

DEVELOPMENT PHASING

Job Name: Dunsbury Hill Farm
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Subject: Condition A3 - Development Phasing

Introduction

This note, together with Phasing Plan (ref: 1569-1010), sets out the anticipated phasing for the development of Dunsbury Hill Farm as required by Condition A3 of planning permission APP/12/00338 which states the following:

"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 condition wording also lists specific matters to be addressed as part of the phasing plan; these are addressed in turn below.

It should be noted that the buildings and parking areas shown on the Phasing Plan are entirely indicative at this stage; they will be the subject of Reserved Matter Consent applications in due course to agree the design, layout and landscaping of the individual phases, as required by the planning permission.

Phasing Plan & Schedule

i) & ii) Location & Quantum of Development

Dunsbury Hill Farm is the pre-eminent site in South Hampshire capable of delivering large scale employment floorspace within a 12 to 18 month timescale. However, it is recognised that this prime opportunity has remained dormant and unexploited over many years thus being discounted by potential occupiers and developers. This is principally due to the fact the site has had no means of vehicular access or infrastructure and requires significant public sector investment to build the link road to kick-start development activity. Not surprisingly, DHF has acquired a market perception of having tremendous potential but with no realistic prospect of delivery within a commercial timescale.

This perception can now be changed as the city council is funding and constructing the link road to act as a catalyst for the development of this regionally important employment site. Table 1, below, together with the Phasing Plan, set out the anticipated phasing of the development.

Once the highway link and spine road are finished (Phase 0), Phase 1 will be capable of construction activity subject to the other ground and infrastructure works being undertaken.

Based on known market demand and the ability to react flexibly to continuing enquiries, it is envisaged that there will be a marketing period of five years in which to agree and secure

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lettings on each building within Phase 1a, 1b and 1c, with a further year in each case to build the units, making a development period of six years i.e. completion of the final Phase 1 building by December 2021.

The accompanying phasing plan shows how Phase 1 could be split into three areas - clearly the ability for the site to respond to market demand is essential, and it is possible that a number of sites may come forward at once across each of this individual phases.

It is intended that Phase 2 will commence letting and construction in January 2021 with completion in December 2023 thus allowing a two year marketing period to complete lettings and with a further year added for the construction.

Table 1 – Schedule of Anticipated Development Phasing

Phase	Anticipated Use	Potential floorspace (sqft (sqm))	Projected timescale to completion	
			Start	Finish
0	Link Road and Hermitage Stream Realignment	n/a	Q2 2015	Q1 2016
1A	Hotel C1	53,089 (4,934)	Q1 2016	Q1 2018
	Retail/Food A1 – A3	6,888 (640)		
	Innovation Centre B1a	50,000 (4,645)		
	Offices B1a	27,491 (2,554)		
	Employment B1c, B2, B8	137,250 (12,751)		
1B	Employment B1c, B2, B8	280,953 (26,012)	Q1 2018	Q1 2020
1C	Offices B1a	39,299 (3,651)	Q1 2020	Q4 2021
	Employment B1c, B2, B8	40,000 (3,716)		
2	Employment B1c, B2, B8	90,000 (8,360)	Q1 2021	Q4 2023
Total		724,970 (67,353)		

iii) Sustainable Drainage

The details of the site-wide drainage strategy and the drainage scheme for the link road have been submitted to address the requirements of Conditions A2 and C2 respectively.

The drainage system for the road and the system for the rest of the site are separate which enables this infrastructure to be provided at separate phases of the development. The drainage associated with the link road will be constructed as part of the link road construction (Phase 0 in the above table).

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The detailed drainage schemes for the individual plots/phases will be submitted as part of any Reserved Matters Application and associated discharge of condition B10, so the precise detail is not yet known. However, it will accord with the drainage strategy for the wider site which is predicated on the provision of an attenuation pond. Drawing reference 4330_SEV_5000_P3, submitted as part of the discharge of condition of A2 shows the proposed site-wide drainage strategy.

This will necessarily mean that the pond and main connection to this will have to come forward as part of the first development plot. Portsmouth City Council (PCC), as landowner, will provide for this infrastructure. The detailed drainage scheme for the attenuation pond and main drainage system will either be included as part of the Reserved Matters Consent application and Discharge of Condition Submission for the first development or will be separately submitted by PCC concurrently with the first development plot submissions.

As future development plots come forward, it is anticipated that each individual submission will provide for the connections to the main drainage systems in place.

iv) Link Road and Associated Infrastructure

The Link Road and the associated infrastructure will be the first phase of the Dunsbury Hill Farm development to be completed. As part of this phase, the construction will also include the following elements:

- Hermitage Stream realignment
- Bridge of the Hermitage Stream
- Bus gate
- Bus stops and shelters
- Paths and cycle paths
- Link road drainage
- Landscaping of the link road and Hermitage Stream realignment.

The link road will be constructed in its entirety in one phase, connecting through to Woolston Road.

The wider site roads will come forward as required with each phase of the development. It is not now anticipated that a 'loop road' to the north of the site will be necessary and therefore it will be much more straightforward for each phase of development to provide the associated stretch of access road.

v) & vi) Ecological Mitigation & Habitat Creation

Detailed proposals for the required bat and dormice mitigation have been submitted to and approved by the local planning authority in reference to conditions A17 and A18 of the planning permission. Mitigation works required to facilitate the start of construction of the link road have already been undertaken under license from Natural England.

As part of the mitigation works undertaken, work on the habitat creation area to the north of the site is already underway. This will be completed concurrently with the link access road works.

Details of the landscaping and ecological enhancement associated with the proposed site-wide drainage attenuation pond to the south of the site, will be submitted by PCC alongside the detailed drainage scheme as part of Phase 1.

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vii) Landscaping

Detailed landscaping schemes associated with the link road (including the swales and link road attenuation pond) and the Hermitage Stream realignment are required by conditions A9 and C3. This landscaping will be carried out as part of the link road construction (Phase 0).

The exception to this will be any element of the road landscaping which may conflict with development of the first development plots. It is not considered sensible or appropriate to provide landscaping if there is a risk that it could be damaged or need to be removed shortly after planting, during construction of adjoining building plots. This landscaping will therefore be planted as soon as possible after the completion of the construction of the building, alongside the landscaping of the individual plot.

The proposed open space areas will either be included as part of the Reserved Matters Consent application and Discharge of Condition Submission for the adjoining development plots or will be separately submitted by PCC concurrently with the submissions for these development plots.