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

Planning Application Reference:	APP-26-00453
Proposal:	Outline permission for the erection of a building for employment purposes with associated parking and landscaping. All matters reserved except access, layout parameters and scale parameters.
Location:	Plot 6 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE
Date:	28/07/2026

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 located in Portsmouth Water Source protection Zone 1c (SPZ1c) for an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply. Our concerns regarding groundwater quality and water resources can be addressed through the application of appropriate planning conditions and infomatives.

Portsmouth Water's Position

Portsmouth Water have no objection to the proposed development however due to the sensitivity of the groundwater environment we request the following conditions are attached to

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

Conditions

Surface Water Drainage Strategy

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.*

Foul Water Drainage Strategy

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.*

Construction and Environmental Management Plan (CEMP)

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.*

Piling and Foundation Designs

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.

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*

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.

Contaminated Land

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.

Commentary

Piling and foundation designs

If piling is to form part of the foundation solution for the site Portsmouth Water wish to be consulted on a Piling Method Statement detailing the pile design depths and specifications. Portsmouth Water also wish to be informed with dates of commencement of any piling program for this development via the below email. We are happy to work with the developer on this.

Catchment Management Team
Portsmouth Water

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