

W24084-PER-ZZ-ZZ-RP-Z-00002 - P1
Project Number: W24084
Your Ref: Dunsbury Park Plots 1,4 and 6
Date: 25th August 2026

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Dear Tim

Re: Dunsbury Park, Havent, Portsmouth, Plots 1,4 and 6

Sub structure Technical Note.

Background.

Dunsbury Park is a site of approximately 100 acres adjacent to Junction 3 of the A3 at Waterlooville. The owner and client for the development is Portsmouth City Council.

The original planning application was granted in February 2014 has now lapsed for Outstanding Reserved Matters Applications with a number of plots still to be developed.

A RIBA Stage 2 report was completed by Hydrock in 2021 and forms the civil and structural engineering basis for the development of Plots 1(100), 4 (400) and 6 (600).

Perega developed and issued a supplementary report that provides a commentary on key changes that needed to be incorporated into the current proposals, including drainage strategy updates for each plot and new investigations.

Ground Conditions.

Generally ground conditions are as Hydrock Desk Top Report No 17888-HYD-XX-XX-RP-GE-1000 dated 18.12.2020 and consist generally of Made Ground (various) over Bognor Sands over London Clay.

Specific site investigations were undertaken for Plots 500,501 and 502 with Report No 19453-HYD-XX-XX-RP-GE-1004 dated 09.12.2021 issued.

A further report, No19453-HYD-XX-XX-RP-GE-1005 dated 16.03.2023 covering plots 100,400,600 and 700 completes the site investigation available.

The solid geology consists of Bognor Sands with an average depth of 5-10m and are fine to medium partially cemented sands and deemed a Secondary A Aquifer.

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Underlying the sands is a circa 150m depth of London Clay formation deemed Unproductive.

A ground bearing pressure of 150kN / sqm has been suggested for the Bognor Sands and London Clay. For the engineered fill encountered a bearing pressure of 100kN/ sqm was suggested.

Foundations.

The building foundations for the three plots are highly likely to be large pad foundations at relatively shallow depth and founded in the Bognor Sand/ Engineered Fill/London Clay.

Pile foundations are an option but likely to be less cost effective than traditional pads. If piles are to be considered, we would suggest using a continuous flight auger pile as the nature of their constructions limits the creation of contaminant pathways to deeper depths.

For Plot 4(Unit 400) a King piled retaining wall has been shown along a couple of sides of the site. This wall varies in height, and the installed cfa plies would be relatively shallow with a circa 6m embedment.