZ1c) and in North West located in SPZ1 for an essential 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 may pose a risk to groundwater quality and the local public water supply source

Condition 12- Surface Water Drainage & Condition 13- Infiltration Drainage

Portsmouth Water have reviewed the supporting documentation to discharge condition 12 related to surface water drainage. We have reviewed the Drainage Strategy & SUDS Statement (Nov 2020) and the Technical Note (Note TN001 7th Dec 2020).

The proposed surface water drainage proposal is the use of infiltration SuDS and soakaways. Domestic run off (roof water) will drain into trench soakaways and where infiltration rates are poor the runoff will be directed to a new infiltration basin located in the south western corner of the site. Road and parking drainage (requiring greater treatment) will be drained via permeable paving. Part of the surface water drainage is proposed to discharge to the existing downstream watercourses. We support the proposal to use the CIRIA SuDS Manual to mitigate against risk to controlled waters. All infiltration drainage is located in a SPZ1c where the chalk aquifer is confined and there is appropriate treatment in place. The

construction and design of these drainage features needs to carefully mitigate the risks to groundwater quality.

Construction details have been provided in the Domestic Drainage Construction Details Sheets 1 and 2 (FON-182-01-A and FON-182-02-A). Soakaway details have also been provided in drawings (FON-133-01-A, FON-133-02-A , FON-133-03-A). The infiltration drainage features are to be lined with geomembranes. Specifications have been provided for the soakaways and the infiltration basin. According to the specifications the maximum depth of the soakaways is 1.6 mbgl, confirmation of the maximum depth of soakaways would be required to discharge conditions related to infiltration soakaways. There should be a suffice depth of impermeable geology at the base of the infiltration drainage features to protect the underlying aquifer to reduce the risks to groundwater e.g. contamination, turbidity, creation of pollution pathways. We require soakaways to be as shallow as possible to reduce the risk to the underlying aquifer.

Portsmouth Water will be satisfied with the discharge of condition 12 and 13 on the receipt of written confirmation of the maximum depth of all the infiltration features in particular the soakaways. In addition, Portsmouth Water wish to be consulted further if there is any derivations from the existing surface water drainage proposals.

Condition 14- Drainage Maintenance

Portsmouth Water have review the Surface Water Drainage Maintenance and Management Plan. This details the maintenance and management of all drainage features. Portsmouth Water are satisfied with the discharge of Condition 14 related to drainage maintenance.

Condition 15- Foul Water Drainage

Portsmouth Water have reviewed the supporting documentation to discharge condition 15 related to foul water drainage. We have reviewed the Drainage Strategy & SUDS Statement (Nov 2020), the proposed foul water drainage strategy is the connection to an existing main sewer, this is acceptable to Portsmouth Water in relation to groundwater protection. 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 details of the new foul sewer specification be provided.

Once the specification details are 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.

Catchment Management Team
Portsmouth Water

