

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/20/00508
Site Address:	Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE
Development:	Approval of Reserved Matters in respect to Phase 1 Plot 4a of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 11,622 B2 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria a to h inclusive
Case Officer:	Daphney Haywood
Comments by:	Jade Ellis
Date of Comments:	5 th August 2020

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 [Pre-Submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

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)

In the Pre-submission Plan the following policies are of particular relevance:

- KP7 | Dunsbury Park
- DR1 | Delivery of sustainable development
- IN3 | Transport and parking in new development
- E1 | High quality design
- E12 | Low carbon design

Principle of development:

The proposed development would be 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 reaffirmed as a business gateway of local and sub-regional importance in the Pre-Submission Local Plan with the potential to deliver substantial amount of new employment floorspace over the plan period.

Efficient use of resources:

As the applicant has highlighted in the Planning Statement, condition B5 (d) of the Reserved Matters permission for Dunsbury Park (APP/17/01324) requires a BREEAM level of Excellent to be achieved. A BREEAM pre-assessment estimator has been submitted targeting a 'very good' level. This would clearly not comply with the condition. It should also be noted that the targeted score is some way short of the threshold for excellent.

Whilst the Pre-Assessment recommends additional credits are targets to allow for a 5+% buffer, no explanation has been provided as to why the Excellent rating is not achievable.

Once the justification has been provided it will be critically reviewed in order to assess whether a deviation from the condition is justified.