

From: James Bucknall [<mailto:J.Bucknall@portsmouthwater.co.uk>]
Sent: 23 May 2016 16:07
To: Daphney Haywood
Cc: Chris Manning; Tracey Viney
Subject: RE: APP/15/01425 Former Wessex Site, 8 New Lane, Havant

Hi Daphney,

On the whole we are happy with the conditions that have been requested by the Environment Agency and the Environmental Health Officer. However, I have provided 3 conditions below that suits our requirements more appropriately that we would like to request:

1. Piling Condition

No development of the site should take place until:

- The applicant has submitted to the LPA and Portsmouth Water a piling risk assessment undertaken by competent consultants identifying anticipated depths for each pile for the proposed development, with the piling risk assessment being shared with Portsmouth Water for consultation;
- Associated geotechnical site investigation that confirms the maximum depth of anticipated piles (e.g. 1m below the maximum pile depth) does not enter the Chalk that makes up the principal aquifer;
- Submission, approval and implementation of a piling method statement detailing how potential risks will be minimised.

Reasoning: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public drinking water supply. Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways.

2. Surface water drainage – infiltration systems

Infiltration systems for surface water disposal will not be used for this development and a surface water drainage strategy must be submitted to and approved by the local planning authority in consultation with the Environment Agency and Portsmouth Water. The scheme should include details of:

- Pollution prevention measures to be incorporated; and,
- Inspection, maintenance and monitoring procedures and arrangements.

Reasoning: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs, a critical public drinking water supply. The full geological sequence underlying the site is unknown, with borehole logs indicating sandy horizons; these permeable sandy horizons may allow for shallow groundwater flow towards the Havant and Bedhampton springs, or provide preferential pathways to the deeper principal aquifer found at greater depth. Drinking water supplies are at risk from any pollutants which enter the ground, including increased turbidity. The applicant needs to demonstrate that the surface water drainage scheme will protect groundwater and drinking water supplies in accordance with National Planning Policy Framework paragraph 109, whilst also protecting the surface water environment.

3. Construction Method Statement/Construction Environmental Method Statement

The applicant should submit a Construction Method Statement/Construction Environmental Method Statement recognising the risk of pollution including turbidity, and how that will be addressed. This should include consideration of any surface water runoff generated during the contaminated land investigation and construction phase of the development, and measures to control and prevent pollution to groundwater (including storage of fuels and/or lubricants)

Best regards

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