



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/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:	01 February 2019

Thank you for re-consulting Portsmouth Water on the full application for development at Belmont Castle Rest Home, Havant. The applicant has submitted further documentation to support this application.

Drainage

The submitted document of relevant to Portsmouth Water is the 'Proposed Drainage Layout' plan. The drawing does not include a key however we consider the drawing represents the foul and surface water drainage network and discharges. With the foul water drainage layout represented in black and the surface water drainage layout represented in blue.

According to the Application Form the proposed foul water drainage will be disposal to an existing main sewer drainage system, the existing main sewer subject to this discharge has not been outlined in the layout and should be included in this drawing. For foul drainage in SPZ1 we require the use of the highest specification pipework and designs for schemes to minimise leakage.

The proposed surface water strategy is disposal via soakaway, this is acceptable if this is a shallow system and for roof water only. In the submitted drainage layout it appears runoff from part of the road will discharge into the foul water network. Runoff from the remaining part of the access road and car parking areas has not been included in this layout. If runoff from 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.

We would like to redact our previous comments outlined in our response on the 18th of December 2018 regarding Foundations and a Construction Environmental Management Plan (CEMP).

The proposal is for a first floor extension only so we assume the ground level is already present and therefore no ground level foundations are required. Therefore, our previous comments regarding pilling do not apply to this development.

The request for a Construction Environmental Management Plan (CEMP) additionally does not seem appropriate for this site, provided there is no storage of hazardous materials, chemical and hydrocarbons on site.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk