

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 2015**

Applicant:	East Pallant Developments
Planning Application Reference:	APP/20/00618
Proposal:	Construction of 2No 3 bedroom dwellings with parking.
Location:	Land off Elizabeth Road, adj 118 Stakes Hill Road, Waterlooville, PO7 7LS
Date:	10 December 2020

Portsmouth Water have reviewed the revised application for this site, planning ref: APP/20/01043. Our previous response dated 8th September 2020 still remains viable despite variation in the type and number of dwellings. Our previous response is referenced below for ease of reference.

'Site Setting

The site lies on Made Ground overlying Bedrock of the London Clay Formation. The geology underlying the site is classified as an Unproductive Aquifer overlying a Principal Aquifer.

The site is located in Source Protection Zone 1c (SPZ1c) 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 such as deep drainage solutions and/or piling may pose a risk to groundwater quality and the local public water supply source.

The groundwater environment 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.

Portsmouth Water's Position

Portsmouth Water would not object to the proposed development in principle, however due to the sensitivity of the groundwater environment we would wish to be further consulted on the drainage and foundation designs.

Drainage

The proposed surface water strategy is disposal by sustainable drainage system. Portsmouth Water would have a presumption against deep bore soakaway disposal in this area. If deep bore soakaway(s) are the proposed drainage solution, the application for the construction and installation should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Reason: The proposed development lies within an area of sensitive groundwater used for human consumption. Deep infiltration systems can provide a pathway for contaminants. Any contamination present may pose a risk to groundwater underlying the site and to the surrounding potable supplies.

The proposed foul water strategy is discharge into the exiting foul main sewers; this is acceptable to Portsmouth Water in relation to groundwater protection. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage.

Piling & Foundations

Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover 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.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.

*Catchment Management Team
Portsmouth Water*

catchment.management@portsmouthwater.co.uk