

Your ref: APP/12/00338

Our ref: 35226-4501/Plot2DoC/JJ

01 February 2016

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Attn: Daphney Haywood

Dear Daphney

RE: DISCHARGE OF PLANNING CONDITIONS RELATING TO PLANNING PERMISSION NO: APP/12/00338 AT PLOT 2 DUNSBURY HILL FARM – SUBMISSION OF ADDITIONAL INFORMATION

We write to submit additional and revised information in response to matters raised by consultees (HBC Environmental Health, Environment Agency & Hampshire County Council) in reference to the planning application to discharge a number of planning conditions relating to the Dunsbury Hill Farm employment use scheme, with specific regard to Plot 2 at the site. The additional and revised information is provided in response to Conditions A13 and B10.

The following additional and revised drawings and documents, as shown in Table 1, are now submitted:

Table 1: Additional & Revised Information

Condition	Additional & Revised Information Submitted
Condition A13 (Site Compound & Storage)	- See below
Condition B10 (Drainage Plans and Information)	- 4487 Section 106 approval foul water - 4487 Fat Face Microdrainage - DHF-BMD-00-XX-DR-P-50000-S2-P4 - Drainage Statement - 4330-DHF-BMD-00-00-50100-P2 - 4330-DHF-BMD-00-00-50101-P3 - 4330-DHF-BMD-00-00-50140-P1 - See below

Condition A13 – Site Compound & Storage

I can confirm that, in reference to the HBC's query about the storage of materials and the site compound, the entire secure site does indeed constitute the compound for the construction of the

J:\35226 Dunsbury Hill Farm - Plot 2 RMD\Discharge of Conditions\Additional submitted information Cond B10 and A11\Additional Submission Cover Letter v1 01.02.16.docx

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development. All materials will be stored within the secure site itself and there will be no additional areas of storage outside the secured site.

Condition B10 – Drainage Plans and Information

We provide revised documentation, namely a revised Drainage Statement and plan showing the below ground drainage scheme, which supersede those originally submitted.

Additional information is also provided to respond to the queries which have been raised by HBC's Environmental Health officer, the Environment Agency and Hampshire County Council, namely:

- The Microdrainage report which confirms flow rates and vortex device performance data.
- Below ground arrangement plans which include both surface water and foul water.
- Agreement by Southern Water to proposed connections.

Drainage Management Plan

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. As such, PCC will carry out the maintenance required.

Within the legal contract between PCC and FatFace, there are clauses included that allow PCC to carry out landlord inspections of the plot with a relatively short notice period. PCC is also committed in their contract with FatFace to maintain all the common parts and 'infrastructure' of the site, including drainage infrastructure, to ensure that full working order is maintained. PCC would normally visit and inspect up to twice a year.

We trust this is sufficient to fully address the comments raised, but should anything further be required, please do not hesitate to contact me.

Yours sincerely

Joanne Jones
Associate Planner
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