

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:	Bellway Homes Ltd (Wessex)
Planning Application Reference:	APP/18/00453
Proposal:	Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.(14.12.18). Request to discharge condition No.3 (30.07.19).
Location:	Land South of Bartons Road, Havant
Date:	20 August 2019

Portsmouth Water have reviewed the request to discharge condition 3 (Foundations & Piling) of outline permission APP/15/01435. Our response is based on the review of the following documents:

- DISCHARGE_OF_CONDITION_3_APPLICATION_FORM
- DISCHARGE_OF_CONDITION_3_GEN-WID_1045_- _SITE_SET_UP_AND_PLANNING
- DISCHARGE_OF_CONDITION_3_WP190031_RISK_ASSESSMENTS
- DISCHARGE_OF_CONDITION_3_RAMS_PACKAGE__HAVANT__03.06.19PART1
- DISCHARGE_OF_CONDITION_3_RAMS_PACKAGE__HAVANT__03.06.19_PART2
- DISCHARGE_OF_CONDITION_3_GEN-WID_1047_- _RIG_EXCLUSION_ZONES-
- DISCHARGE_OF_CONDITION_3_PGI-PMS_1316_- _UNLOADING_PILING_MATERIAL
- DISCHARGE_OF_CONDITION_3_PGI-PMS_1308_- _ERECTING_AND_DE-ERECTING_MASTS_ON_5000_S
- DISCHARGE_OF_CONDITION_3_PGI-PMS_1307_- _DRIVEN_PRECAST_CONCRETE_PILING-COLLET_AN
- DISCHARGE_OF_CONDITION_3_PGI PMS_1313__LOADING_AND_UNLOADING_PILING_RIGS
- DISCHARGE_OF_CONDITION_3_GEN-TMS_1302_- _DYNAMIC_LOAD_TEST

Site Setting

The site lies on Made Ground overlying Superficial Deposits, which in turn overlie Bedrock. The Superficial Deposits are Head and the Bedrock consists of 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 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 piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Piling & Foundations

The 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 piles or structures penetrate the full depth of the clay cover. We would have no objections 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).

For this discharge condition application a number of method statements and risk assessments have been submitted. Below are our comments on these specific documents:

SITE RISK ASSESSMENTS

The current information submitted only details personnel health and safety information. No information on the risk from piling installations to groundwater quality has been provided. Therefore we cannot recommend the discharge of this condition. Prior to the discharge of condition 3 we would wish to see a risk assessment for the column and piling installations which assesses the risk to groundwater quality and the control measures which will be put in place to reduce and mitigate these risks.

GROUND IMPROVEMENT WORKS

Vibro Stone columns are going to be installed for the ground improvements on the site and a method statement has been provided to outline the work methods for each task undertaken. Under the programme section it states works are scheduled to commence on w/c 10th June 2019, please can we have clarification on the work currently being undertaken

on the site. We would have concerns if this work has been undertaken without the review of the method statements and depth of columns into the ground.

The design depth of the stone columns has not been provided in this method statement, we would wish to be consulted on the design depth of the columns to ensure they do not penetrate into the chalk and/or groundwater, if this is not feasible we would expect pollution prevention measures to be in place to mitigate this risk. The depth to the water table during a dry period in this area is ~0-10m.

DRIVEN PRECAST CONCRETE PILING – COLLET & SPIGOT JOINT- METHOD STATEMENT

Driven precast concrete piling is to be undertaken on the site, the depth of these piles has not been provided in this method statement. As above we would wish to be consulted on the design depth of the piles to ensure they do not penetrate into the chalk and/or groundwater, if this is not feasible we would expect pollution prevention measures to be in place to mitigate this risk.

No details (e.g. borehole logs) have been provided on the underlying geology, this information is of importance to influence the design depths of both the vibro stone columns and the piles. This information is additionally important for the piling risk assessment in order to mitigate against the risk to groundwater quality from these groundworks. We would appreciate schematic diagrams/drawings to show the design depths for both the stone columns and the precast piles.

METHOD STATEMENTS

For each method statement there is a 'Environment Controls' section, fuel and oil spills should also be reported to the Environment Agency using their 24 hour incident hotline (0800 80 70 60). This statement should be included within these sections.

Portsmouth Water's Position

Portsmouth Water would currently object to the discharge of condition 3 until we have received the design depths and a risk assessment which considers the risks to groundwater quality, in addition to the control measures to be in place to mitigate such risks. This is to ensure the protection of groundwater quality at our local public water supply source.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk