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6 August 2015

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

Application Number: APP/15/00676

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

Proposal: Discharge of Condition Nos. A8, A9 and C2 of Planning Permission APP/12/00338.

This decision relates to your application received on 18 June 2015 which was valid from 18/06/2015, 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 meeting the information requirements of the following Conditions of Planning Permission APP/12/00338.

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

A8 Hermitage Stream Restoration – Details

The proposed restoration of Hermitage Stream shall be carried out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (with the exception of the construction of the vehicular access at Hulbert Road and the first 40 metres of the Access Link Road eastward of Hulbert Road), unless otherwise approved in writing by the Local Planning Authority.

The scheme shall include the following features:

- i. Full details of channel design, including but not limited to, details of channel alignment, marginal zones, bed material and any proposed features such as pools and riffles.
- ii. Proposed cross sections and a long section.
- iii. Details of flow alterations.
Detailed calculations confirming that the restoration scheme and bridge over Hermitage Stream will not increase flood risk to the Dunsbury Hill Farm site or off-site areas.
- iv. Details of proposed planting scheme.

- v. Implementation details for the construction methodology
- vi. Details of future maintenance regimes.

The Stream shall be permanently managed and maintained in accordance with the detailed maintenance regime approved under this condition.

Reason: To ensure that the proposed river restoration is carried out and in a way that contributes to nature conservation value and contributes to the outcomes of the Water Framework Directive, having due regard to policies DM8, CS11, CS15 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL7 of the Submission Version of the Havant Borough Local Plan (Allocations) December 2013, and the National Planning Policy Framework 2012. (Envt Agency)

Full discharge approved - Details submitted:

Proposed Channel Realignment Plan and Site Constraints (ref 30142/4001/100 Rev D)
 Modifications to Existing Concrete Channel (ref 30142/4001/101 RevD)
 Stream Diversion under Proposed Bridge (ref 30142/4001/102 RevD)
 Stream Diversion South of New Bridge (ref 30142/4001/103 Rev E)
 In Channel Improvements Sheet 1 of 2 (ref 30142/4001/104 Rev B)
 Gabion Option (ref 30142/4001/105 Rev B)
 In Channel Improvements Sheet 2 of 2 (ref: 30142/4001/106A)
 CI 1600-6 1: Flood Defence Consent Stream and Bridge Methodology
 C11600-11,3 Hermitage Stream Realignment and Bridge Construction Methodology
 TN002 Flood Modelling Companion
 TN003 Maintenance Schedule

A9 Hermitage Stream – Buffer

i) Prior to the commencement of development (with the exception of the construction of the vehicular access at Hulbert Road and the first 40 metres of the Access Link Road eastward of Hulbert Road) a scheme for the provision and management of a sufficient buffer zone alongside the Hermitage Stream shall be submitted to and agreed in writing by the Local Planning Authority.

ii) Prior to the commencement of development of that part of the site to the east of the Park Lane bridleway (FP 123) a scheme for the provision and management of a sufficient buffer zone alongside Park Lane Stream shall be submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved schemes i) and ii) and any subsequent amendments which are first agreed in writing by the Local Planning Authority. The buffer zone scheme shall be kept free from built development including lighting, and formal landscaping, unless otherwise approved in writing by the Local Planning Authority. The schemes i) and ii) shall include:

- a. Plans showing the extent and layout of the buffer zone.
- b. Details of any proposed planting scheme.
- c. Details demonstrating how the buffer zone will be protected during development and permanently managed and maintained including proof of adequate financial provision and named body responsible for management plus production of detailed management plan.

Reason: To protect the ecological value of the Hermitage Stream & Park Lane Stream in the long term, especially where there is the opportunity to restore the heavily modified channel to a natural state in accordance with the outcomes of the Water Framework Directive, having due regard to policies DM8, CS11, CS15 &

CS16 of the Havant Borough Local Plan Core Strategy 2011, and policy AL7 of the Submission Version of the Havant Borough Local Plan (Allocations) December 2013, and the National Planning Policy Framework 2012.

Partial discharge approved in respect of Hermitage Stream buffer only - Details submitted:
Hermitage Stream Improvements and SUDS (ref: 1569-1009 Rev 1)

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.

Partial discharge approved only in respect of :

- a) The design and appearance of Hermitage Stream bridge**
- e) Details of Fencing between Hulbert Road and the first Roundabout**

Details submitted:

PB2348-1710-01 Rev TI
PB2348-1710-02 RevTI

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
Date: 6 August 2015