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

Planning Application Reference:	APP/22/00581
Proposal:	Two storey side extension to existing warehouse (Class B8) and reconfiguration of car parking and relocation of cycle parking (Permission granted 10/11/2022). Request to Discharge Conditions 5 and 6 (Received 15/10/2024).
Location:	Dakota Business Park, 14 Downley Road, Havant, PO9 2NJ
Date:	14 November 2024

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 to make. Our comments are based on a review of the following documentation.

APP_22_00581-PROPOSED_SURFACE_WATER_DRAINAGE-1700926

APP_22_00581DOC_5_CONSTRUCTION_ENVIRONMENTAL_MANAGEMENT_PLAN-2035086

APP_22_00581-AGENT_EMAIL_RE_SURFACE_WATER_DRAINAGE-1700929

Construction and Environmental Management Plan (CEMP) – Condition 5

We are satisfied with the content of the CEMP. The site controls, pollution prevention and mitigation measures described in the report are sufficient to Portsmouth Water from a groundwater quality perspective.

Piling and Foundations – Condition 6

No documentation, it seems, has been submitted, that details the proposed foundation designs for the development, and it is unclear whether piling is proposed. As recommended in our pre-commencement condition, as detailed below, we require more details on the foundation designs to be submitted to and approved by the Local Planning Authority, in consultation with Portsmouth

Water.

Until this has been provided for review, we do not recommend the discharge of condition 6.

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.

Catchment Management Team
Portsmouth Water

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