

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/23/00379
Site Address:	Proposed Unit 5, Dunsbury Park, Fitzwygram Way, Havant
Development:	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).
Case Officer:	Steve Weaver
Comments by:	Jade Ellis
Date of Comments:	2 June 2023

Policy Status: The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough.

The following policies are of particular relevance:

- CS2 – Employment
- CS14 – Efficient Use of Resources
- CS16 – High Quality Design
- CS18 – Strategic Site Delivery
- DM14 – Car and Cycle Parking on Development (excluding residential)

Principle of development:

It is noted that the layout, scale and appearance of Plots 500-502 remain as consented under APP/21/01267 and do not need to be revisited under this application. However, alterations would be made to the configuration of the internal service yards and parking courts in order to accommodate the differing operational requirements of B2 and B8 operators respectively.

This revised application relates to a further plot in the first phase of the key strategic employment built as defined by Policy CS18 in the Core Strategy. The site is identified as a business gateway of local and sub-regional importance with the potential to deliver substantial amount of new employment floorspace.

Efficient use of resources:

Condition B5 (d) of the Reserved Matters permission for Dunsbury Park (APP/17/01324) requires a BREEAM level of Excellent to be achieved. BREEAM pre-assessment has been submitted in respect of all three units which show an 'excellent' level would be achieved. As such, I am satisfied that the proposals comply with that condition in accordance with Policy CS14.