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

Planning Application Reference:	APP/26/00408
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 1 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE
Date:	08/10/2026

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 upon London Clay formation and the Bognor Sands member which overlies the clay, situated within Source Protection Zone 1c of the Havant and Bedhampton Springs catchment. 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. 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.

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

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.*

Land Contamination

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.*

Piling and Foundation Designs

The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area.

Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover we would expect a piling risk assessment and 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) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

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.*

Commentary

Surface Water Drainage Strategy

We have reviewed the Drainage Strategy Report produced by Perega dated 10th March 2025 Revision P3. The surface water strategy is connection to a Southern Water surface water network offsite. The surface water runoff from car parks, the access road and the service yard is to pass through a petrol interceptor prior to reaching the attenuation tank.

Portsmouth Water has no objection to this strategy, though we wish to be consulted on the final designs once these are made available.

Foul Water Drainage Strategy

The foul water strategy is connection to the sewer network. Portsmouth Water have no objection to this strategy, though we wish to be consulted on the final drainage designs and specifications once these become available.

Catchment Management Team
Portsmouth Water

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