

Your ref: APP/12/00338

Our ref: 35226-4501/Plot2DoC/JJ

04 January 2016

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Attn: Daphney Haywood

Dear Daphney

RE: DISCHARGE OF PLANNING CONDITIONS RELATING TO PLANNING PERMISSION NO: APP/12/00338 FOR NEW EMPLOYMENT USES, HOTEL AND ACCESS ROAD – PLOT 2 DUNSBURY HILL FARM

Introduction

We write to submit information for the discharge of a number of planning conditions relating to the Dunsbury Hill Farm employment use scheme, with specific regard to Plot 2 at the site. This submission is made on behalf of Portsmouth City Council.

The Dunsbury Hill Farm development was granted hybrid planning consent (Planning Ref: APP/12/00338) by Havant Borough Council on the 19th February 2014 for a:

“Hybrid planning application comprising a part outline application relating to development for employment uses and a hotel with conference facilities and a part detailed application for a new access link road with bus gate to Woolston Road; together with landscaping, infrastructure and associated works”

The hybrid planning permission provided detailed planning consent for the new access link road. All the conditions which were necessary to enable the commencement of the construction of the road were discharged earlier in 2015. Construction of the road itself started in June 2015.

In addition, a variation of condition application (ref: APP/15/00732) was submitted in July 2015 to vary Condition B6 of the hybrid permission which restricts the mix of Class B uses on the site as a whole. The application sought to increase the maximum total amount of permitted Class B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%). This application was approved in September 2015, effectively facilitating this FatFace development.

Plot 2 is the first development plot to come forward at Dunsbury Hill Farm. A Reserved Matters Consent application (ref: APP/15/01156) was separately submitted to Havant Borough Council on 8th October 2015, for approval of the detailed design of the proposed building. This application was subsequently approved on 23rd December 2015.

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Proposals

This application submission seeks to discharge the following conditions tied to the extant hybrid planning consent:

- Condition A5 – Samples of external materials and surfacing;
- Condition A10 – Tree Protection Plan;
- Condition A11 – Environmental management during Construction
- Condition A12 – Contractor parking on site
- Condition A13 – Site Compound & Storage
- Condition A14 – Contaminated Land – scheme
- Condition A16 – Archaeology
- Condition A17 – Ecology: Dormice
- Condition A18 – Ecology: Bats
- Condition B4 – Other Strategic documents
- Condition B10 – Drainage Plans and Information.

With the exception of Condition B4 where full discharge is sought, part discharge is sought for these conditions in relation to Plot 2 only. Further submissions will be made in due course in relation to further plots as they come forward.

In support of the part discharge of the above conditions, the following drawings and documents, as shown in Table 1, have been submitted:

Table 1: Supporting Information for each condition

Condition	Information Submitted
Condition A5 (Samples of external materials and surfacing)	- 4487-DHF-Fat Face-Arch-Sheet-SK20 External Materials Board Digital - LP2018-LA-WS-L-90-05 Rev A External finishes
Condition A10 (Tree Protection Plan)	- Plot 2 tree survey plan - Plot 2 tree survey report - Plot 2 DHF CEMP
Condition A11 (Environmental management during Construction)	- Plot 2 DHF CEMP
Condition A12 (Contractor parking on site)	- DHF Plot 2 Site Access Jan-April 2016
Condition A13 (Site Compound & Storage)	- DHF Plot 2 initial site set up BAM - DHF Plot 2 Phase 1 site set up BAM
Condition A14 (Contaminated Land – scheme)	- Dunsbury Hill Farm desk based LCA ver. 1.0 (LBH4354LCA)
Condition A16 (Archaeology)	- Archaeological Evaluation Report
Condition A17 (Ecology: Dormice)	- Dormouse statement - Plot 2 Ecological Impact Assessment Nov 15
Condition A18 (Ecology: Bats)	- P173-442-R2-1 - P173-442-R2-2 verticals - Plot 2 Ecological Impact Assessment Nov 15
Condition B4 (Other Strategic documents)	- DHF Design Code - 1569-1009 rev 1 Landscape open space and ecology strategy 20150501
Condition B10 (Drainage Plans and Information)	- 4487 Plot 2 below ground drainage strategy mark up - DHF-BMD-00-XX-DR-P-50000-S2-P3 - Drainage document



Condition A16 – Archaeology

I can confirm that the investigation works and reporting have taken place in discussion with Neil Adam, County Archaeologist. He has reviewed the final report, which is submitted as part of this discharge of condition submission, and has concluded that the evaluation has demonstrated an absence of archaeology within Plot 2. He therefore advised that no further work needs to be undertaken within the site in advance of any proposed development.

Condition B4 – Other Strategic Documents

Condition B4 requires the submission of both a Design Code & Signage Strategy, and a Public Realm Strategy which provide an approach which all future developments are to adhere to. The submitted Design Code document prepared BAM covers both requirements. I can also confirm that the detailed design, landscaping and signage proposed in the Reserved Matters application submission for Plot 2 accord with the principles set in the Design Code document.

Condition B10 – Drainage Plans and Information

The overarching Surface Water Drainage and SUDS Strategy (produced by Peter Brett Associates) for the whole Dunsbury Hill Farm site was required by Condition A2. This was submitted (application ref: APP/15/00478) and subsequently approved in August 2015. This document sets the approach to be followed for the detailed surface water drainage scheme design of each individual development plot.

The overarching Surface Water Drainage and SUDS Strategy outlined that an off-site drainage attenuation pond would be created to address the drainage attenuation for the whole site. However, the detailed drainage scheme proposed for the Plot 2 development will require a deviation from this strategy during Phase 1 of the development.

Due to the tight timescales for construction of the building (to be commenced in January 2016 in order for FatFace to take occupation in late 2016), it has not been possible to undertake the necessary ecological surveys required for area which will accommodate the pond. This area was not part of the original hybrid application site, albeit is within PCC's land ownership, and therefore was not covered by the ecological surveys undertaken to date. Resulting from the ecology survey windows, there is insufficient time to undertake these surveys and get the necessary planning permissions in place to commence work in January 2016.

It is therefore proposed that the surface water drainage associated with the Phase 1 FatFace building will be attenuated on site, rather than connecting to a pond – detail provided as part of this submission. By the time the Phase 2 extension of the building is carried out, it is anticipated that further development plots would have come on line (during early 2017). The drainage pond would be delivered as part of these developments meaning that surface water drainage for the entire FatFace building can then be connected to the pond. As such it is proposed that Condition B10 will be discharged in two separate parts for Plot 2, reflecting the two phases of the building.

As outlined in the overarching Surface Water Drainage and SUDS Strategy, the long term management and maintenance of the surface water drainage infrastructure and SUDS is split between Hampshire County Council, as the Local Highway Authority, and Portsmouth City Council, as land owner. With specific regard to Plot 2, the site is made up of land entirely owned by Portsmouth City Council and, as such, they are responsible for the management and maintenance of the surface water drainage infrastructure and SUDS.



Submission

This discharge of condition application has been submitted via the planning portal under reference – PP: 04483629. The cheque for the appropriate application fee of £97.00 has been separately submitted by post, together with a CD containing all the plans and documentation referenced in Table 1 above.

We trust the above information and the submitted documents are sufficient to allow for the part discharge of the above conditions.

We looking forward to receiving acknowledgement of our submission and should you wish to discuss the application further, please do not hesitate to contact us.

Yours sincerely

Joanne Jones
Associate Planner
PETER BRETT ASSOCIATES LLP