

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/19/00003
Proposal:	Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking (Permitted 29/07/2022). Request to Discharge Conditions 3, 5, 6, 7 (Received 20/05/2025).
Location:	Belmont Castle Rest Home, 18-20 Portsdown Hill Road, Havant, PO9 3JY
Date:	30 June 2025

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. Our comments are based on the review of the following documentation:

- APP_19_00003-DECISION_NOTICE-1685078
- APP_19_00003-DOC_3_-_BELMONT_CASTLE_-_DTS_MAY25_V1_GROUND_CONDITION_DESK_TOP_ST
- APP_19_00003-DOC_3_-_BELMONT_CASTLE_-_DTS_MAY25_V1_GROUNDSURE_MAPS_AND_PHOTOS_3
- APP_19_00003-DOC_6_-_PRELIM_FOUNDATION_GA-2135802
- APP_19_00003-DOC_6_-_PRELIM_FOUNDATION_SECTIONS-2135798
- APP_19_00003-DOC_7_-_CONSTRUCTION_ENVIRONMENT_AND_MANAGEMENT_PLAN_FEBUARY_2025-

Site Setting

The site is situated within SPZ1 for the Havant and Bedhampton Springs, a vital drinking water supply for the city of Portsmouth and the surrounding area. The groundwater environment is extremely sensitive and there is potential for solution feature formations at this location.

consequently, all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Portsmouth Water's Position

Given the sensitivity of the groundwater environment at this location further information is required on the foundation designs, land contamination/ground conditions and we wish to review a revised CEMP with emphasis on the groundwater environment that details all pollution mitigation measures.

Piling and Foundation Designs

As stated within our response dated 18 December 2019, if piling is to form part of the foundation designs, a piling method statement detailing the depth and type of piling to be undertaken and the methodology should be submitted for review prior to the works taking place. Therefore, until this information has been provided for review, we do not recommend the discharge of this condition.

Construction Environmental Management Plan

There is no emphasis on the vulnerability of the groundwater environment within the CEMP, and generally little information of pollution mitigation measures to prevent contamination of groundwater. Further details are required, as detailed within the condition. Therefore, we do not recommend the discharge of this condition.

Land Contamination

We agree with the recommendation for further ground investigation of potential solution features across the site as recommended within the ground investigation report. The presence of solution features can constitute very rapid travel times of contaminants and/or sediments which have the potential to impact groundwater quality at the Havant and Bedhampton Springs. We also agree with the recommendation for further investigation of the infilled former depression/chalk pit to characterise the composition of the fill material and recommend its removal if groundworks are to be undertaken across that area of the site.

We therefore wish to review any further ground investigations and any consequent remediation strategies. Until this information has been provided for review, we do not recommend the discharge of this condition.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk