



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:	Bellway Homes (Wessex)
Planning Application Reference:	APP/19/00224
Proposal:	Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.
Location:	Padnell Grange, Padnell Road, Waterlooville, PO8 8ED
Grid Ref:	SU 69892 11094
Date:	03 April 2019

Portsmouth Water have reviewed the application for the demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees, Waterlooville and have the following comments.

Site Setting

The proposed development is located in a Source Protection Zone SPZ1c and SPZ2 for Havant and Bedhampton Springs- an essential Public Water Supply source. The site lies on Bedrock consisting of London Clay Formation and Lambeth Group to the north of the site. The geologies underlying the site are classified as an Unproductive Aquifer and Secondary A Aquifer which overlay a Principal Aquifer. The geology of this area south of Horndean is known to host a large number of solution features which have direct and rapid connectivity to the public water supply springs at Havant & Bedhampton.

Drainage

The proposed surface water drainage strategy for the site is the use of a combination of traditional piped drainage systems and sustainable drainage techniques (SuDS) and discharge to an existing watercourse to the north of the site boundary. Portsmouth Water welcomes this drainage strategy due to the shallow nature and no direct discharge to ground.

Infiltration testing by Soils Limited was attempted and it is considered that infiltration drainage is not suitable for the site. Therefore, deep bore soakaways will be inappropriate for surface water drainage for the site.

The proposed drainage strategy for foul water is to existing main sewers network, 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 the current surface and foul water drainage proposal 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.

Hydrogeological Risk Assessment

Portsmouth Water would request a Hydrogeological Risk Assessment be submitted for consultation in the instance that deep bore soakaways are the chosen drainage strategy and piled foundations into the Chalk are proposed for the development. The assessment should include details of published solution features as well as findings from site investigations. The location, type and dimensions of solution features may have a significant impact on ground conditions in addition to posing a serious threat to groundwater quality.

Safeguarding ecological interest in the vicinity of the Havant Thicket Reservoir

The HTWSR site is safeguarded in the HBC and EHDC Local Plan as a site for a future strategic regional water resource. It is important that any development in the area protects or mitigates for the loss of habitat to ensure that bats and other protected species are not driven towards the reservoir site, as this could make this strategic site more difficult to bring forward. The Padnell Grange site is located approximately 1km from the boundary of the reservoir site.

It is important that if the LPA are minded to approve the application for the development of Padnell Grange that appropriate planning conditions are applied to any consent granted requiring robust survey work to support the design of an ecological mitigation / compensation strategy, and that the strategy must be approved and fully implemented before development commences to protect the local bat population from any adverse impact.

Portsmouth Water