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

Planning Application Reference:	APP/19/00038
Proposal:	Erection of 1No. 3bed dwelling with associated access and parking.
Location:	Land adj to 11 Queen Annes Drive, Havant, PO9 3PG
Date:	08 August 2019

Portsmouth Water have reviewed the revised plans and documentation for the application for the erection of 1No. 3 bed dwelling with associated access and parking, Havant and have the following comments.

Site Setting

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 drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Portsmouth Water's Position

No further documentation has been submitted in relation to the planned drainage and foundation design for the site. Portsmouth Water would wish to see more detail provided regarding the planned drainage and foundation designs for the site prior to approval.

Drainage

The proposed surface water strategy is disposal by soakaway, if these are shallow in nature (i.e. there is no discharge into the chalk and the soakaways do not penetrate into the chalk), this will be acceptable to Portsmouth Water in relation to groundwater protection and we would have no further comments on surface water drainage for the site.

Portsmouth Water has a presumption against deep bore soakaways in this area. If deep bore soakaways are the proposed drainage solution, the application for the construction and installation of these features should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Based on the information provided in the application form we understand foul water from the site will discharge via 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. Portsmouth Water have no further comments on foul water drainage for the site.

Piling & Foundations

The proposed 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 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.

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.

Catchment Management Team
Portsmouth Water

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