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

Applicant:	National Regional Property Group
Planning Application Reference:	APP/18/01107
Proposal:	Erection of 3No. 4 bed dwellings including parking and landscaping
Location:	Land rear of 97A Lovedean Lane, Waterlooville, PO8 9RN
Grid Ref:	SU 68792 12279
Date:	03 December 2018

Portsmouth Water have reviewed the application for the erection of 3No. 4 bed dwellings, parking and landscaping land rear of 97A Lovedean Lane. Our response is based on the review of the following documents:

APP_18_01107-APPLICATION_FORM
APP_18_01107-LOCATION_PLAN
APP_18_01107-PROPOSED_SITE_GROUND
GEOTECHNICAL_REPORT_A10965_PHASE_I-II

Site Setting

The site lies in a Source Protection Zone One (SPZ1) for the Havant and Bedhampton Springs. The northern portion of the site lies on Bedrock consisting of the Tarrant Chalk Member and is classified as a Principal Aquifer. The southern portion of the site lies on the feathered edge of the Lambeth Group, classified as a Secondary A aquifer.

The geological setting is prone to solution features and Portsmouth Water hold information of at least 10 within 500m of the proposed site boundary, including swallow holes, sinkholes and solution pipes.

There is likely to be a very rapid travel time between the site and the Havant and Bedhampton Springs meaning pollution from the construction and development of the site could impact the public water supply.

Land Contamination

The Interpretative Report on Desk Study and Ground Investigation carried out Omnia Environmental Consulting (OEC), July 2018, identified elevated concentrations of contaminants (Cadmium and PAH) in the near surface Made Ground on the site. The source of this contaminants should be investigated and risk assessed under the context of the hydrogeological setting.

Based on the historic mapping there was a former Chalk pit that was backfilled between 1963 and 1969. The extent of this feature and nature of backfill material must be characterised fully, therefore, we support the recommendation to further delineate the extent of potential contamination within the Made Ground. If contamination is identified from further testing remedial action will be required and a standalone Remediation Method Statement submitted to the Local Authority for approval. Portsmouth Water would wish to be consulted on the Remediation Method Statement due to the high environmental sensitivity of the site.

The conceptual site model needs revising to incorporate the Havant & Bedhampton Springs as a potential receptor and solution features as a potential pathway. Where required remediation and validation of the site should be undertaken prior to any development to prevent mobilising harmful contaminants into the groundwater environment. All potential risks posed by the development and its proximity to solution features must be considered as part of this application.

Drainage

The proposed surface water disposal strategy for the site is disposal to an existing water course and main sewer.

The foul water drainage strategy for the site is currently unknown, Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage. Please provide details of the proposed foul drainage strategy for the site.

Portsmouth Water have a presumption against the discharge of foul and surface water into ground at this site where adequate and approved pollution prevention measures are not in place. If deep bore soakaways are selected for surface or/and foul water disposal, Portsmouth Water would wish to comment on the design. Any applications for the construction and installation of deep bore soakaways should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

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)

Piling & Foundations

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 must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply and therefore the applicant is advised to contact Portsmouth Water to discuss the details of the piling method statement.

Portsmouth Water require 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.

Construction Environmental Management Plan (CEMP)

Portsmouth Water request a Construction Environmental Management Plan (CEMP) is provided for comment outlining all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

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