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

Applicant:	Kingsbridge Estates Ltd Pension Scheme
Planning Application Reference:	APP/19/00660
Proposal:	Demolition of existing industrial buildings and erection of 2No industrial buildings (comprising 12No individual units) within B1, B2 and B8 use classes together with ancillary office use, landscaping, car and cycle parking and access
Location:	38 New Lane, Havant, PO9 2ND
Date:	01 August 2019

Portsmouth Water have review the application for the demolition of existing industrial buildings and erection of 2No industrial buildings within B1, B2 and B8 use classes together with ancillary office use, landscaping, car and cycle parking and access. Our response is based on the review of the following documents:

- APP_19_00660-LOCATION_PLAN-1182009
- APP_19_00660-PROPOSED_BLOCK_PLAN-1182011
- APP_19_00660-APPLICATION_FORM-1181985
- APP_19_00660-DESIGN_AND_ACCESS_STATEMENT-1181992
- APP_19_00660-PLANNING_STATEMENT-1182430
- APP_19_00660-FLOOD_RISK_ASSESSMENT-1181993
- APP_19_00660-FLOOD_RISK_ASSESSMENT_APPENDICES-1182406
- APP_19_00660-GROUND_INVESTIGATION_REPORT-PART 1
- APP_19_00660-GROUND_INVESTIGATION_REPORT-PART 2
- APP_19_00660-GROUND_INVESTIGATION_REPORT-PART 3
- APP_19_00660-GROUND_INVESTIGATION_REPORT-PART 4
- APP_19_00660-GROUND_INVESTIGATION_REPORT-PART 5

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.

Portsmouth Water's Position

Portsmouth Water have no objections in principle to the proposed development. On the basis of the information provided no deep subterranean activities (e.g. deep bore soakaways) are planned, as a result the risk to groundwater quality and our supply at Havant and Bedhampton Springs is considered low. In the case deep subterranean activities are proposed for this development we would need to review our position.

Drainage

The proposed surface water drainage strategy is the disposal to an existing main sewer via a new connection, with the use of drainage channels, pipework, silt traps and geocellular attenuation tanks. The Flood Risk Assessment report rules out infiltration drainage on the basis of the sensitive groundwater location and poor infiltration rates from recent soakage tests.

The proposed foul water drainage strategy is disposal via a new manhole to the existing public sewer under Stanbridge road. This is acceptable to Portsmouth Water in relation to groundwater protection.

Portsmouth Water have no further comments on the proposed surface and foul water drainage strategies for the site.

If any of the drainage strategies change (i.e. the developer wishes to deploy soakaways) we would wish to be consulted on the amended drainage strategy.

Foundations and Piling

The Ground Investigation Report by Soil Consultants Ltd (SCL) provides a geotechnical assessment on foundations for the site. The recommended foundation solution for the development is shallow foundation systems such as spread foundations. Portsmouth Water would not have any concerns regarding these shallow systems and are pleased to see no piling recommended for the development.

Portsmouth Water would have a presumption against piling if the 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) 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 suppliers from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.

Catchment Management Team
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