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

Planning Application Reference:	APP/26/00035
Proposal:	Planning Application for proposed demolition of existing hotel restaurant and replacement with new hotel annexe building providing additional hotel bedrooms and all associated works.
Location:	Premier Inn Portsmouth (Havant), 65 Bedhampton Hill Road, Bedhampton, Havant, PO9 3JN
Date:	25/03/2026

The Portsmouth Water Catchment Management Team have reviewed this planning application from a groundwater quality protection perspective and have provided the following comments.

Site Setting

The site is located outside of any Source Protection Zones (SPZs). However, the site is 700m east of the Havant & Bedhampton springs, an essential public water supply source. The site lies on clay, silt and gravel superficial head deposits which overlies chalk bedrock. Therefore, due to the site's proximity to a public drinking source and the sensitivity of the underlying aquifer, all measures to prevent pollution during and post construction are required in order to safeguard the local water supply.

Portsmouth Water's position

Portsmouth Water has no objection in principle to the proposed development. However, due to the sensitivity of the groundwater environment we request for a CEMP and demolition environmental management plan to be submitted for review in consultation with Portsmouth Water along with any plans for Piling if piling is proposed.

Foul and surface water drainage strategy

We accept the plans in the 'drainage statement report' to attenuate surface water runoff with a tank and discharge into the Southern Water sewer water sewer. We also accept the foul water being discharged into Southern Waters foul water sewer. We have no further requests for the drainage strategy.

Condition 1 – CEMP

No development shall start on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing 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 significant threat to groundwater and therefore the local public water supply source.

Condition 2 – Piling & foundations

No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

Reason - Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways.

Thus, it should be demonstrated that any proposed piling;

- a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.*
- b. Nor any increased risk to drinking water supplies (including turbidity).*
- c. Nor deterioration in the transmissivity of the aquifer*

Condition 3 – Demolition environmental management plan

Portsmouth Water request a Demolition Environmental Management Plan is submitted for comment outlining detailing all pollution mitigation measures to be adopted during the demolition phase to ensure that water resources are not put at risk.

This should detail the control methods to be adopted during the demolition phase, including management of overland runoff, storage of hazardous materials, chemicals and hydrocarbons on site. Pollution mitigation measures should include details of the location of spill kits and the dedicated refuelling area on a hard standing. A section for Pollution Incident Action Plan should also be included.

Also to include the following:

- *Roles and responsibilities*
- *Training and awareness*
- *Environmental control measures*

Reason- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public.

Catchment Management Team
Portsmouth Water

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