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David Eaves
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
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14 December 2021

Via Email Only: david.eaves@havant.gov.uk

Dear David,

**Details to discharge Planning Conditions 17 relating to planning permission
APP/ 21/ 00200 at 32 New Lane, Havant**

We are pleased to enclose the following piling construction details relating to planning approval APP/ 21/ 00200 at the former Pfizer site, New Lane.

This discharge of condition application is made on behalf of our client Havant Property Investment LLP, who is currently implementing the demolition phase of the development, which was granted planning permission on the 22nd October 2021. Please note that there was a separate prior approval consent for demolition to take place prior to this which development commenced under initially.

A number of conditions have already been submitted for consideration by the council, with more to follow in due course. Each of these have been uploaded to the original planning application and namely relate to the remediation and drainage strategy proposed alongside tree protection measures (which have been inspected).

Piling & Deep Foundation Design Related Conditions

We have gone through the requirements of condition 17 and the reason for its inclusion, on the following page for ease of reference.

Condition 17 - Foundation Design

No piling or other deep foundation using penetrative methods shall take place unless and until details of the piling proposals are submitted to and approved in writing by the Local Planning Authority. If the piles/foundations are proposed to penetrate the full depth of the Clay cover at the site 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 pollution prevention measures shall be submitted. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways for contaminants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The pile foundations proposed have been designed in accordance with the recommendations set-out in the Phase II Geo-Environmental Assessment produced by EPS. This was submitted as part of the original application and more recently when seeking to discharge condition 11. This states on page 34 that:

'Piles are considered likely to terminate in the underlying London Clay and will likely carry their loads in a combination of end bearing and skin friction. It would be unwise to assume any positive contribution to skin friction within any made or disturbed ground... in view of the wide variety of pile sizes available, and the range of installation plant and techniques, the design of the piles should be carried out by, and should remain the responsibility of the specialist piling contractor, who will reflect their own methods, experience and design procedures'

The technical team have provided foundations designs, in a series of plans provided by Pinnacle Consulting Engineers. The contractors have provided details in regard to the piling rigs proposed to be used at the site.

Two different foundation techniques are planned to be used. For the warehouse, control modular columns (CMC) under the ground bearing slab are proposed. The use of ENTECO E500 CMC has been indicated, which has a maximum working depth of 12.5m. Please see VIBRO MENARD Specification details supplied for more information.

Due to the extra loading requirements for the multi-storey van parking deck (MSVP), driven steel piles will be necessary. The Juttan PM20LC has been specified which is able to deliver a pile length of no more than 20m. The specification of the proposed piling rig has been provided in the data sheet produced by aarsleff.

Given the piling design will not be able to go beyond a working depth of 20m, the foundations will not reach the Chalk or penetrate the London Clay Formation (as evidenced in the various boreholes across the site, detailed in EPS site investigation reports). A CSM is therefore not considered necessary, in line with the findings of EPS report (page 15).

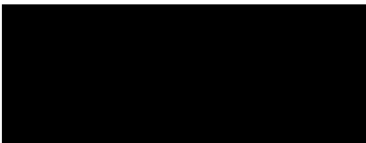
The following documents have been provided to assist in the determination of condition 17:

- Technique Specification Janttan PM20L Data Sheet
- Technique Specification Enteco 500 CMC n5501
- 200810-PIN-VP-FN-DR-S-02305 Foundation Sections And Details
- 200810-PIN-VP-ZZ-DR-S-02541 Ramp Foundations And Ground Plan (1)
- 200810-PIN-WH-FN-DR-S-01323 Precast Ground Beam Layout
- 200810-PIN-VP-FN-DR-S-02321 Foundation Plan - Sheet 1
- C200810-PIN-XX-XX-SP-S-0001_01 Piling Specification by PINNACLE CONSULTING ENGINEERS
- 200810-PIN-VP-FN-DR-S-02322 Foundation Plan - Sheet 2
- 200810-PIN-VP-ZZ-DR-S-02302 Foundation And Ground Layout (1)
- 200810-PIN-VP-PL-DR-S-02301 Pile Layout
- 200810-PIN-WH-FN-DR-S-01322 Part Foundation Plan - Sheet 2 (2)
- 200810-PIN-WH-FN-DR-S-01321 Part Foundation Plan - Sheet 1 (2)

The submitted information should be sufficient for Portsmouth Water, Havant's Environmental Health Department and the Environment Agency to have sufficient comfort that the proposed foundations will not impact on the aquifer or create a pathway for possible contaminants.

Please do not hesitate to contact me if you require any further information and I will make sure the appropriate person from the design team responds.

Yours sincerely



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