

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:	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, a D2 gym and A3 cafe, together with associated parking and landscaping
Location:	Wellington Way
Grid Ref:	SU681960 094030
Date:	27 March 2018

Portsmouth Water have reviewed the application referenced above and have the following comments.

The site is located in a Source Protection Zone 1c (SPZ1c). The SPZ1c extends the SPZ1 where the underlying Chalk aquifer is confined by the overlying geology and may be impacted by deep drilling activities.

Drainage

Based on the information provided in the application we understand that foul and surface water from the site will discharge via 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.

Foundation Design

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; and
- c) the density of piling, if any.

We 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.

Reason: The proposed works are in a sensitive groundwater catchment (SPZ1c) and there are potentially significant risks associated with groundworks. Piling has the potential to impact on groundwater and therefore the applicant is advised to contact Portsmouth Water to discuss the details of the piling method statement.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk