

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**

Applicant:	Corbiere Homes Woking Ltd
Planning Application Reference:	APP/19/01190
Proposal:	Erection of a 2 1/2 storey block of 9 apartments after demolition of existing dwelling, utilising existing access and with provision of car and cycle parking and bin storage.
Location:	162 Stakes Hill Road, Waterloooville, PO7 7BS
Date:	14 January 2020

Portsmouth Water have reviewed the full application for the erection of a 2 ½ storey block of apartments, Waterloooville. Our response is based on the review of the following documentation:

- APP_19_01190-APPLICATION_FORM
- APP_19_01190-BLOCK_PLAN
- APP_19_01190-DESIGN_AND_ACCESS_STATEMENT
- APP_19_01190-LOCATION_PLAN

Site Setting

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 deep drainage solutions and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

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 soakaway, if shallow in nature this will be acceptable to Portsmouth Water in relation to groundwater protection and we would have no further comments on the surface water drainage for the site.

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. We have no further comments on the foul drainage.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area.

Portsmouth Water would have a presumption against piling at this location if the piles penetrate the full depth of the Clay cover. We would have no objection to piled foundations that terminate within 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) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

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