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

Planning Application Reference:	APP/25/00639
Proposal:	Erection of 90 dwellings with associated landscaping, parking and improved access.
Location:	Proposed Development site (former Electricity Board site), Bartons Road, Havant
Date:	08 October 2025

Thank you for consulting Portsmouth Water on the above application. The Catchment and Environment Team have reviewed the relevant documentation and have the following comments.

Site Setting

The site is situated on the Bognor Sand Member bedrock with no mapped superficial deposits within the site boundary. The proposed development is situated in a sensitive groundwater catchment, within Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton Springs catchment, a vital public water supply source, providing water to the city of Portsmouth and the surrounding area. The SPZ1c is at risk from subsurface activity, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as infiltration drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality and the springs. Consequently, all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Portsmouth Water's Position

The proposed works are situated in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Portsmouth Water has no objection in principle to the proposed development. However, due to the sensitivity of the groundwater environment we request that the following planning conditions be attached to any planning

permission granted, information to be submitted to and approved in writing by the Local Planning Authority, in consultation with Portsmouth. Water.

Conditions

Surface Water Drainage Strategy- Condition 1

No development shall take place until a surface water drainage scheme based on sustainable drainage principles and a comprehensive assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. The scheme shall subsequently be implemented in accordance with the approved details before any building within that phase is occupied.

Details of how the scheme shall be maintained and managed after completion shall also be included.

Reason - *To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site.*

Note: Portsmouth Water has a presumption against the use of deep-bore soakaways at this location due to the sensitivity of the groundwater environment at this location.

Foul Water Drainage Strategy – Condition 2

No development shall commence until such time as a scheme to dispose of foul water for that phase has been submitted to, and approved in writing by, the local planning authority in consultation with Portsmouth Water. The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme.

The scheme shall also include:

- *details of how the scheme shall be maintained and managed after completion.*
- *details of the sewage pipe work layout and specifications.*

Reason - *This is in order to manage the quantity of foul sewage and protect water resources.. In accordance with position G8 of Groundwater Protection: Principles and Practice, the applicant must use the highest specification pipework and designs to minimise leakage.*

Piling and Foundation Designs – Condition 3

No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

Reason - 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.

Thus, it should be demonstrated that any proposed piling;

- a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.
- b. Nor any increased risk to drinking water supplies (including turbidity).
- c. Nor deterioration in the transmissivity of the aquifer

Land Contamination – Condition 4

If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences.

Reason - To ensure that risks from land contamination to drinking water supplies are remediated.

Construction and Environmental Management Plan (CEMP) – Condition 5

No development shall start on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Reason- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source.

Informatives

Portsmouth Water encourage local planning authorities to consider higher standards of water efficiency in new developments, with all new homes being built to a minimum standard of 100 litres per person per day. Planning policy can help to ensure long-term sustainability and management of water supplies, which is likely to reduce the need to take less water from the environment to protect local streams and rivers and the wildlife which rely on them.

For developments that can demonstrate meeting high standards of water efficiency of no more than 100 litres per head per day, Portsmouth water offer an incentive of a 50% discount on the standard Infrastructure charge. Based on a development of 200 properties with an occupancy of 3 people per property, there will be a minimum saving of 15,000 litres per day. The guide would

benefit covering the importance of water efficient developments and to recommend this for all new dwellings

Commentary

Surface Water Drainage

Infiltration testss have been undertaken for this application. Results conclude infiltration is unlikely to be a viable option. The drainage strategy therefore proposes to discharge surface water into the exisiting surface water sewer in the south eastern corner of the site. Proposed treatment is in accordance with CIRCA SuDS Manual C753 for pollution hazard indices.

Utilities Planning Statement

The report prepared by Technical & Development Services for Stonebond Properties Guildford Ltd dated 27th July 2025 states within Section 3 'Water Infrastructure' that Southern Water is the potable water supplier for the area. This is incorrect, Portsmouth Water is the potable supplier. Preliminary treatment proposals are a mixture of surface water attenuation measures (non-infiltration) permeable paving with no infiltration to ground and underground geocellular attenuation crates.

This is acceptable in principal to Portsmouth Water from a groundwater quality perspective. We agree that the foul and surface water drainage will need to be assessed in detail. Therefore we request to be consulted on the detailed drainage plans one these are made available in accordance with condition 1. Information to be submitted to and approved in writing by the Local Planning Authority, in consultation with Portsmouth. Water.

Pilling and Foundation Designs

Portsmouth Water support proposals for traditional footing and floor slabs foundations. If

If, following further intrusive investigations piling is proposed, we request this is accompanied by a Piling Method Statement, detailing the piling type and depths. We request to be consulted on the Piling Method Statement in accordance with condition 3.

Land Contamination

Investigations have concluded here is no unacceptable contamination risks to water quality.

Catchment Management Team
Portsmouth Water

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