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

Planning Application Reference:	APP/25/01015
Proposal:	Part retention of ground floor commercial unit (Class E); conversion of remainder of ground floor and first floor to form 8 x 1 bed flats (Class C3); construction of 2nd floor with recessed 3rd floor mansard roof to form 12 bed Shared Living Property (HMO - Sui Generis); with associated parking, refuse and landscaping.
Location:	212-218 London Road, Waterlooville, PO7 7AJ
Date:	26th January 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 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 have no objections in principle to the proposed development, however due to the sensitivity of the groundwater environment we would wish to see a Construction Environmental Management Plan (CEMP) and confirmation of a scheme for the disposal of foul and surface water.

Drainage

Confirmation on the disposal of foul and surface water is required.

Condition

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

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)

Portsmouth Water request that 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.

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

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