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

Applicant:	c/o Agent - Daniel Watney LLP
Planning Application Reference:	APP/18/00234
Proposal:	Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping Wellington Way, Waterlooville
Location:	Wellington Way
Date:	30 October 2019

Portsmouth Water have reviewed the additional drainage information and have the following comments.

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.

Drainage

The revised surface water drainage strategy includes the provision of lined permeable paving for the initial discharge of rainwater from the roof outlets with final disposal via lateral connections to the existing surface water main sewer system. The surface water run off (besides roof water) and foul water will be discharged directly into the exiting surface and foul main sewers. 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 drainage.

Foundation Design

No further information has been submitted on the foundation design, Portsmouth Water would welcome this additional technical information be conditioned prior to planning approval.

Portsmouth Water require further information on foundation design to be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale; and
- c) the density of piling, if any.

Portsmouth Water would have a presumption against piling at this location and therefore if piling is the proposed foundation solution, no piling shall take place until a piling method statement and risk assessment (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) has been 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: The proposed works are in a sensitive groundwater catchment (SPZ1c) and there are potentially significant risks associated with groundworks. 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. Thus, if piling is required it should be demonstrated that any proposed piling will not pose a risk to groundwater.

Catchment Management Team
Portsmouth Water

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