



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mrs Jones
Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
Berkshire
RG1 8DN

Our Ref: APP/15/00478
Direct Line: (023)9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
06 August 2015

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

Application Number: APP/15/00478

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

Proposal: Discharge of Condition No/s A1, A2, A3, C2 and C3 of Planning Permission APP/12/00338 in respect to the access road only.

This decision relates to your application received on 04 May 2015 which was valid from 04/05/2015, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as PARTIALLY MEETING the information requirements of the following Conditions of Planning Permission APP/12/00338.

Summary:

The details submitted ARE SUFFICIENT TO DEAL WITH THE SUDS MASTERPLAN, THE ACCESS LINK ROAD AND LANDSCAPE DETAILS IN RESPECT TO THE LINK ROAD and therefore for discharge of Conditions A2, C2 and C3 of Planning Permission APP/12/00338. They also partially satisfy the requirements of Condition A1 i)b and c, and A3

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

A1 Submission of Landscape, Open Space and Ecology Strategy and Habitat Creation Area details

Unless otherwise approved in writing by the Local Planning Authority, no development shall take place until the following documents and details has been submitted to and approved in writing by the Local Planning Authority:

- i) An Open Space Landscape and Ecology Strategy including:
 - a) provisions for publicly accessible open space and,
 - b) a Monitoring and Review Framework and,
 - c) an Ecological Mitigation and Management Plan with provisions for ecological mitigation and management, and
- ii) Detailed plans and methods for the establishment of a Habitat Creation Area,

including provisions for its subsequent management and maintenance.

These documents and details shall be substantially in accordance with the Design and Access Statement dated March 2012 and the Environmental Statement, (including mitigation measures) also dated March 2012, which were submitted with the planning application and unless otherwise approved in writing by the Local Planning Authority and a review of these documents and details shall be submitted to and approved in writing by the Local Planning Authority within four years of the date of the approval of the last approved version of the document.

The development shall only be carried out and shall be permanently managed and maintained in accordance with the above documents and details as approved under this condition.

Reason: To ensure satisfactory comprehensive and high quality development and proper planning of the area and to safeguard ecology, including protected species having due regard to policies CS11, CS16, CS18 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012 and in view of the likely length of the development period, to ensure that any refinements needed are made to reflect changed circumstances or new information or best practices.

A2 SUDS Masterplan

Unless otherwise approved in writing by the Local Planning Authority, no development shall take place until a Sustainable Drainage (SUDS) Masterplan and supporting technical information has been submitted to and approved in writing by the Local Planning Authority. This Masterplan and supporting information shall be in broad conformity with the Indicative Drainage Plan Figure 13.1, at Appendix A.1 of the Dunsbury Hill Farm Flood Risk Assessment dated March 2012 and shall include:

- a) measures to attenuate flows on the site so as not to exceed the greenfield run-off rate of 3.4 l/s/ha from the site, calculated in accordance with the relevant standard (currently Institute of Hydrology 124 with appropriate pro-rata adjustment to reflect the site area), and
- b) proposals tested against 1, 30 and 100 year return periods, and
- c) proposals tested for a 100 year + 30% climate, and
- d) detention basins (where relevant) designed in accordance with the method prescribed in the Flood Risk and Drainage Assessment submitted with the outline application, and
- e) design parameters of the SUDS masterplan which address its construction, use and maintenance in light of local hydrology, land use, the impact and use of physical site features, resulting benefits to the community & the environment, and future operation (both economic & maintenance),
- f) An explanation of how sustainable drainage for the Access Link Road Corridor and Reserved Matters Areas are to be interconnected and designed not to exceed the greenfield run-off rate of 3.4 l/s/ha from the site.
- g) 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.

The development shall only be carried out in accordance with this Masterplan and supporting technical information and all surface water SUDS drainage shall be permanently managed and maintained in accordance with the management and

maintenance arrangements and provisions approved under part g of this condition.

Reason: To ensure the provision of a satisfactory comprehensive sustainable drainage system to prevent flooding by ensuring the satisfactory storage of/disposal of surface water 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.

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.

C2 Submission of 'Other Matters'

Prior to the commencement of each phase of construction of the Access Link Road, the details of the following matters shall be submitted to and approved in writing by the Local Planning Authority, where such matters form part of that phase:

- a) The design and appearance of the Hermitage Stream bridge (notwithstanding any information contained in the current application)
- b) Road lighting, including measures to minimise light pollution
- c) Design, appearance and operation of the bus gate (notwithstanding any information contained in the current application)
- d) Design and appearance of bus shelters
- e) Details of any fencing, means of enclosure or barrier in the area between Hulbert Road and the first roundabout (namely the roundabout which will be located to the east of Hermitage Stream)
- f) The road drainage system, which shall be a sustainable drainage system (SUDS) including features to minimise risk of pollution, with supporting details confirming that surface water runoff rates and volumes resulting from the development will not be increased above existing greenfield runoff rates for the site.
- g) Details of future sustainable surface water drainage (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 phase of the development shall only be carried out in accordance with the details approved under this condition and all surface water SUDS drainage shall be permanently managed and maintained in accordance with the management and maintenance arrangements and provisions approved under part g of this condition.

Reason: To ensure that details are approved in the interests of highway safety, visual amenity, floodrisk management and biodiversity and having due regard to policies CS11, CS15, CS16, CS18, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and policies AL1 and AL5 of the Submission Version of the Havant Borough Local Plan (Allocations) December 2013, and National Planning Policy Framework, March 2012.

C3 Landscaping details

No development hereby permitted shall be commenced until a detailed landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11, CS16, CS18 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Condition A1: Landscape, open space & ecology strategy

Terra Firma Landscape management plan

Terra Firma Landscape, Open Space & Ecology Strategy plan 1569-1009 Rev 1

PARTIAL DISCHARGE SOUGHT AS REVIEW REQUIRED IN 4 YEARS

Condition A2: SUDS masterplan

Royal Haskoning Link Road drainage technical note

Royal Haskoning plans PB2348-500-01, 02, 03 & 04

Atkins drainage catchment plans DHFSI-ATK-TP05-DS-D-0001, 0002, 0003 & 0004

Atkins Link road drainage technical note

BAM site wide drainage strategy 4330_SERV_5000_P3

PBA Surface water drainage & SUDS strategy 30142/2001 Rev 0 May 2015

Royal Haskoning plans PB2348-500-02 C2 and PB2348-500-03 C2

Royal Haskoning plan PB2348-SK-47 D1

Royal Haskoning Micro Drainage output reports Catchments 2, 3 & 4

FULL DISCHARGE SOUGHT

Condition A3: Phasing Plan

Peter Brett Associates Development Phasing Note

Terra Firma plan 1569-1010 Rev 1

PARTIAL DISCHARGE SOUGHT AS FURTHER REVISIONS REQUIRED AS SITE PROGRESSES

Condition C2: Access link Road - submission of other matters (b), (f) & (g)

Royal Haskoning Link Road drainage technical note

Royal Haskoning plans PB2348-500-01, 02, 03 & 04

Atkins drainage catchment plans DHFSI-ATK-TP05-DS-D-0001, 0002, 0003 & 0004

Atkins Link road drainage technical note

Royal Haskoning plans PB2348-100-01, 02, 03 & 04 General road arrangement

Royal Haskoning plans PB2348-500-01, 02, 03 & 04 Proposed drainage

Royal Haskoning plans PB2348-710-01, 02 Standard details

Royal Haskoning plans PB2348-1200-01, 02, 03, 04 & 05 Road marking signage & lighting

Royal Haskoning plans PB2348-1210-01 & 02 Road signage details

Royal Haskoning plan PB2348-1220-01 Bus gate details

Royal Haskoning plans PB2348-1300-01, 02, 03 & 04 Street lighting & ducting

Royal Haskoning plans PB2348-P-08, 09, 010 & 011 Land Plan

Royal Haskoning plans PB2348-500-02 C2 and PB2348-500-03 C2

Royal Haskoning plan PB2348-SK-47 D1

Royal Haskoning Micro Drainage output reports Catchments 2, 3 & 4

FULL DISCHARGE SOUGHT

Condition C3: Landscaping details

Terra Firma plan 1569-1000 Rev 1

Terra Firma plan 1569-1001 Rev 1

Terra Firma plan 1569-1002 Rev 1

Terra Firma plan 1569-1003 Rev 1

Terra Firma plan 1569-1004 Rev 1

Terra Firma plan 1569-1005 Rev 1

Terra Firma plan 1569-1006 Rev 1

Terra Firma plan 1569-1007 Rev 1

Terra Firma plan 1569-1008 Rev 1

Atkins plan DHFSI-ATK-TP30-XX-DR-L-0001 Rev P2

FULL DISCHARGE SOUGHT

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy)

2011.

- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
06 August 2015