

Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

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

Planning Application Reference:	APP/23/00665
Proposal:	Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.
Location:	Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant
Date:	09 October 2023

Thank you for consulting Portsmouth Water on the above application for a 78 bed older persons care home. The catchment management team have reviewed the application and have the following comments. Our response is based on review of the following documents:

COVER_LETTER-1833982
FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY-1833786
FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY-1833787
FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY-1833788
FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY-1833789
PLANNING_STATEMENT-1833985
PROPOSED_DRAINAGE_AREAS-1833824
PROPOSED_DRAINAGE-1833823
PROPOSED_SITE_PLAN-1833804

Site Setting

The site is located in Source Protection Zone SPZ1c for the Havant and Bedhampton Springs, 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, site investigation boreholes and/or pilling may pose a risk to groundwater quality at the Havant and Bedhampton Springs.

Portsmouth Water's Position

Portsmouth Water has no objections to the proposed development.

Drainage

The proposed surface water drainage strategy is a sustainable urban drainage system, of shallow attenuation basins discharged into surface water.

If there is no drainage by deep bore soakaway systems then Portsmouth Water have no further comments on the surface water drainage strategy. If, however, there is deviation from the proposed and deep bore soakaways are considered we wish to be further consulted as we have a presumption against deep bore soakaways at this location.

The proposed foul water drainage strategy is the connection to an existing main sewer system. We have no further comments with regards to the foul water drainage strategy.

Water Efficiency

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 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'

Catchment Management Team

Portsmouth Water

catchment.management@portsmouthwater.co.uk