

Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2010**

Planning Application Reference:	APP/22/00837
Proposal:	Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24). Request to discharge conditions 9, 15 and 24 (27.08.24) Request to discharge conditions 10, 11, 12, 14, 18, 29 and 32 (31/10/2024).
Location:	Land at Cowplain School, Hart Plain Avenue, Waterloooville
Date:	17 December 2024

Thank you for consulting Portsmouth water on the above application. The Catchment and Environment team have reviewed the submitted documentation and have the following comments.

Portsmouth Water's Position

Piling and Foundation Designs

The submitted Construction and Environmental Management Plan Version 2 (2024) prepared by Highwood Construction states that a piled solution is being proposed, specifically bored piles. From Portsmouth Water's understanding the original proposals were on shallow foundations – please see our previous response attached. The site is situated within Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public water supply source for the city of Portsmouth and the surrounding areas. SPZ1c relates to subsurface activity, where the confined chalk aquifer may be impacted by deep drilling activities such as piling or deep drainage solutions. If foundation proposals for this site are now to include piled foundations, Portsmouth

Water request that the following condition be attached to this application and that a piling method statement is submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water.

No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

Reason - Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways.

Thus, it should be demonstrated that any proposed piling;

a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.

b. Nor any increased risk to drinking water supplies (including turbidity).

c. Nor deterioration in the transmissivity of the aquifer

Construction and Environmental Management Plan (CEMP).

We have reviewed the CEMP, and we are satisfied with the content. Therefore, we recommend the discharge of this condition.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk