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

Applicant:	Drew Smith Homes
Planning Application Reference:	APP/19/01166
Proposal:	Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 95 dwellings
Location:	Colt International Ltd, New Lane, Havant, PO9 2LY
Grid Ref:	SU72670 07970
Date:	14 January 2020

Portsmouth Water have reviewed the further documentation to support the reserved matters application. Our response is based on the review of the following documentation:

- APPLICATION_FORM
- CONTAMINATION_ASSESSMENT_REPORT_GWPR3192/CAR_ November 2019.
- DRAINAGE_STRATEGY_STATEMENT, WFBA, COLTINTDS001_November 2019
- FLOOD_RISK_ASSESSMENT_ADDENDUM_ December 2019

Condition 18- Construction Environmental Management Plan

We have previously commented on the Outline Construction Environmental Management Plan, Phase 2 Enabling Works produced by Campbell Reith, May 2019. Our previous comments have been incorporated into the May 2019 version of the outline CEMP. On receipt of the final CEMP from the Principal Contractor, Portsmouth Water would wish to provide comment. **Portsmouth Water cannot discharge this condition until we have the reviewed the final CEMP.**

Condition 8 – Land Contamination

Portsmouth Water have reviewed the Contamination Assessment Report in which supports condition 8. The report concludes from a groundwater quality protection perspective that the thickness of the London Clay Formation underlying the site is considered sufficient to protect the underlying Principal Aquifer from perched groundwater and soil contamination. Therefore, no specific remediation with regard to groundwater has been considered necessary for the site. Following the review of the further site assessments and analysis **Portsmouth Water would have no objections to the discharge of condition 8 as we are satisfied that no specific remedial works are required in order to protect groundwater quality in the underlying aquifer.**

Supplementary comments

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs; 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 drainage solutions and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Drainage

A drainage strategy statement by WFBA has been submitted for the residential development, drainage matters in relation to the employment development strategy will be undertaken by others.

The surface water drainage proposal for the residential development is the use of tanked permeable paving for the main access roads and attenuation tanks to be used for roof and residential areas surface water runoff as two separate systems. The final discharge point from the monsoon drain is the discharge into Lavant Stream. The permeable paving will be tanked. This is acceptable to Portsmouth Water in relation to groundwater protection. No infiltration drainage is proposed for the residential development.

The employment drainage strategy has not been addressed by this drainage strategy statement. Portsmouth Water would have a presumption against the use of deep bore soakaways at this site and the discharge of surface water into ground where adequate pollution prevention measures are not in place. If deep bore soakaways are proposed the application must be accompanied by detailed plans and a hydrogeological risk assessment stating how risk to groundwater have been assessed and mitigated through design. 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.

Portsmouth Water would wish to be further consulted on all surface water drainage proposals for the site in line with Condition 17.

Piling & Foundations

We would have no objection to piled foundations that terminate within the Clay cover.

Portsmouth Water would have a presumption against piling at this location if the piles penetrate the full depth of the Clay cover; in this instance 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). This should also address identified contamination and the risk this poses to groundwater quality. These two reports should be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Portsmouth Water request to be consulted prior to progressing any boreholes or piling on site and would wish to be consulted on the discharge of Condition 11.

Catchment Management Team

Portsmouth Water

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