

To:
Mr Jim Beavan
Savills
2 Charlotte Place
Southampton
SO14 0TB

For: Mr Matthew Evans
Portsmouth City Council

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Approval of Reserved Matters**

Application Number: APP/23/00379

Site Address: Proposed Unit 5, Dunsbury Park, Fitzwygram Way, Havant

Proposal: Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3No. B2/B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A11, A14, A17, A18, B9, B10 and B11; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324. (Revised application APP/21/01267).

Further to your application received on 05 May 2023, which was valid from 23 May 2023 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission
- (ii) The plans and other documents submitted with your application, (as amended by plans and documents received on) (and) (as supplemented by additional information and /or plans received on); and
- (iii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Location Plan DP-UMC-00-XX-DR-A-1000 E

Plot 5 Site Plan DP-UMC-00-XX-DR-A-1002-PO1

Plot 5 Constraints Plan DP-UMC-500-XX-DR-A-1016 PO1

Our Ref: APP/23/00379

Plot 5 Indicative Levels Plan DP-UMC-XX-XX-DR-A-1048 P01
 Unit 500 - Elevations and Indicative Section DP-UMC-500-ZZ-DR-A-1203 D
 Unit 500 - Building Plan DP-UMC-500-GF-DR-A-1018 B
 Unit 500 - Office Plan DP-UMC-500-ZZ-DR-A-1019 B
 Unit 500 - Roof Plan DP-UMC-500-RF-DR-A-1020 C
 Unit 500 - Site Context Plan DP-UMC-500-XX-DR-A-1017 PO1 (B2 User)
 Unit 500 - Site Context Plan DP-UMC-500-XX-DR-A-1017 REV F (B8 User)
 Unit 500 - External Materials Plan DP-UMC-500-XX-DR-A-1303 PO1
 Unit 500 - Site Security Plan DP-UMC-500-XX-DR-A-1052 PO1
 Unit 500 - Refuse Store Details DP-UMC-500-GF-DR-A-1072 PO1
 Unit 500 - Cycle Shelter Details DP-UMC-500-GF-DR-A-1062 P01
 Unit 501 - Elevations and Indicative Section DP-UMC-501-ZZ-DR-A-1204 B
 Unit 501 - Building Plan DP-UMC-501-GF-DR-A-1022 B
 Unit 501 - Office Plan DP-UMC-501-ZZ-DR-A-1023 B
 Unit 501 - Roof Plan DP-UMC-501-RF-DR-A-1024 C
 Unit 501 - Site Context Plan DP-UMC-501-XX-DR-A-1021 P01 (B2 User)
 Unit 501 - Site Context Plan DP-UMC-501-XX-DR-A-1021 - REV F (B8 User)
 Unit 501 - External Materials Plan DP-UMC-501-XX-DR-A-1304 PO1
 Unit 501 - Site Security Plan DP-UMC-501-XX-DR-A-1053 PO1
 Unit 501 - Refuse Store Details DP-UMC-501-XX-DR-A-1073
 Unit 501 - Cycle Shelter Details DP-UMC-501-GF-DR-A-1063 P01
 Unit 502 - Elevations and Indicative Section DP-UMC-502-ZZ-DR-A-1205 D
 Unit 502 - Building Plan DP-UMC-502-GF-DR-A-1026 B
 Unit 502 - Office Plan DP-UMC-502-ZZ-DR-A-1027 B
 Unit 502 - Roof Plan DP-UMC-502-RF-DR-A-1028 C
 Unit 502 - Site Context Plan DP-UMC-502-XX-DR-A-1025 P01 (B2 User)
 Unit 502 - Site Context Plan DP-UMC-502-XX-DR-A-1025 REV F (B8 User)
 Unit 502 - External Materials Plan DP-UMC-502-XX-DR-A-1305 P01
 Unit 502 - Site Security Plan DP-UMC-502-XX-DR-A-1054 P01
 Unit 502 - Refuse Store Details DP-UMC-502-XX-DR-A-1074 P01
 Unit 502 - Cycle Shelter Details DP-UMC-502-GF-DR-A-1064 P01
 Landscape Concept Plan DP-BCA-ZZ-XX-DR-L-0002-REV-H
 Detailed Planting Plan (Sheet 1 of 2) DP-BCA-ZZ-XX-DR-L-0053- REV D
 Detailed Planting Plan (Sheet 2 of 2) DP BCA ZZ XX DR L 0054 D2 D
 Landscape Cross Sections DP-BCA-ZZ-XX-DR-L-0003-REV-G
 External Works DP-HYD-00-ZZ-DR-C-7200 REV P04
 External Works DP-HYD-00-ZZ-DR-C-7201 REV P04
 Proposed External Lighting Layout DP-CPW-ZZ-XX-DR-E-2201-I
 Drainage Strategy Sheet 1 DP-HYD-00-ZZ-DR-C-7000 P01
 Drainage Strategy Sheet 2 DP HYD 00 ZZ DR C 7001 P01
 Drainage Layout DP-HYD-00-ZZ-DR-C-7010 REV P02
 Drainage Layout DP-HYD-00-ZZ-DR-C-7011 REV P02
 Traffic Routing Plan DP-UMC-XX-XX-DR-A-1047 C
 Logistics, Route Map T0379_LP001
 Substation DP-UMC-ZZ-XX-DR-A-1046 C

Documents

Design and Access Statement Plot 5 Revision B (Parts 1 and 2)
 Landscape Design Statement 2195/21-RP02
 Landscape and Visual Impact Supplement 2195-21-RP04B January 2022
 Barry Chinn Soft Landscape Works Maintenance and Management Proposals - 10 Years
 Greengage Arboricultural Method Statement September 2021
 Greengage Preliminary Ecological Appraisal September 2021
 Greengage Bat Survey Report December 2021
 Greengage Ecology Update 14th April 2022
 Greengage Ecology Update 31st May 2022
 Parking Statement August 2023

Noise Impact Assessment - Plots 500 -502 15067-HYD-ZZ-XX-RP-Y-1001-P02
 Noise Impact Assessment Response 15067-HYD-ZZ-XX-RP-Y-1002-P03
 External Lighting Report DP-CPW-ZZ-XX-RP-E-2201
 Phasing Plan Update January 2022
 BREEAM Pre-Assessment 6112-Unit 500 Dunsbury Park-BREEAM 2018 NC Prelim report-2107-30jdQAdv
 BREEAM Pre-Assessment 6112-Unit 501 Dunsbury Park-BREEAM 2018 NC Prelim report-2108-12jd.docx
 BREEAM Pre-Assessment 6112-Unit 502 Dunsbury Park-BREEAM 2018 NC Prelim report-2108-12jd.docx
 Hydrock Stage 3 Units 500-502 Civil Report DP-HYD-ZZ-XX-RP-C-0001
 Hydrock Storm Sewer Design by the Modified Rational Method 14th April 2022
 Hydrock Maintenance Strategy 19453-HYD-XX-XX-RP-C-0003
 Hydrock Remediation Verification Report 19453-HYD-500-XX-RP-GE-5000 (Parts 1 and 2)
 Glencar Contrsuction Ltd CEMP T0379 Revision C
 Delivery and Servicing Management Plan

Reason: To ensure provision of a satisfactory development.

- 2 Development shall be carried out in accordance with the measures, conclusions and recommendations set out within the following approved documents:
 Greengage Preliminary Ecological Appraisal September 2021
 Greengage Bat Survey Report December 2021
 Greengage Ecology Update 14th April 2022
 Greengage Ecology Update 31st May 2022
 Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the provisions of the National Planning Policy Framework.

- 3 At all times during which any of the Units hereby approved are used for Class B2 purposes, car and cycle parking provision for the Unit(s) in such use shall be in accordance with the layout and details shown on the following approved drawings:
 Unit 500 - Site Context Plan DP-UMC-500-XX-DR-A-1017 PO1 (B2 User)
 Unit 501 - Site Context Plan DP-UMC-501-XX-DR-A-1021 P01 (B2 User)
 Unit 502 - Site Context Plan DP-UMC-502-XX-DR-A-1025 P01 (B2 User)

Reason: In the interests of highway safety and having due regard to Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 At all times during which any of the Units hereby approved are used for Class B8 purposes, car and cycle parking provision for the Unit(s) in such use shall be in accordance with the layout and details shown on the following approved drawings:
 Unit 500 - Site Context Plan DP-UMC-500-XX-DR-A-1017 REV F (B8 User)
 Unit 501 - Site Context Plan DP-UMC-501-XX-DR-A-1021 - REV F (B8 User)
 Unit 502 - Site Context Plan DP-UMC-502-XX-DR-A-1025 REV F (B8 User)

Reason: In the interests of highway safety and having due regard to Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The buildings shall be constructed so as to achieve BREEAM 'Excellent' Standard in accordance with the Pre-Assessment Reports hereby approved.

Reason: To mitigate the impacts of development on the environment and by so doing stimulate demand for sustainable buildings and help to address climate change in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall not generate noise at a level in excess of 5dB below the background noise levels at the nearest residential property at any time.

Reason: In the interests of local amenity having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC)

takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit

- (8) This permission should be read in conjunction with outline planning permission APP/17/01324 dated 13 December 2018 and you are advised that development should not proceed unless all conditions have or can be complied with.
- (9) Please note the following extract from the consultation response received from Portsmouth Water in connection with this application:
"Section 1.16 of the CEMP (Emergency Procedures) states that pollution incidents should be reported to the Environmental Agency. Given the site's close proximity to the Hermitage Stream, we ask that Portsmouth Water details be added to the emergency contacts. In the event of a largescale pollution incident, we would wish to be notified."

Whilst a revision was not sought to the CEMP with respect to this application given the advanced stage of construction at the site, you are requested to ensure that any future development phase's CEMP incorporates Portsmouth Water's details. The full consultation response is available to view on the Council's website.

- (10) The conditions which are hereby discharged are in relation to Plot 5 (Units 500 - 502) only. Further submissions will be required to discharge conditions relevant to other Phases of the Dunsbury Park development.

Alex Robinson

Alex Robinson
Executive Head of Place

11 October 2023

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL
PLANNING AUTHORITY REFUSE PLANNING PERMISSION
OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.