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

Applicant:	Harris & Kane Ltd.
Planning Application Reference:	APP/18/00713
Proposal:	Outline application for erection of 3No two bed dwellings.
Location:	Land rear 70-76 West Street, Havant, PO9 1LN
Grid Ref:	SU71451 06325
Date:	13 September 2018

Portsmouth Water have reviewed the outline application for the erection of 3No two bed dwellings and have the following comments. Our response is based on the review of the following documents:

APP_18_00713-APPLICATION_FORM-1126345
APP_18_00713-EXISTING_SITE_PLAN-1126792
APP_18_00713-LOCATION_AND_BLOCK_PLAN-1126791
APP_18_00713-PROPOSED_SITE_PLAN-1126790

Portsmouth Water's Position

On the basis of information provided Portsmouth Water in principal do not have any objections to the outline application, however would like to draw the applicant's attention to the sensitivity of the proposed site and considerations for drainage and foundation design.

Site Setting

The site lies on Bedrock consisting of Lewes Nodular Chalk Formation, the geology beneath the site is classified as a Principal Aquifer. The site is situated within Source Protection Zone One (SPZ1) for the Havant and Bedhampton Springs; a critical source used for public water supply. The Havant Springs are located within 400 metres of the site.

Drainage

Based on the information provided in the application form we understand that surface water from the site will discharge via sewers, this is acceptable to Portsmouth Water in relation to groundwater protection. Southern Water should be consulted on the suitability of this proposal for surface water disposal.

We would advise the applicant to contact Southern Water to seek advice and approval regarding foul sewer pipework to minimise leakage and if any consensual agreement is required for disposal. 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 has a presumption against the discharge of foul and surface water into ground where adequate pollution prevention measures are not in place. We would have a presumption against deep bore soakaways in this area.

Portsmouth Water require further information on foul and surface water drainage design to be submitted for further consideration prior to approval. This should include as a minimum:

- a) the methods / materials to be used for construction;
- b) details of the connections to foul sewers;
- c) details of any discharges to surface water courses; and
- d) any proposals for the use of SUDS (Sustainable Drainage Systems)

A Construction Environmental Management Plan (CEMP) should specifically outline the proposed means of surface water management during development. Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the Havant & Bedhampton Springs.

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 an assumption against piling at this location and therefore, if piling is the proposed foundation solution, no piling shall take place until a piling 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) 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.

Portsmouth Water require further information on foundation design 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;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

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. Therefore, penetrative foundation methods have the potential to impact on the underlying groundwater and thus the Havant and Bedhampton Springs public water supply.

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