

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

Applicant:	Boulevard Property Holdings Limited
Planning Application Reference:	APP/17/00061
Proposal:	Demolition of existing retail units and erection of 4-storey building with 9 flats (3x 1-bed and 6x 2-bed); cycle and refuse store
Location:	5 to 7 East Street, Havant, PO9 1AA
Grid Ref:	SU 471826, 106257
Date:	23 February 2017

Portsmouth Water have reviewed the application for **Demolition of existing retail units and erection of 4-storey building with 9 flats (3x 1-bed and 6x 2-bed); cycle and refuse store** and have the following comments.

On the basis of information provided Portsmouth Water do not have any objection to the planning application however would wish to see the following requirements communicated and conditioned as part of any permission granted:

Environmental Setting

The site lies on Head Deposits overlying the Lambeth Group which, in turn, overlies the Chalk Formation. The Chalk is designated a Principal Aquifer and the site is located on the northern border of a Source Protection Zone 1 (SPZ1) for the Havant and Bedhampton Springs. The Springs are a public water supply that abstracts groundwater for public consumption.

Land Contamination & Pollution Prevention

There is limited information presented in the application on previous uses on site. No development should take place until a Land Contamination Desk Study has been carried out identifying the previous land uses and a qualitative risk assessment presenting the potential sources, pathways and receptors and their linkages.

It is clear that currently and in recent history it has been used for retail however in the event that contamination is suspected development should cease until it has been investigated further, risk assessed, cleaned up and validated as necessary.

The site is potentially very sensitive to groundwater pollution and therefore we would request that all plant and machinery is inspected regularly for spills and leaks and the storage of oils and chemicals is carried out in line with best practices. A Construction Environmental Management Plan should be submitted and approved to support the pollution prevention and mitigation measures proposed for the development.

In the event of a spill during construction Portsmouth Water must be contacted immediately to make us aware of the type and estimated volume of spill. Please contact us on Telephone No: 023 9249 9888 for further information.

All potential risks posed by the development and its proximity to the public water supply must be considered as part of this application.

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.

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 drinking water source and therefore the applicant is advised to contact Portsmouth Water to discuss the details of the piling method statement.