



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:	Persimmon Homes Ltd
Planning Application Reference:	APP/19/01101
Proposal:	Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure
Location:	Land East Of, College Road, Campdown, Purbrook, Waterlooville
Date:	20 December 2019

Portsmouth Water's Position

Portsmouth Water object to the development based on the proposals provided. The site overlies a Source Protection Zone 1c and much of the site is located on geology designated as a Secondary A aquifer and there are mapped areas of Principal Aquifer within the site boundary.

The proposed surface water drainage strategy is to discharge to the stream to the south of the site. There is a BGS mapped stream sink located along this surface water discharge path which may act as a rapid conduit to the Havant and Bedhampton springs; a vital public water supply. Therefore, the springs are sensitive receptors and development on the site could pose a significant risk to groundwater quality at the Havant and Bedhampton Public Drinking Water Supply. At present, there has been no investigation(s) into this mapped stream sink and the potential risk to groundwater quality at the local public water supply source.

An investigation is required to assess the risks to groundwater quality from the site development works and the proposed surface water drainage. The investigation would need to include an examination into the presence of stream sinks along the discharge path and the risks posed to groundwater quality from the surface water discharge into the adjacent surface watercourse(s). This is to ensure that groundwater quality of the Havant and Bedhampton Springs is protected. We recommend that these investigations are used to produce a hydrogeological risk assessment which addresses the risks posed to our public water supply and if applicable, mitigation measures to prevent future pollution.

Portsmouth Water will be able to review our position following review of this further information.

When the HRA is submitted, reviewed and accepted by Portsmouth Water, we may be in a position to accept the proposals. We would therefore be in a position to review the application again and recommend planning conditions to enable development.

If the planning authority does not object to the planning application based on our concerns above we wish to be reconsulted so that we can recommend planning conditions.

Notwithstanding our objection, the following recommendations are made in relation to the information provided in the application;

Foul Water Drainage

The proposed foul water drainage strategy will be the connection to an existing public foul main sewer. This is acceptable to Portsmouth Water in relation to groundwater protection, however we would require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage.

Piling & Foundations

Limited information has been provided on the planned foundation design however based on the ground investigations the foundation solution assumed for the site is likely to be a mixture of shallow and deepened strip footings.

Portsmouth Water would welcome shallow foundations as the site lies in a Source Protection Zone 1c 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 foundation (i.e.) piling may pose a risk to groundwater quality and our local public water supply source.

Portsmouth Water would have a presumption against piling 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.

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.

Construction Environment Management Plan (CEMP)

A Construction Environmental Management Plan will be submitted as part of this application, Portsmouth Water would wish to be consulted on this plan. This plan should detail how all construction activities will be managed and all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Catchment Management Team

Portsmouth Water

catchment.management@portsmouthwater.co.uk