

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

Planning Application Reference:	APP/17/00753
Proposal:	Demolition of existing property and erection of 5 dwellings
Location:	1 Maylands Road, Havant, PO9 3NP
Grid Ref:	SU 69945 06567
Date:	04 August 2017

Site Setting

The site lies on Bedrock consisting of the Lambeth Group, beneath which is the Portsdown Chalk Formation. The Chalk is classified as a Principal Aquifer and lies in a Source Protection Zone One (SPZ1) and Source Protection Zone One C (SPZ1c) for the Havant & Bedhampton Springs.

The site is located 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 4 solution pipes in the Chalk within 300m the proposed site boundary. There is also a spring within 200m; for information, this spring is not used for public water supply, but does indicate that the hydrogeological setting is complex.

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.

Portsmouth Water's Position

Portsmouth Water does not object to the development in principle. However, due to its location the developer needs to consider risks to groundwater.

The following sections provide an overview of our key areas of concern.

Drainage

The application form states that the disposal of surface water will be via a Sustainable Drainage System. Portsmouth Water request that no development shall commence until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water.

Due to the sensitivity of the site Portsmouth Water have a presumption against the use of deep borehole soakways for surface water disposal.

We will only agree to the use of soakaway systems (including boreholes or other structures that bypass the soil layers) for surface water if the developer can show that all of the following apply:

- there are no other feasible disposal options and that they can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

Foul water drainage is to be directed to existing mains sewers, for foul drainage in SPZ1 we require the use of the highest specification pipework and designs for schemes to minimise leakage.

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 potentially significant risks associated with groundworks in this area. Thus, if piling is required it should be demonstrated that any proposed piling will not result in contamination of groundwater.

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, piling has the potential to impact on the underlying groundwater and the Havant and Bedhampton Springs public water supply.