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Supplement to Fareham Borough Council Draft Local Plan Regulation 18 Consultation 13th Jan- 1st March 2020

Portsmouth Water have taken this opportunity to provide comments on the supplement and the relevant evidence documents. The new supplement contains a revised development strategy, proposals for additional housing sites and new policies on development and the natural environment.

Additional housing allocations

Portsmouth Water have reviewed the additional housing site allocations included in the supplement. None of the proposed sites falls within a Groundwater Source Protection Zone, therefore in terms of groundwater quality protection we have no adverse comments to make on these proposed additional housing allocations in this supplement document.

Strategic growth areas & Site options

There are eight proposed strategic growth areas in the plan to meet future demands for housing beyond 2036. Two of the proposed strategic growth areas (Land around Welborne Garden Village and Land West of Porchester) fall within a Groundwater Source Protection Zone (SPZ). Any development proposals within these areas that fall within the Groundwater Source Protection Zone (SPZ) will need to take into consideration the high sensitivity of the groundwater environment. There will be certain constraints and measures that will be implemented to protect groundwater quality.

We have previously made a representation on the Draft Local plan, dated 25/07/2019 in which we recommended a stand-alone Water Quality Policy (D7) be included within the design policies of the Local Plan. This is an important policy inclusion as a number of the proposed strategic growth areas and site options fall within the Source Protection Zone catchment for the public drinking water supply source abstraction at Maindell.

Natural Environment

NEXX Managing Flood Risk and Sustainable Drainage Systems

There is no specific statement regarding surface water disposal and the protection of water resources and specifically the encouragement of including SuDS within the design of housing developments. SuDS provide a mechanism to enhance water quality, safeguard water resources and improve biodiversity if developed properly and managed well in the future. We recommend that a specific statement on SuDS and its wider benefits is included.

NEXX Climate Change

Portsmouth Water welcome this policy, in particular sub-section d for the adaptation of high water efficient standards to contribute to alleviating water stress and consumption across the Borough.

Portsmouth Water would strongly encourage Fareham as part of their higher standards in the Building Regulations for water consumption, to aspire to lower consumption figures than in the current draft local plan. Fareham is supplied jointly by Portsmouth Water and Southern Water, and we both have an aspiration for all customer to reach 100 litres/head/day by 2050 to improve environmental protection, reduce wastewater discharge and improve sustainable and resilient water use into the future (therefore also contributing towards Policy NEXX Climate Change). If large new developments, such as those proposed in Welbourne are constructed with water efficient homes then they would contribute significantly to our ambitious consumption targets.

Suggested policies

Land Contamination

There is no specific policy or statement on land affected by contamination and the potential impacts on the water environment. A “brown field” first policy would help to achieve remediation of land and improve water quality. In addition to this, the management of land contamination including appropriate investigations, risk assessment and remediation strategies is required. We recommend that a specific statement is included on land affected by contamination.

Water Quality

As stated above we recommend a stand-alone ‘Water Quality’ policy, to protect groundwater quality. The suggested policy wording is included in our previous representation dated 25/07/2019.

Portsmouth Water
28/02/2020