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Our Ref: APP/15/00732
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21 November 2018

Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application - Split Decision

Application Number: APP/15/00732

Site Address: Dunsbury Hill Farm, Park Lane, Cowplain, Waterlooville

Description: Variation of Condition B6 of Planning Permission APP/12/00338 to change the maximum B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%) (Approved 01/10/2015). Request to partially Discharge Condition No.B9 (03/08/2017). Request to partially discharge condition B9 (03.04.18). Request to Discharge Conditions A3, A5, A10, A11, A12, A13, A14, A17, A18 and B10.

This decision relates to your request to discharge conditions which was valid from 07/06/2018.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/15/00732.

The conditions in respect of which information has been submitted are:

Condition 5:

A5. Materials

Construction of each building or structure shall not commence until samples and details of all external materials and any surfacing (including semi-permeable materials) have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in the construction of each building, structure or surfacing work.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Dwg No: 18800 Rev P1 External Materials Board Plot 3a

Dwg No: 17851 Rev P2 External Materials Board Plot 3b.

Condition 29:

B10. Drainage Plans and Information

Prior to the commencement of each phase of development within the Reserved Matters Area:

- i) Details of foul water drainage along with written confirmation of the agreement of Southern Water shall

be submitted to, and approved in writing by, the Local Planning Authority, ,and

ii) Sustainable surface water drainage (SUDS) scheme with supporting technical information shall also be submitted to and approved in writing by the Local Planning Authority to explain how the scheme is in conformity with the SUDS Masterplan and supporting technical information approved under condition A2 of this notice of permission. Unless otherwise approved in writing by the Local Planning Authority, each SUDS scheme shall include a change scenario (i.e. information showing that alternative drainage solutions and their impact have been tested),

and

iii) Details of the timing for the provision of the surface water SUDS scheme and foul water drainage,

and

iv) Details of future SUDS management and maintenance arrangements including proof of adequate financial provision and a named body responsible for management plus production of a detailed management plan.

Each approved foul water plans and surface water SUDS drainage shall be fully implemented, in accordance with the approved timing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority, Furthermore all surface water SUDS drainage shall be permanently managed and maintained in accordance with the management and maintenance arrangements and provisions approved under this condition

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure that the access bridge will not increase flood risk to the site or to off-site areas and to ensure that there is sufficient foul water drainage capacity within the sewage network to deal with the waste water supply from the site having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

Details submitted:

BAM Below Ground Drainage Initial Design Concept

Drawing 4330 SERV 5000 P3

Drawing 4330 SERV 5001 P0

APP_15_00478-Network_Details-131337

PBA Surface Water Drainage & SuDS Strategy R001 Rev 0

DHF-BMD-Z03-ZZ-DR-P-50001 C01

DHF-BMD-Z03-ZZ-DR-P-50002 C01

Email from James Brewer of Savills, dated 19th September 2018

The following conditions are part discharged:

Condition 3:

A3. Phasing Plan & Schedule

Prior to the commencement of any development hereby approved a phasing plan and schedule shall be submitted to and approved in writing by the Local Planning Authority to show how the full development of the site is to be carried out in numbered phases, and this plan and schedule shall be updated as phases are subsequently divided, subdivided or amalgamated and each updated version shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include all of the following information:

- i) The location of each phase
- ii) The quantum of the development of each phase (size of the site or floorspace of buildings)

- iii) Any elements of Sustainable Drainage (SUDS) to be provided within each phase and how these will connect to other drainage downstream or upstream of each phase with a timetable for the provision of drainage relative to each phase
- iv) The provision of access to each phase, including any phased provision of the Access Link Road, the bridge over Hermitage Stream, bus gate (including vehicle turning space), bus stops and shelters, paths and cyclepaths and other new access roads, with a timetable for the connection of the Access Link Road to Woolston Road and for the provision of access roads relative to each phase
- v) A timetable for the provision of ecological mitigation and provision of new habitat relative to each phase
- vi) A timetable for the provision of a Habitat Creation Area
- vii) A timetable for the provision and completion of open space and landscaped areas, including publicly accessible open space relative to each phase

Development shall only be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a co-ordinated and comprehensive form of development in which interdependent elements of the overall development are planned for and timetabled. It also allows flexibility by means of updating of these phases and timetabling as detailed plans for the site emerge. This is important in delivering a high quality and properly planned form of development having due regard to policy CS18 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.

Details submitted:

Dunsbury Park Phasing Plan Update - May 2018
DHF Masterplan - 10004 P12

Parts i), ii), iii), v), vi) and vii) of the above Condition are discharged. Condition A3 will be fully discharged upon approval of the details to be submitted in respect of part iv).

The applicant is reminded that access from Fitzwygram Way to Woolston Road shall remain prohibited until such time as the access link road and bus gate subject of Condition A3 iv) have been formally adopted by the relevant authority.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)
Date: 21 November 2018