

Havant Borough Council  
Development Control  
Civic Offices  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

**Our ref:** HA/2019/121846/01-L01  
**Your ref:** APP/19/01101  
**Date:** 30 December 2019

Dear Sir/Madam

**HYBRID PLANNING APPLICATION COMPRISING; FULL PLANNING APPLICATION FOR THE ERECTION OF 130 DWELLINGS WITH THE CREATION OF NEW ACCESS ONTO COLLEGE ROAD, LANDSCAPE, DRAINAGE, CAR PARKING AND ASSOCIATED WORKS; AND OUTLINE PLANNING APPLICATION FOR UP TO 650 DWELLINGS, COMMUNITY AND NURSERY FACILITY (USE CLASS D1 AND D2), RETAIL UNIT (USE CLASS A1), PUBLIC OPEN SPACE, LANDSCAPING, DIVERSION OF PUBLIC RIGHT OF WAY AND ASSOCIATED WORKS AND INFRASTRUCTURE. LAND EAST OF, COLLEGE ROAD, CAMPDOWN, PURBROOK, WATERLOOVILLE**

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

### **Environment Agency Position**

We **object** to the application as submitted because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to groundwater quality in the underlying source protection zone and the associated drinking water supply can be safely managed.

### **Reason**

To ensure development is sustainable, applicants must provide adequate information to demonstrate that the risks posed by development to groundwater can be satisfactorily managed. In this instance the applicant has failed to provide this information and we consider that the proposed development may pose an unacceptable risk of causing a detrimental impact to groundwater quality because:

The drainage plan show the discharge going to a stream, which has been mapped as going to a stream sink within the Source protection zone 1.

Environment Agency  
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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Surface water drainage from this site may have the potential to impact on the underlying source protection zone 1 and associated strategically important public water supply. This objection is in line with paragraph 170 of the National Planning Policy Framework

Our approach to groundwater protection is set out in [‘The Environment Agency’s approach to groundwater protection’](#). In implementing the position statements in this guidance we will oppose development proposals that may pollute groundwater especially where the risks of pollution are high and the groundwater asset is of high value.

### **Overcoming our Objection**

We note that the surface water drainage discharges to a small stream to the south that is shown as going to a stream sink on OS mapping. At present, there has been no investigation into this mapped stream sink, present with the application.

Groundwater in the chalk aquifer beneath the site, is within a Source Protection Zone 1, for protection of strategically important water supply sources. It is essential that this supply is protected. Stream sink can represent rapid direct pathways to groundwater. We would not accept any scheme that discharges surface water run off direct to groundwater in this location.

It is essential that this apparent stream sink is thoroughly investigated to determine if there is any connection to groundwater. Without this being undertaken we cannot assess the likely risks of the development to the underlying SPZ1 and associated strategically important public water supply.

The mapped stream sink should be thoroughly investigated to determine if there is any connection to groundwater. In the event off further information submitted in relation to this objection we would wish to be reconsulted.

*In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.*

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

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**Mrs Sophie Brown**  
**Sustainable Places Planning Advisor**

Direct dial 02030 257250

Direct e-mail [planningSSD@environment-agency.gov.uk](mailto:planningSSD@environment-agency.gov.uk)