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**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:	14 August 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.

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.

Commentary

Piling and Foundation Designs – Condition 6

The chosen piling design is Contiguous Bored piles with a proposed depth of between 14.0 to 18.5 meters with a diameter of 450mm. This is acceptable to Portsmouth Water from a

groundwater quality perspective. As groundwater is likely to be deep at this location, the les will be above the groundwater table and therefore the risk to groundwater and water quality will be minimal.

The Risk assessment and Method Statement document has been revised in line with previous correspondence, and the details are satisfactory.

We are happy to recommend the discharge of this condition.

Construction and Environmental Management Plan (CEMP) – Condition7

We note that the CEMP will be reviewed, revised and updated once a contractor has been appointed. We also note that before the works start, the contractor will approach us for agreement of the emergency pollution incident response plans.

We support, as stated within the CEMP, the training and awareness of on-site personnel on the emergency preparedness plan (EPP), and specific briefings on method statements along with regular toolbox talks. All site personnel should be made aware of their responsibilities under the CEMP and be aware of relevant guidance and legislation and any site specific environmental information e.g location within SPZ1 of the Havant and Bedhampton Springs used for public supply. This information should be included within section 1.2 'Site details'. Specific guidance should also be detailed within the CEMP.

Land Contamination – Condition 3

We support the recommendation that further investigation of the fill material in the possible infilled former depression/chalk pit is therefore recommended to confirm its composition and potential contaminant content.

We agree with the conclusions and recommendations within this report.

Catchment Management Team
Portsmouth Water

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