

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/25/00987
Proposal:	Part retention and reconfiguration of ground floor commercial area; conversion of upper floors and part ground floor from commercial and 1no. self-contained flat, to residential use comprising 4no. Studio flats and 10 bedroom Co-Living apartment, to include construction of additional storey to rear and associated alterations.
Location:	270 London Road, Waterlooville, PO7 7HG
Date:	xxx

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.

Setting

The site lies on London Clay Bedrock, beneath which is the Portsdown Chalk Formation, which is classified as a Principal Aquifer. The site lies in a Source Protection Zone One C (SPZ1c) for the Havant and Bedhampton Springs; an essential Public Water Supply source. 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 piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Portsmouth Water's Position

Portsmouth Water has no objection in principle to the proposed development. However, due to its location the developer needs to consider risks to groundwater and our supply at Havant and

Bedhampton Springs. The following areas of concern will need to be addressed prior to development.

Drainage

Portsmouth Water request that no development shall commence until a scheme for surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The Flood Risk Assessment and Surface Water Management Strategy should clearly identify the means of foul and surface water drainage design for the site. Portsmouth Water would have a presumption against the use of deep bore soakaways at this location due to the sensitivity of the groundwater environment.

Piling and Foundation Designs

Condition

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.

Construction and Environmental Management Plan (CEMP)

We have reviewed the CEMP produced by Bright Plan Limited dated November 2025, though there is little information on the pollution prevention and mitigation.

Portsmouth Water request the Construction Environmental Management Plan (CEMP) is updated and 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.

Reason: Fugitive emissions from the site during construction could pose a threat to groundwater and therefore the Havant & Bedhampton Springs.

Catchment Management Team

Portsmouth Water

catchment.management@portsmouthwater.co.uk