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

Applicant:	Bayith Rest Home
Planning Application Reference:	APP/17/01193
Proposal:	Proposed single storey front extension, partial first floor rear extension and single storey rear extensions. (Resubmission).
Location:	Bayith Rest Home, 18-20 Bevan Road, Waterloooville, PO8 9QH
Grid Ref:	SU 69007 12189
Date:	06 February 2018

Thank you for consulting Portsmouth Water on the resubmission application (APP/17/01193), Portsmouth Water have no objects to the proposed development, however would like to inform the developer of the sensitivity of proposed site and due to its location the developer is advised to consider risks to groundwater.

Site Setting

The site lies on Bedrock consisting of the Lambeth Group, beneath which is the Tarrant Chalk Member. The Chalk is classified as a Principal Aquifer and lies in a Source Protection Zone One (SPZ1) for the Havant & Bedhampton Springs. The Springs are a public water supply that abstracts groundwater for public consumption.

Drainage

The application form states surface water disposal will be via soakaway, due to the sensitivity of the site Portsmouth Water have a presumption against the use of deep borehole soakaways 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. We would advise the applicant to contact Southern Water to seek advice and approval regarding pipework to minimise leakage and if any consensual agreement is required for disposal.

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.

Catchment Management Team
Portsmouth Water

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