

Planning Statement

Dunsbury Park – Plot 4A Reserved Matters



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1. Introduction

- 1.1. Savills Planning has been instructed by the landowner and developer Portsmouth City Council (PCC) to submit a reserved matters application for a 125,056 sq. ft. (11,622sq. m) B class commercial building on Plot 4a at Dunsbury Park, Fitzwygram Way. The description of the application is proposed as:

'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 sqm B2 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria a to h inclusive.'

- 1.2 This Planning Statement and the accompanying Design & Access Statement detail the proposed development and set out how the proposal adheres to the various approved site wide documents including the Dunsbury Park Design Code and landscaping masterplan. The unit is a speculative development by PCC with no current secured occupier.
- 1.3 A separate discharge of condition (B9) application for the internal estate road linking Plot 4a to Fitzwygram was submitted in August 2017 and subsequently approved in November 2017. This includes areas of landscaping to the east of Plot 4a.
- 1.4 In parallel to the submission of this reserved matters application will be a discharge of conditions package covering the pre-commencement information required by the 'A' conditions on planning permission APP/17/01324 and condition B10 (Drainage). These include tree protection, site compound & contractor parking, ecology and contaminated land and are listed in Section 2.
- 1.5 Should all of these applications be approved, then construction work is scheduled to commence in summer 2020 with a projected completion of the commercial unit in early 2021.

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2. Supporting Plans and Information

- 2.1. This application is supported by the plans and information listed in the table below. Where relevant, the appropriate condition criterion that the information is being submitted against is referenced:

Document / drawing	Reference / Prepared by	Condition
Planning Statement	Savills	All
Design & Access Statement	BAM	All
Parking Statement	Savills	B5 (a)
DHF-BMD-Z4A-XX-DR-A-10000-P01.0	Plot 4a Location Plan / BAM	B3 (i)
DHF-BMD-Z4A-00-DR-A-11000-P01.4	Ground Floor Plan GA / BAM	B3 (ii)
DHF-BMD-Z4A-01-DR-A-11001-P01.4	First Floor Plan GA / BAM	B3 (ii)
DHF-BMD-Z4A-02-DR-A-11002-P01.4	Second Floor Plan GA / BAM	B3 (ii)
DHF-BMD-Z4A-RF-DR-A-11003-P01.3	Roof Plan GA / BAM	B3 (ii)
DHF-BMD-Z4A-XX-DR-A-12000-P01.3	GA Elevations / BAM	B3 (iii) & (iv)
DHF-BMD-Z4A-XX-DR-A-12001-P01.0	Site Elevation / BAM	B3 (iii) & (iv) & B5 (c)
DHF-BMD-Z4A-XX-DR-A-13000-P01.1	GA Sections / BAM	B3 (iii) & (iv)
DHF-BMD-Z4A-XX-DR-A-17800-P01.0	External Envelope Materials / BAM	B3 (iv)
DHF-BMD-Z4A-XX-DR-S-20570-P08	Plot 4a Setting Out and Levels	B3 (iv)
DHF-FIR-ZA4-DR-S-0001-revC	Landscape Plan / FIRA	B3 (v)
DHF-FIR-ZA4-DR-S-0002-revC	Fencing plan / FIRA	B3 (v)
DHF-FIR-ZA4-DR-S-0003-revB	Planting plan / FIRA	B3 (v)
P115-2948-04	External lighting plan / BAM	B5 (g)
DHF-BMD-Z4A-XX-RP-E-48700	Lighting assessment / BAM	B5 (g)
260220 Plot 4a BREEAM Pre-assessment	BAM	B5 (d)
Plot 4 Noise Assessment	Stantec (to follow)	B5 (h)

- 2.2. For reference, the issues in the table overleaf will be covered in a subsequent discharge of conditions application for Plot 4A against the pre-commencement 'A' conditions on permission APP/17/01324.

Document / drawing	Relevant condition
Landscape proposals summary	A1
Drainage strategy	A2 & B10
Phasing plan update	A3
External finishes	A5
Tree Protection Plan	A10
Construction Environment Management Plan (CEMP)	A11
Contractor parking & site compound	A12 & A13
Contaminated land desk study and SI results	A14
Ecological Impact Assessment	A17 & A18

3. Planning Policy Context

- 3.1. 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.
- 3.2. 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 the current draft policy in the recently published draft plan considering the potential for the site to deliver further floorspace over and above that originally envisaged by policy CS18.
- 3.3. 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 10,000 to 150,000 sqft.

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4. Planning History

- 4.1. Planning permission was originally granted for Dunsbury Park in 2014 with a hybrid application (ref: APP/12/00338), providing full permission for the access link road (now constructed - Fitzwygram Way) and outline permission for the development plots totalling 61,779 square metres of B1/B2/B8 floorspace, with a maximum of 20% to be B8, and up to 5,574 square metres of hotel & conference facilities.
- 4.2. A subsequent Section 73 application (APP/15/00732) was permitted in October 2015 to increase the % of B8 on site from 20% to 30%, which was followed by the first Reserved Matters application (APP/15/01156) for the development of a 120,000 sqft B8 distribution centre for Fat Face Ltd. This was granted permission in December 2015 and has recently been completed with Fat Face now in occupation.
- 4.3. A reserved matters application (APP/17/00866) was approved in November 2017 for the site wide cut and fill works. This permission enables all of the plots in Phase 1, including Plot 4 part of which is subject of this application, to be levelled and serviced in readiness for individual plots coming forward for occupiers.
- 4.4. A second Section 73 application (APP/17/01324) was submitted to Havant Borough Council in December 2017 which sought to remove the restriction on the amount of B8 floorspace that can be delivered at Dunsbury Park. This consent was granted in December 2018. The development applied for herein therefore makes reference to APP/17/01324 rather than the original consent (APP/15/00732).
- 4.5. The second reserved matters application for a development plot (APP/18/00224) was submitted in February 2018 for 1,190 sqm of B2 floorspace on Plot 3a. This application was granted consent in July 2018 and the unit has subsequently been occupied by VW Breeze Van Centre.
- 4.6. The third, and most recent, reserved matters application for a development plot (APP/18/00357) was submitted in April 2018 for 3,528 sqm of B1(c)/B2/B8 floorspace on Plot 3b. This application was granted consent in August 2018 and the unit has subsequently been occupied by parcel delivery firm DPD.
- 4.7. For information, the table overleaf shows a running total of the originally consented floorspace at Dunsbury Park and the amount permitted under subsequent reserved matters permissions, including this application.

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Planning permission	Date	Floorspace
APP/12/00338 (Original hybrid permission)	19.2.14	61,779 sqm B1/B2/B8 (maximum of 12,356sqm B8)
		5,574 sqm Hotel & conference facilities
APP/15/00732 (s73 permission)	1.10.15	61,779 sqm B1/B2/B8 (maximum of 18,534sqm B8)
		5,574 sqm Hotel & conference facilities
less		
APP/15/01156 (Plot 2 Fat Face)	23.12.15	18,037sqm (B8)
Sub-total floorspace		43,742 sqm (maximum of 497 sqm B8)
		5,574 sqm Hotel & conference facilities
APP/17/01324 (s73 application v2)	13.12.18	61,779sqm B1/B2/B8 (no maximum B8)
		5,574sqm Hotel & conference facilities
less		
APP/15/01156 (Plot 2)	23.12.15	18,037sqm
APP/18/00224 (Plot 3a)	04.07.18	1,190 sqm
APP/18/00357 (Plot 3b)	13.08.18	3,528 sqm
(TBC) Plot 4b	tbc	11,622sqm
Remaining consented floorspace		27,422 sqm (B class floorspace)
		5,574 sqm Hotel & conference facilities

5. Relevant ‘B’ Conditions from APP/17/01324

- 5.1. This Reserved Matters application seeks approval for a number of aspects under Conditions B3 & B5 of APP/17/01324, both of which are reproduced below in full:

B3 Reserved Matters

Approval of the details of the following aspects of the development, hereinafter called "Reserved Matters" shall be obtained from the Local Planning Authority in writing before each individual phase of development is commenced:

- (i) access, (with the exception of the access road corridor for which full permission is granted by this permission)*
- (ii) the layout of the development*
- (iii) the scale of the development;*
- (iv) the appearance of the development*
- (v) the detailed landscaping scheme for the site, including provisions for open space, including publicly accessible open space, and ecology.*

The development shall only be carried out in accordance with the approved Reserved Matters.

B5 Submission of ‘Other Matters’

Application for approval of each reserved matters for new buildings, structures or uses of land pursuant to this permission shall be accompanied by information and plans concerning the following other matters, unless otherwise agreed in writing by Local Planning Authority,

- a. Details of parking including provision for non-car modes*
- b. Details of delivery and vehicle turning space*
- c. Levels of existing and proposed ground and buildings*
- d. A sustainability statement detailing measures to ensure that development attains the BREAM ‘excellent’ standard*
- e. Provision for waste storage and recycling*
- f. Measures for the reduction of crime risk*
- g. Details of lighting, (including access roads if subject of a particular reserved matters application)*

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h. A noise assessment for any development for General Industrial purposes (Class B2) or Storage and Distribution purposes (Class B8).

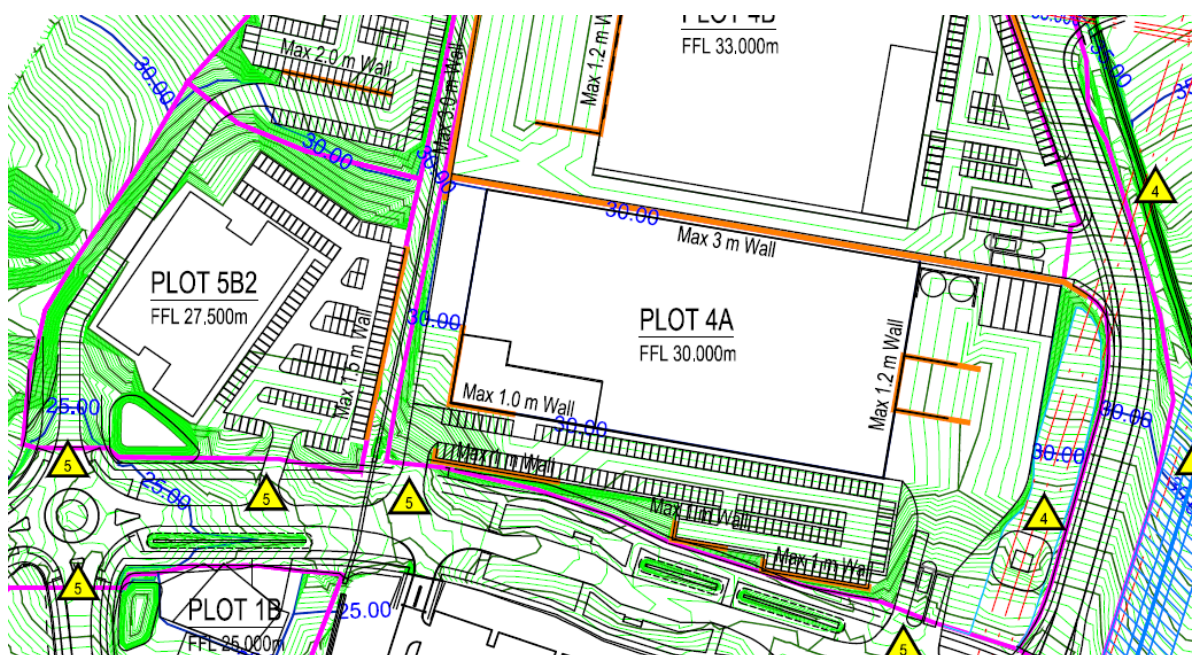
5.2. As the end user is not known at this point, a noise assessment in accordance with Condition B5 (h) will be submitted in due course.

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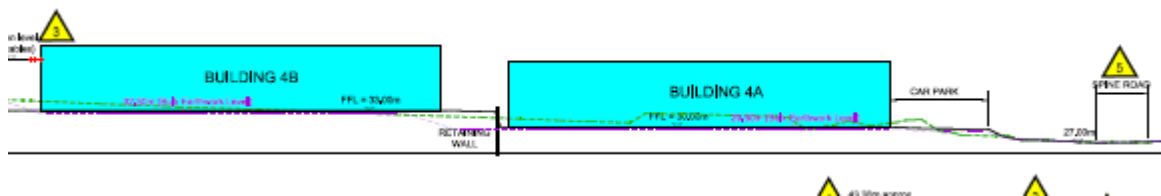
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6. Site Levels

- 6.1. As noted in the Planning History section, submissions to approve the cut and fill strategy, layout, access and scale (APP/17/00866), together with the first internal estate road (APP/15/00732 - Discharge of Condition B9), were approved in November 2017. These permissions are currently being implemented and sees individual plots being levelled and serviced prior to the future construction of buildings. As a result, the proposed ground level of Plot 4a has already been approved. This is shown on the extract reproduced below (*note - building sizes were indicative on these plans*):



Extract from approved drawing 'DHF-BAMD-XX-XX-DR-S-20502 P2 Proposed site levels' showing ground levels within Plot 4



Extract from approved drawing 'DHF-BAMD-XX-XX-DR-S-20503 P4 Proposed site sections sheet 1' showing ground level of Plot 4a in relation to Plot 4b and the Spine Road (Fitzwygram Way).

- 6.2. A revised building heights Parameter Plan was submitted as part of the second 73 application (APP/17/01324) to ensure future reserved matters schemes on all plots across the site will be capable of accommodating standard commercial buildings. This resulted in a revision to Condition A19, with

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Parameter Plan 3: Building Heights Figure 2.3 being replaced by drawing ref: MP-XX-DR-A-1004-P6
Parameter Plan Building Heights dated 17.7.2017.



Extract from approved drawing 'DHF-BMD-MP-XX-DR-A-10004 P6 DHF Masterplan – Parameter Plan' showing the approved building height of Plot 4a.

- 6.3. As the extract demonstrates Plot 4A has been plateaued to a general level of (+30.000 AOD) as part of the on-going enabling works package so as to enable lorry access from the estate road to and from the service yard to be no greater than a 1:15 gradient. To the north a further B2 / B8 development plot (4b) has been plateaued approximately 3m higher than this application site (+33.000 AOD).
- 6.4. In line with the approved parameter plan accompanying the hybrid permission (APP/17/01324) the roof line for plot 4a has been set at +45.00 AOD.

7. Plot 4a Design Details

- 7.1. The Design & Access Statement (DAS) accompanying this application explains in detail the design process and features of the proposed development.
- 7.2. As outlined in the DAS the building design principles and plot layout have been developed in line with the guidance within the 'Dunsbury Hill Farm – Design Code' report. Movement through the site and how the landscaping responds to both the ecology and sustainability requirements has been developed in line with the reports guidance.
- 7.3. The site is arranged with the 15 m high building frontage running parallel with the estate access road set back from the curtilage by a soft landscape zone with car parking arranged in rows to the front and sides of the building. Two storey glazed offices with the main entrance occupying the prominent south east corner of the site provides a visual focus to the development on arrival to the site via a new access road from Fitzwygram Way.
- 7.4. There is also a dedicated commercial vehicle access point located on eastern side of the building from the new estate road to provide segregated access to the site. The southern access will be for cars and pedestrians while the easterly access will be a dedicated lorry access. Both access points will have barrier access control.
- 7.5. In line with the design code for the overall Dunsbury Park development the front of the site will remain unfenced, while the service yard is secured by a 2.4m high galvanised palisade fence with a pair of swing gates for lorry access and egress.
- 7.6. The parking provision on Plot 4a, as the accompanying parking statement details, is as follows:
- 230 staff & visitor car spaces, of which:
 - 13 are accessible bay equating to 6% of the total)
 - 14 are indicated as potential electric charging spaces (to the east of the building, marked with an 'e' on the Landscape Plan;
 - 30 covered, secure external cycle parking spaces;
 - 1 internal secure cycle storage area plus accessible staff shower
- 7.7. The total of 230 car parking spaces provided is slightly below the minimum standard of 258 for the relevant B class development. However, it is a level of parking wholly appropriate to the type and scale of development proposed. Taking into account the accessibility and characteristics of the site, and the objectives and targets of the Travel Plan Framework for the site, the parking provision proposed is considered to be in full accordance with the objectives of the NPPF.

8. Summary

- 8.1. In conclusion, this reserved matters application represents the next step in the positive progress of commercial development at Dunsbury Park. The landowner committing to a speculative development unit, will prove a catalyst for further development across the site. As such, we respectfully request that planning permission be granted.

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