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**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Planning Application Reference:	APP/20/00363
Proposal:	Demolition of existing single storey structure and construction of a 3 storey building housing 20 No. 1 bedroom 1 person apartments with integrated refuse and cycle storage for Havant Housing Association.
Location:	The Coal Yard, 178A West Street, Havant, PO9 1LR
Date:	26 June 2020

Portsmouth Water have reviewed the application for a 3 storey housing unit in Havant. Our response is based on the review of the available online documentation.

Site Setting

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 our supply at Havant and Bedhampton Springs. The site is located just outside the Source Protection Zone 1 (SPZ1) and the springs are located less than 180m south of the site. Therefore, 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 Application Form states that surface water will be disposed of by a sustainable drainage system and soakaway. The Flood Risk Assessment and Drainage Strategy, ref:1828 on the other hand states the proposed surface water drainage strategy will be permeable paving and discharge to the watercourse. Portsmouth Water would prefer the latter (SuDs and attenuation discharge to the watercourse).

If the proposed surface water drainage strategy includes soakaway drainage we would wish to be further consulted on this. 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.

Land Contamination

Ground investigations have been undertaken on the site and reported in a 'Main Investigation Report', by Soils Limited ref: 17902/MIR_R27. From these investigations, there is no evidence of any gross contamination. Given the geology, and no obvious significant source of contamination, the risk to groundwater is minimal.

If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with the Environment Agency and Portsmouth Water) shall be undertaken until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development recommences.

Reason - To ensure that risks from land contamination to Controlled Waters (groundwater) are minimised.

Catchment Management Team
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