

Phasing plan update

Discharge of Condition A3, APP/17/00134
Dunsbury Park



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Discharge of Condition A3 - APP/17/00134 Dunsbury Park



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Appendix A - Dunsbury Park masterplan

1. Introduction

- 1.1. Savills Planning has been instructed by landowner and developer Portsmouth City Council (PCC) to submit a discharge of condition application comprising information on a number of conditions attached to planning permission APP/17/00134. The submission relates to the forthcoming development on Plot 4a.
- 1.2. A Reserved Matters application (APP/20/00508) was determined on 14th October granting consent for a 11,622 sqm ft. B2 facility on Plot 4a. Should the appropriate pre-commencement conditions be discharged, then work will commence in late 2020 by the appointed contractor, BAM construction.

2. Planning policy context

- 2.1 Dunsbury Park is allocated in policy CS18 of the Havant Core Strategy (adopted March 2011) as a strategic employment allocation, capable of delivering over a third of all new employment space (approximately 60,000 square metres) in the borough in the plan period to 2026.
- 2.2 Recent discussions between Havant Borough Council (HBC) and PCC over the emerging Havant Local Plan to 2036 have seen Dunsbury Park retain this strategic importance, with draft policy considering the potential for the site to deliver further floorspace over and above that originally envisaged by policy CS18.
- 2.3 Encouraging and promoting development at Dunsbury Park is therefore essential to help HBC continue to retain and attract businesses and jobs in and to the area. The site will play a key role given it is one of the few in the south east region that can provide bespoke design and build facilities ranging from 20,000 to 200,000 sq ft.

3. Planning history

3.1 Condition A3 of planning permission APP/17/00134 states the following:

“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.”

3.2 The current approved phasing plan was submitted to Havant Borough Council in May 2018 and approved on 21 November 2018 as part of the Discharge of Conditions package for Plot 3. Condition A3 also lists a number of areas of information that each phasing update should address, where relevant, and these are reproduced below:

- 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 cycle paths 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

3.3 This phasing update will address each of these areas in section 4.

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4. Phasing update

Location and quantum of each phase (i) & (ii)

- 4.1 The current masterplan for Dunsbury Park (BMD-MP-XX-DR-A-1004 P12 – attached as Appendix A to this paper) shows the site will be delivered in three main phases. Phase 1 consists of all the development plots to the west of Park Lane, Phase 2 is the area of land to the east of Park Lane within the original red line application boundary, whilst Phase 3 incorporates land owned by PCC to the north of Phase 2 up the A3 (M). This has been promoted through the emerging Havant Local Plan 2036.
- 4.2 With regards to the quantum of development in each phase, the table below shows the current predicted totals for each plot and phase:

Table 1: Quantum of floorspace across plots and phases at Dunsbury Park

Plot	Use	Floorspace (sqm)	Phase	Date	Occupier / status
1a	C1	5,574	1	By 2023	Site being marketed
2	B8	18,037	1	Complete	Fat Face
3a	B2	1,190	1	Complete	VW Breeze
3b	B8	3,528	1	Complete	DPD Ltd
4a	B2	11,622	1	By 2021	Site being marketed
4b	B1/B2/B8	7,500	1	By 2022	Site being marketed
5	B1/B2/B8	7,692	1	By 2022	Site being marketed
5a	B1/B2	3,000	1	By 2023	Site being marketed
5b1	B1/B2	4,645	1	By 2023	Site being marketed
5b2	B1/B2	2,500	1	By 2023	Site being marketed
Phase 1 total		59,714	(not including hotel & conference on Plot 1a)		
Permitted total (APP/17/00134)		61,779	(consented B1/B2/B8 floorspace)		
Balance		2,065	(Likely to be taken up by mezzanines across new build plots)		
6	B1/B2/B8	15,000	2	2021-2024	Likely to come forward post adoption of Havant Local Plan
7	B1/B2/B8	?	3	23024-2026	Likely to come forward post adoption of Havant Local Plan

4.3 The plots across Phase 1 are likely to deliver a total floorspace of 59,714 square metres, which is below the consented total of 61,779 sqm, however for undeveloped plots (4b to 5b2) this is based on the footprint of buildings only. As with the Fat Face development and that on Plot 4a, as PCC is offering a bespoke design and build service to occupiers, many are likely to want mezzanines from the outset, which will utilise the balance of floorspace highlighted in the table.

4.4 Any future development on Phases 2 and 3 would be subject to new full planning applications.

Sustainable drainage (iii)

4.5 The site wide sustainable drainage strategy was approved in August 2015 under application reference APP/15/00478. This saw the below ground surface and foul network connecting all plots and off site attenuation ponds with accompanying flow rates approved. Each reserved matters application is required to submit details and information showing how the drainage for each plot connects into this strategy and network. This submission has been made for Plot 4a against Conditions A2 and B10.

Link road and associated infrastructure (iv)

4.6 The access link road (Fitzwygram Way) and associated infrastructure was completed in 2016, including the bridge over the Hermitage Stream, foot and cycle paths and bus laybys. The provision of the bus shelters and bus gate will remain pending until further development plots have been completed. Fitzwygram Way is physically connected to Woolston Road, however there is no general vehicular access from this route so currently only pedestrians and cycles can use this until the bus gate is implemented by HCC.

Ecological mitigation and habitat creation (v) & (vi)

4.7 Detailed proposals for ongoing bat and dormice mitigation have been submitted against Conditions A17 & A18 within this package. The Ecological Impact Assessments for Plot 4a includes updates to surveys and a timetable for the continued implementation of the habitat creation area, which has been extended to include a green corridor running along the western boundary of Plots 5a and 5b.

Open space and landscaped areas (vii)

4.8 All of the landscaped areas associated with the link road have been completed. The public open space serving the site is currently being utilised as a site office and compound for the initial development plots.

5. Summary

- 5.1 This phasing plan update sets out the latest position of the ongoing developments at Dunsbury Park. With three buildings completed and occupied, and Plot 4a being marketed, Phase 1 is progressing well. The remainder of the plots continued to be marketed with significant interest from a variety of occupiers.
- 5.2 Further phasing plan updates will be submitted alongside future reserved matters applications, or if there is any significant change to the details contained within this update.

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Jim Beavan
Associate

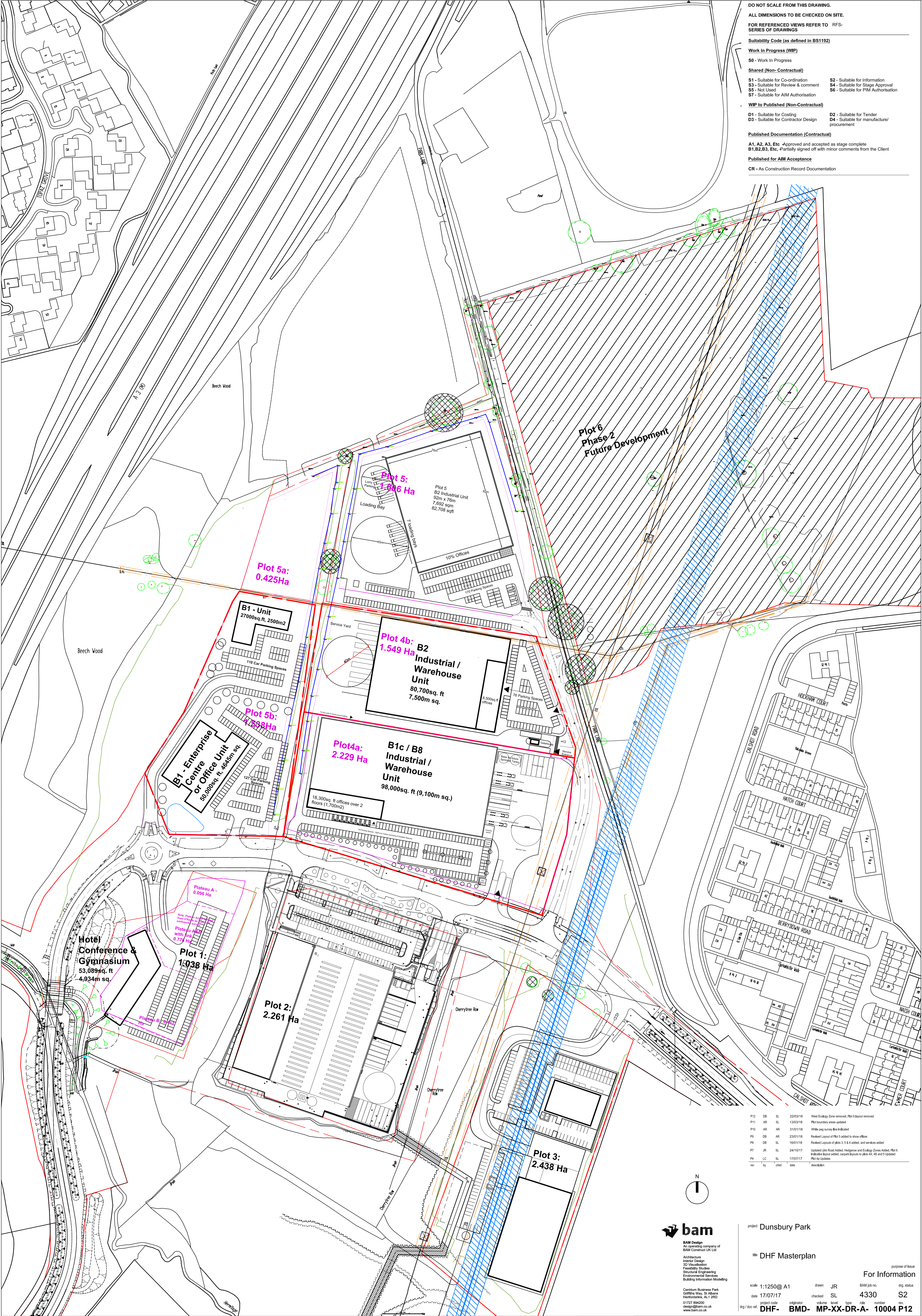
+44 (0) 2380 713931
jbeavan@savills.com

2 Charlotte Place
Southampton
SO14 0TB

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DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
FOR REFERENCED VIEWS REFER TO RFS-
SERIES OF DRAWINGS

Suitability Code (as defined in BS1192)

Work in Progress (WIP)
S0 - Work In Progress

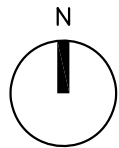
Shared (Non-Contractual)
S1 - Suitable for Co-ordination
S2 - Suitable for Information
S3 - Suitable for Review & comment
S4 - Suitable for Stage Approval
S5 - Not Used
S6 - Suitable for PIM Authorisation
S7 - Suitable for AIM Authorisation

WIP to Published (Non-Contractual)
D1 - Suitable for Costing
D2 - Suitable for Tender
D3 - Suitable for Contractor Design
D4 - Suitable for manufacture/
procurement

Published Documentation (Contractual)
A1, A2, A3, Etc - Approved and accepted as stage complete
B1, B2, B3, Etc - Partially signed off with minor comments from the Client

Published for AIM Acceptance
CR - As Construction Record Documentation

P12	DB	SL	22/03/18	West Ecology Zone removed, Plot 6 layout removed
P11	AR	SL	13/03/18	Plot boundary areas updated
P10	AR	AR	31/01/18	White ring survey line indicated
P9	DB	AR	23/01/18	Revised Layout of Plot 5 added to show offices
P8	DB	SL	16/01/18	Revised Layouts of plots 3, 5 & 6 added, and services added
P7	JR	SL	24/10/17	Updated Link Road Added, Hedges and Ecology Zones Added, Plot 6 Indicative layout added, carpark layouts to plots 4A, 4B and 5 Updated
P4	LC	SL	17/07/17	Plot 4a Updated
rev	by	date	description	



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Centium Business Park
Gifford Way, St Albans
Hertfordshire, AL1 2ND
01727 594000
design@bam.co.uk
www.bam.co.uk

project Dunsbury Park

the DHF Masterplan

scale 1:1250 @ A1 drawn JR BAM job no. 4330 dfg status S2
date 17/07/17 checked SL
project code originator volume level type date number rev
dfg / doc ref: **DHF- BMD- MP-XX-DR-A- 10004 P12**

purpose of issue
For Information