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

Planning Application Reference:	APP/18/01087
Proposal:	Construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space.
Location:	Belmont Castle Rest Home, 18-20 Portsdown Hill Road, Havant, PO9 3JY
Grid Ref:	SU 69361 06443
Date:	18 December 2018

Portsmouth Water have reviewed the full application for development at Belmont Castle Rest Home, Havant and have the following comments. Our response is based on the review of the following documents:

APP_18_01087-EXISTING_LOCATION_AND_BLOCK_PLAN-1141545
APP_18_01087-DESIGN_ACCESS_AND_HERITAGE_STATEMENT-1141529
APP_18_01087-APPLICATION_FORM-1141537

Site Setting

The site lies on Bedrock consisting of Portsdown Chalk Formation. The geology beneath the site is classified as a Principal Aquifer and the site lies in a Source Protection Zone One (SPZ1) for the Havant and Bedhampton Springs. The springs are a public water supply used for public consumption.

Portsmouth Water's Position

Portsmouth Water have no objects in principle to the proposed development, however due to the sensitivity of the groundwater environment of the proposed site we would wish to see more detail provided regarding the planned drainage and foundation designs for the site.

Drainage

The proposed surface water strategy is disposal via soakaway, this is acceptable for roof water only, no further details have been provided.

If runoff from highways, roads and/or parking areas are proposed to be discharge via soakaways Portsmouth Water would request further information relating to the number of parking spaces and any pollution prevention/mitigation measures proposed.

The proposed foul water strategy is disposal via an existing mains sewer drainage system, for foul drainage in SPZ1 we require the use of the highest specification pipework and designs for schemes to minimise leakage.

Piling & Foundations

Portsmouth Water require further information on foundation design be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Portsmouth Water would have an presumption against piling at this location and therefore, if piling is the proposed foundation solution, no piling shall take place until a piling 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) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Therefore, piling has the potential to impact on the underlying groundwater and the Havant and Bedhampton Springs public water supply.

Construction Environmental Management Plan (CEMP)

Portsmouth Water request a Construction Environmental Management Plan (CEMP) is provided for comment outlining 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.

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