

Your ref: APP/12/000338

Our ref: 30142 - 4501



24 February 2015

Planning & Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Peter Brett Associates LLP
Caversham Bridge House
Waterman Place, Reading
Berkshire RG1 8DN
T: +44 (0)118 950 0761
F: +44 (0)118 959 7498
E: reading@peterbrett.com

Attn: Stephen Cantwell

Dear Stephen,

RE: DISCHARGE OF PLANNING CONDITIONS RELATING TO PLANNING PERMISSION NO: APP/12/00338 FOR NEW EMPLOYMENT USES, HOTEL AND ACCESS ROAD.

We write to submit information for the part discharge of a number of site-wide pre-commencement planning conditions relating to the Dunsbury Hill Farm employment use scheme. This submission is made on behalf of Portsmouth City Council.

The application was granted full 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”

Proposals

This submission seeks to part discharge the following pre-commencement conditions tied to the extant planning consent:

- **Condition A10 (Tree Protection)** – *Prior to the commencement of each phase of development a full Tree Protection Plan for that phase must be submitted to the LPA for approval, (unless agreed otherwise in writing by the Local Planning authority)*

No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal shall have been protected by fencing, the extent of which shall first be agreed in writing with the Local Planning. Such fencing shall conform to the following specification in accordance with BS5839 2012. Trees in relation to construction and be of a minimum 2.4metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Registered Office: Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN. UK. T: +44 (0)118 950 0761 F: +44 (0)118 959 7498
Peter Brett Associates LLP is a limited liability partnership and is registered in England and Wales with registered number OC334398.
A list of members' names is open to inspection at our registered office. Brett Consulting Limited is wholly owned by Peter Brett Associates LLP.
Registered number: 07765026.

Roger Tym & Partners is part of Peter Brett Associates LLP.

www.peterbrett.com



Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

- **Condition A11 (Environmental Management During Construction)** – *Prior to the commencement of each phase of development a Construction Environment Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority including:*
 - a) *Site management conforming to Environmental Statement, air quality, suppression of dust, control of noise & vibration, protection of water quality, waste management plan, wheel washing, hour of work;*
 - b) *Traffic management, routing, delivery hours, frequency, site manager/ banksman;*
 - c) *Identify specific responsibilities and enforcing agencies (not only Planning Authority)*

Each phase of development shall only be carried out fully in accordance with the Construction Management Plan for that phase unless otherwise agreed in writing by the Local Planning Authority.

- **Condition A12 (Contractor Parking on site)** – *Prior to the commencement of each phase of development, including any related site clearance, a plan and particular specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of each phases of development, all such temporary parking provision shall be provided and use only as such.*
- **Condition A13 (Site compound & Storage)** – *Prior to the commencement of each phase of development, including any related site clearance, plans and particulars specifying the provision to be made for a material storage compound shall be submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period for each phase and no materials shall be stored anywhere else on the site unless otherwise agreed in writing by the Local Planning Authority. This condition shall apply notwithstanding the provision of the Town and County Planning (General Permitted Development) Order 1995 or Order revoking and re-enacting Order.*
- **Condition A14 (Contamination Land – Scheme)** – *Prior to the commencement of each phase of development a scheme to deal with the risks associated with contamination of that part of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.*
 - 1) *A desk study identifying:*
 - a. *All previous uses;*
 - b. *Potential contaminants associated with those uses;*



- c. *A conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.*
- 2) *A site investigation scheme based on previous investigation reports, for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.*
- 3) *The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.*
- 4) *A verification report shall be prepared on completion of the remediation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.*

The approved scheme shall be implemented prior to development of each phase commencing on site and shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

- **Condition A16 (Archaeology – Investigation & Management)** – *No development hereby permitted shall commence until the applicant, or their agents or successors in title, has secured an implementation of a programme of archaeological works in accordance with a written scheme of investigation which has first been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved programme of archaeological work and scheme of investigation.*

We are seeking to part discharge these conditions in relation to the area of the site for the access road only. The remainder of the site will be addressed separately through subsequent discharge of condition submissions.

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 Condition Part Discharge

Condition	Information Submitted
Condition A10 (Tree Protection)	- Construction Phase Tree Protection Plan (19/12/2014) prepared by Volker Fitzpatrick
Condition A11 (Environmental Management During Construction)	- Construction Environmental Management Plan (12/01/2015) prepared by Volker Fitzpatrick
Condition A12 (Contractor Parking on site) & Condition A13 (Site compound & Storage)	- Construction Logistics Management Plan (23/02/2015) prepared by Volker Fitzpatrick
Condition A14 (Contamination Land – Scheme)	- Supplementary Ground Investigation Remediation



	Strategy Report (February 2015) prepared by Peter Brett Associates LLP
Condition A16 (Archaeology – Investigation & Management)	- Archaeological Evaluation Report (February 2015) prepared by Headland Archaeology - Email response from Hampshire County Council Archaeological Officer dated 13/02/2015

Please note that in relation to Condition A16 (Archaeology – Investigation and Management), a Discharge of Condition application was previously submitted in September 2014 (ref: APP/14/01000) to agree the Written Scheme of Investigation (WSI) for the archaeology works. To date this application has not been determined, however, the WSI was agreed the Hampshire County Archaeologist prior to the submission of this application.

In the absence of the formal determination of this application, we have proceeded to undertake the archaeology works in accordance with the WSI. The report now submitted in respect to condition A16 is the evaluation report from the on-site investigations required by the WSI. The findings of this report, together with the ultimate conclusion that no further archaeology work is required for the access road site, has again been agreed with the Hampshire County Archaeologist, David Hopkins.

Submission

This discharge of condition application has been submitted via the planning portal under reference – PP: 03995239. The cheque for the appropriate application fee of £97.00 has been separately submitted by post.

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

PETER BRETT ASSOCIATES LLP