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

Planning Application Reference:	APP/26/00571
Proposal:	Discharge of conditions 3,4,6,11,13,14,16,17,19,20,21,22,23,24 and 25 of Planning Permission APP/25/00639 (28.05.26).
Location:	Proposed Development site (former Electricity Board site), Bartons Road, Havant
Date:	27/08/2026

Thank you for consulting Portsmouth Water on the above discharge of conditions application. The Catchment and Environment Team have reviewed the relevant documentation and have the following comments.

Conditions 16 and 24 - Construction and Environmental Management Plan (CEMP)

Portsmouth Water have reviewed the Construction and Environmental Management Plan & Method Statement V2, Revision 1 produced by Stonebond dated 31st July 2026, though **we are not in a position to recommend the discharge of this condition**. Please see further commentary below.

We note that the CEMP “provides a framework within which measures will be implemented throughout the project”; to mitigate against environmental impacts, though Portsmouth Water as stated within our recommended condition, wish to review these measures prior to works commencing on site. We also note, as stated within Section 5 Environmental Protection Requirements, “The site manager will undertake an environmental risk assessment which will “confirm controls”, though again we require this information to review these controls and any associated risks, from a groundwater quality perspective.

Until this information is submitted for review we are not in a position to recommend the discharge of these conditions.

Preferably the CEMP should be updated following the environmental risk assessments, detailing all pollution prevention measures.

We look forward to reviewing information submitted in accordance with the above in due course.

Condition 20 – Contamination

Portsmouth Water have reviewed the Contamination Assessment and Remediation Strategy produced by BRD Environmental Limited dated August 2026 reference BRD4469-OR5-A.

We welcome the report and agree with the recommendation of the remedial strategy for in-situ biological remediation and groundwater monitoring. We also support the Verification Plan. We look forward to reviewing the Verification Report and providing comments in due course.

We will therefore **recommend the discharge of condition 20, along with the above report to follow.**

Surface and Foul Water Drainage Strategy – Conditions 22 and 23

On review of the documentation Portsmouth Water are satisfied with surface and foul water drainage plans and maintenance program, we therefore **recommend discharge of conditions 22 and 23.**

Further Commentary

Piling and Foundation Designs

As stated within the recently submitted Construction and Environmental Management Plan (CEMP), Piling is proposed to be the chosen foundation design across 2 plots of this development. It is suggested that CFA piling would be utilised rather than traditional driven piles. Portsmouth Water would support this as the chosen piling method and request to be consulted on the Piling Method Statement prior to any piling commencing on site. Information to be submitted to and approved by Local Planning Authority in consultation with Portsmouth Water, in accordance with Condition 37.

Portsmouth Water would have a presumption against piling if the piles or structures penetrate the full depth of the clay cover. We would have no objections to piled foundations that terminate within the clay cover; in this instance 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
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