

Your ref: APP/12/00338

Our ref: 30142-4501/DoC3/JJ

01 May 2015

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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 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 discharge the following pre-commencement conditions tied to the extant planning consent:

- Condition A1 – Submission of landscape, open space and ecology strategy, and habitat creation area details;
- Condition A2 – SUDs Masterplan;
- Condition A3 – Phasing Plan & Schedule;
- Condition C2 – Submission of 'Other Matters' (Part discharge); and
- Condition C3 – Landscaping details.

In support of the part discharge of the above conditions, the following drawings and documents, as shown in Table 1, have been submitted:

J:\30142 Dunsbury Hill Farm Planning Conditions\Conditions\Discharge of Conditions\Submission 3 - 01.05.15\Cover Letter v1 01.05.15.docx

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Table 1: Supporting Information for Condition Part Discharge

Condition	Information Submitted
Condition A1 (Landscape open space and ecology strategy, and habitat creation area details)	- Landscape Management Plan prepared by Terra Firma - Landscape, Open Space and Ecology Strategy Plan ref 1569-1009 Rev 1 prepared by Terra Firma
Condition A2 (SUDs Masterplan)	- Link Road Drainage Technical Note prepared by Royal Haskoning - PB2348-500-01 to 04 Proposed Drainage Plans by Royal Haskoning - Drainage Catchment Plans refs DHFSI-ATK-TP05-DS-D-0001 to 0004 prepared by Atkins - Link Road Drainage Technical Note prepared by Atkins - Below ground Site-wide drainage strategy ref: 4330_SERV_500_P3 prepared by BAM - Site-wide SUDS Masterplan Technical Note [TO FOLLOW ON 08.05.15] - See explanation in letter below
Condition A3 (Phasing Plan & Schedule)	- Development Phasing Note prepared by Peter Brett Associates - Phasing Plan ref: 1569-1010 prepared by Terra Firma
Condition C2 (Submission of 'Other Matters')	- Link Road Drainage Technical Note prepared by Royal Haskoning - Detailed Link Road plans prepared by Royal Haskoning as follows: - o PB2348-100-01 to 04 General Road Arrangement - o PB2348-500-01 to 04 Proposed Drainage - o PB2348-710-01 to 02 Standard Details - o PB2348-1200-01 to 05 Road marking signage and lighting - o PB2348-1210-01 to 02 Road signage details - o PB2348-1220-01 Bus Gate Details - o PB2348-1300-01 to 04 Lighting Layout Lux Levels - o PB2348-1310-01 to 04 Street lighting and ducting - o PB2348-P-08 to 11 Land Plan - See explanation in letter below
Condition C3 (Landscaping details)	- Link road Landscape Proposals prepared by Terra Firma, plan refs: - o 1569-1000 Rev 1 - o 1569-1001 Rev 1 - o 1569-1002 Rev 1 - o 1569-1003 Rev 1 - o 1569-1004 Rev 1 - o 1569-1005 Rev 1 - o 1569-1006 Rev 1 - o 1569-1007 Rev 1 - o 1569-1008 Rev 1 - Outline design landscape proposals ref DHFSI-ATK-TP30-XX-DR-L-0001 prepared by Atkins



Condition A2 – SUDS Masterplan

Details of the proposed detailed drainage scheme (prepared by Royal Haskoning) for the link road are provided, together with the proposed indicative drainage layout for the wider development site (prepared by BAM).

These drainage systems are designed to function entirely separately. The overarching SUDS Masterplan which brings these two elements together is currently being produced by Peter Brett Associates and will follow by 08.05.15 to be included in the determination process for the discharge of Condition A2.

Condition C2 – Link Road 'Other Details'

It is proposed that the link road will be adopted by Hampshire County Council (HCC) under a Section 278 Agreement and therefore the detailed road design and associated features are a result of discussions and agreement with HCC. Some of the details required by the condition are yet to be finalised, but in any event will take place in later stages of the construction programme of the road and therefore will be submitted in due course. It is intended that the road will be constructed in its entirety as detailed in the Phasing Plan submitted under Condition A3. Taking each of the condition elements in turn:

- a) Bridge – this is intrinsically linked to the realignment of the Hermitage Stream and is still on-going. This will be submitted alongside the stream details addressing Conditions A8 and A9. This detail is aimed to be submitted by the end of May 2015.
- b) Road lighting – included in this submission.
- c) Bus Gate – the location of the bus gate is included in this application, but the detail as to what the gate will constitute e.g. rising bollard or camera system, is still to be agreed with HCC. This detail will be submitted in due course and will not need to be constructed until later in the road construction. In any event, as the road will be adopted by HCC, the gate will be HCC's standard features.
- d) Bus Shelters – Similarly to the bus gate, this is yet to be agreed and will again be determined by HCC in due course. The locations of the bus stops are shown on the submitted general arrangement plans.
- e) Fencing – to be agreed with HCC and detail to follow in due course.
- f) Road Drainage System – included in this submission.
- g) SUDS Management – the drainage system are proposed to be adopted and therefore management and maintenance will be undertaken by HCC. The exceptions to this are the attenuation ponds which the road drainage runs to. These will be managed and maintained by Portsmouth City Council as landowners.

Part discharge of Condition C2 is therefore sought at this stage with the additional detail, stated above, to follow in a further submission.

Submission

This discharge of condition application has been submitted via the planning portal under reference – PP: 04167225. The cheque for the appropriate application fee of £97.00 has been separately submitted by post, together with a CD containing all the plans and documentation reference in Table 1 above.

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 out submission and should you wish to discuss the application further, please do not hesitate to contact us.

Yours sincerely



Joanne Jones
Associate Planner
PETER BRETT ASSOCIATES LLP