

APP/15/01156 - , PERM,23/12/2015 Approval of Reserved Matters in respect to Plot 2 Phase 1 of outline application APP/15/00732 (new employment uses, hotel and access road) comprising construction of B8 warehouse and distribution building(18,037 sq m) to be constructed in 2 phases, with a maximum height not exceeding the 42m AOD contour (the design for plot 2 incorporating revision to previously approved parameter plan forming part of the Environmental Statement dated March 2012)., PERM,23/12/2015

APP/17/00228 Variation of Condition No. A16 of Planning Permission APP/12/00338 to split A16 into 2 parts - 1) Plots 1,3,4,4a,5,5a to have a topsoil strip under supervision and watching brief; and 2) Plot 6 to remain as per original wording with full WSI required.. PERM

APP/17/00866 - Approval of Reserved Matters for Phase 1 of Planning Permission APP/15/00732 (Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), and (ii) for plots access and layout ; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012)., PERM,29/11/2017

APP/17/01324 - Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended. Not yet determined.

APP/18/00224 - Approval of Reserved Matters in respect to Phase 1 Plot 3a of APP/15/00732 (new employment uses, hotel and access road) comprising construction of B2 commercial vehicle repair and maintenance facility with ancillary sales area (total 1,190 sqm) for plot access, layout, scale & appearance and Condition B5 Other Matters criteria A to H inclusive. Permssion June 2018

3 Proposal

Approval of Reserved Matters in respect to Phase 1 Plot 3b of APP/15/00732 (new employment uses, hotel and access road) comprising construction of 3,528 sqm B1(c)/B2/B8 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria A to G inclusive. To reflect the different parking standards for the range of proposed uses, 2 parking layouts have been submitted. Initial construction would be based on the B2/B8 parking requirement .

This Reserved Matters application seeks approval for a number of aspects under Conditions B3 & B5 of APP/15/00732, 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)
- h A noise assessment for any development for General Industrial purposes (Class B2) or Storage and Distribution purposes (Class B8).

As the occupier is not yet known, should a B2 or B8 user be secured for the unit, then a noise assessment would be submitted against Condition B5 (h), once details of their operation can be modelled.

In parallel to this reserved matters submission is a discharge of conditions package covering the pre commencement information required by the 'A' conditions on planning permission APP/15/00732. These include tree protection, site compound & contractor parking, ecology and contaminated land.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS18	(Strategic Site Delivery)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS3	(Skills and Employability)
CS5	(Tourism)
CS6	(Regeneration of the Borough)

DM1	(Recreation and Open Space)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Ecologist, Strategic Environmental Delivery

The application is accompanied by an Ecological Impact Assessment (Atkins, March 2018), a 2017 Dormouse Survey Results report (Atkins, February 2018) and a Bat Survey and Report (Sylvatica Ecology, December 2017).

As with the ecological submission for Plot 3a, my main comments are in relation to the proposed Habitat Creation Area (which is not yet functional) and the impacts of lighting (both at the site level and cumulatively) primarily on bats.

Habitats Many of the residual ecological mitigation/compensation measures rely on the use of the proposed Habitat Creation Area to the north. This area has not yet been created. There is a risk of this area not being ready within a suitable timeframe for it to adequately mitigate the impacts associated with plots as they come forward – recent comments from the ecologists seem to confirm this. I would appreciate some clarification as to when exactly the area will be in suitable condition to be of use in mitigating ongoing impacts: there will come a time when impacts arising from various plots simply cannot be viewed as acceptable because they are essentially unmitigated within a reasonable timeframe. The EcIA contains reference to the mitigation hierarchy (avoid, mitigate, compensate) and repeated reference to the Habitat Creation Area but both are undermined if the site is not available when impacts are occurring and no idea is given of when it will be available. It would be useful to have a 'running tally' of which impacts on each plot are being mitigated using the Habitat Creation Area in order that it is not expected to offset too many impacts. The issue of the Habitat Creation Area is essential to the understanding of what exactly is being mitigated and the LPA should expect full details with each RM application.

The proposed landscape masterplan for the plot is acceptable.

Lighting

Whilst I agree that the proposed lighting scheme (dwg P115-2800-03) shows that lighting spill will be minimal at the site boundaries, spillage of 5 lux may still impact woodland bats. The lighting strategy for each plot should be guided by the ecological constraints, which at this site are considerable. I would again highlight that the issue of Bechstein's bats within proximity to the application site is not as well-understood as described within the EcIA. The most recent surveys for bats (Sylvatica, 2017) only included one survey point and transect route for land near Plot 3 (i.e. only one boundary of the application site, see Figure 3, p.4) and no automated detector points at all (Figure 4, p.5). I do not therefore agree that *'data obtained is considered to provide sufficient information as to the species present and how there [sic] are continuing to use the*

Application Site'. In addition, and as identified in the EclA, it is not generally possible to identify Bechstein's bat (or several other mouse-eared species) from recorded calls alone. The most-recent bat data for habitats in proximity to the application site is from 2015. In the absence of definitive bat data for this application site it is essential that impacts are avoided and, if not possible, suitably mitigated.

Whilst I am content to agree that this lighting scheme is acceptable, the LPA should expect more robust details of bat presence (especially Bechstein's bat) for all subsequent plots. This is a major scheme with the potential to result in significant impacts to highly-protected bat species and the LPA will expect an appropriate level of detail to be provided.

Dormice

Updating surveys were carried out in 2017. No dormice were recorded but it is assumed that any dense woody vegetation supports this species. Given what we know about the distribution of this species in Hampshire I consider this to be a sensible approach. Personally, I would be very cautious about using a so-called 'precautionary method of working' when it is assumed (known) that the species is present. If dormouse habitat is being removed (irrespective of whether a dormouse is actually present at the time) then that is a licensable activity. Presumably it would very straightforward to seek a modification of the extant dormouse licence for the wider site.

Issues of licensing and legislative compliance rest with the ecologist and the applicant. Mitigation for dormice has been agreed previously with NE.

County Planning, Economy, Transport & Environment Department

No comments received

Economic Development, Havant Borough Council

No comments received

Environment Agency, Romsey Depot

no comments to make on this Reserved Matters application

Environmental Health Manager, Community Group

Air quality, contamination, and potential to cause-, or be affected by- physical pollution.

I would however like to make a general comment in relation to Sustainable Design and the consideration of renewables & low carbon measures outlined on page 23 of the Design Statement. As has been highlighted by the Policy Consultee, the wording of 7.4 is confusing. I note that it is as the D&A statement for plot 3a, where I have previously highlight that it is not clear which, if any, of these measures assessed are being proposed for approval. This is particularly pertinent, as my Policy colleagues point out, as the preliminary BREEAM assessment falls some way short of the standard required for this development.

I recognise that determination of whether the proposals do enough to satisfy the existing policies is a planning decision. However, I felt it worth highlighting (in line with the comments above), that the provision of LZC technologies would be firmly supported by this service for it's contribution to the aim of improving Air Quality within the borough.

Lighting assessed and noise

For information B5 Criteria H - noise assessment for B2 & / or B8 usage:

It is not clear as yet, as to the future occupancy of this particular site, albeit articulated vehicles are depicted outside off & on loading bays, suggesting a warehousing or manufacturing usage. Whilst I'm aware that Criteria H does not have to be addressed

at this time, I would just like to point out that a noise assessment will in all probability be required for this site, even if it were only for B1 c usage initially.

The fencing plan provided for Plot 3B depicts a palisade fence is to be provided on the eastern boundary. At the same time for Plot 3A , a 3 meter high acoustic fence is going to be installed along the eastern boundary based on their noise assessment results, which would indicate a strong probability that mitigation measures may also be required for plot 3B.

Hence a condition to cover B2 and B8 usage now or in the future will require a noise assessment be carried out to determine any necessary mitigation measures that may be required.

No objection subject to conditions

Hampshire Wildlife Trust, Beechcroft House

No comments received

Highways Development Planning, Strategic Transport, Economy, Transport and Environment Department

No comments received

Highways Engineer, Development Engineer

the junctions are in the same place as the outline, Section 38 and 278 and none of the internal roads are to be adopted hence no comments to make.

Highways England, Area 3, Bridge House

No objection

Landscape Team, Havant Borough Council

The landscape masterplan drawing indicates predominately large areas of grass and a small area of shrub planting, which is not deemed acceptable. We want to see a more robust landscape strategy which offers planting around the boundary of the car parking areas to offer screening. Whilst we appreciate the need for easement zones due to services this does not apply to all plants.

- The proposed car parking layout needs to be broken up with planting, as a whole HBC would need to see vegetation every 5 6 parking bays.

- The development sits within close proximity to the existing line of trees to the east of the site, we have concerns of construction within the PRA. A tree survey is required to understand the extents of the adjacent RPAs and how the proposed development will be effect the root systems, and this information should feed into any required mitigation strategy.

- Further details of cycle storage facilities need to be submitted. The proposed location for 10 no. cycles seems tight and as such this needs to be clarified.

Amended plans

- The amount of proposed soft landscaping used to break up the car parking is not deemed sufficient, as a general rule we need to see soft landscaping every 5-6 vehicles. Furthermore the suggested locations seem sporadic, we require a more considered design to help soften the swathes of parking.
- Is it unclear what car park layout is being proposed. The plot plan drawing no. 10052 suggests significantly more parking than landscape masterplan drawing

no. DHF-FIRA-Z3B-XX-DR-L-23002-S0. Definitive clarification is required before we can approve the landscape scheme.

Further Amended plans

- The proposed soft landscaping to the north of the car park is not sufficient, our initial comment suggested soft landscaping every 5-6 vehicles and the plot plan has 1 small bed breaking up 18 no. of parking bays which is not acceptable.
- The alternative layout creates 3 no. void areas in the corners of the car park, this is a good opportunity to add soft landscaping to infill the otherwise unused space.
- The planting areas which fall outside of the easement zone give the opportunity to plant trees that will add vertical form. Should the car park be mostly full the any shrub planting will not be seen and will defeat the object of adding vegetation.

Officer note

The agent has proposed that the final landscapes details be the subject of further consideration and a condition in this respect is recommended.

Local Lead Flood Authority HCC, Hampshire County Council

As this application relates to a site which is less than 1 hectare in size, there is no need for us to comment on it at this time. However, please direct the applicant to our website

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> for further information on recommended surface water drainage techniques.

Also, please note that if the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found here <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>

Natural England, Natural England Consultation Service

In order for your authority to be assured that the proposal meets the requirements of the standing advice and the additional requirements for biodiversity enhancement as set out in National Planning Policy Framework paragraphs 7, 109 and 118, Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by a Hampshire County Council (HCC) Ecologist. A BMEP draws together all the proposed mitigation and enhancement measures for the development in one report to allow these measures to be secured and implemented.

The scope of the BMEP should be agreed with a HCC Ecologist. We note and welcome the ecological impact report which sets out a number of mitigation and enhancement measures for inclusion in the BMEP and agreement with HCC Ecologist.

Natural England recommends that the BMEP includes details of the wider approved Landscape, Open Space and Ecology Strategy and outlines how the mitigation measures for this application adhere to this strategic context. The site is important within a wider ecological network and corridor that supports a diverse assemblage of protected species and biodiversity. Natural England strongly recommends that the proposals support and enhance this ecological network.

The BMEP should outline whether net biodiversity gain is being achieved. It is noted that a Habitat Creation Area is proposed as mitigation and further details of this scheme in the BMEP are required. For example, the phases of development that this area relates to, the timing for the creation of this area, details of future management and associated costs. Any permission should secure appropriate funding provision for maintaining and managing the areas of biodiversity mitigation / enhancement measures, as well as areas of green infrastructure and strategic planting, for perpetuity.

As further phases of development come forward, consideration may need to be given to the provision of additional offsite replacement habitats or an agreed financial contribution for biodiversity enhancements elsewhere calculated using a Biodiversity Compensation Framework, Environment Bank, or similar mechanism.

Please note that provided the HCC Ecologists' are satisfied with the submitted BMEP and the full implementation of the plan is secured by any permission then no further consultation with Natural England on this aspect of the proposal is required. In the event that a BMEP cannot be agreed with the applicant then Natural England should be reconsulted on the proposals so that we can reconsider our advice.

Planning Policy, PPUD

Policy Status:

The Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the borough. The Local Plan Housing Statement (LPHS) is also a material consideration.

A Draft (Regulation 18) version of the [Havant Borough Local Plan 2036](#) was also subject to public consultation from 8 January to 16 February 2018.

Background:

The 2014 outline consent limited the proportion of B8 Storage and Distribution uses to no more than 20% of the total employment floorspace. The available evidence at the time indicated that B8 Storage and Distribution uses tend to generate less than half the job density of other employment floorspace (B1 and B2 uses). This has been subsequently varied by a section 73 planning permission APP/15/00732 to allow a greater amount of B8 floorspace (a total of 18,534 sqm) across the site and thereby enabling the Fat Face distribution centre to come forward for development on the site.

The emerging policy in the Draft Local Plan does not set a maximum proportion of B8 floorspace recognising increasing employment densities and trend towards more modern distribution facilities now comprising elements of B1, B2 and B8 uses. It does however, indicate the following criteria is relevant in permitting B8 storage and distribution operations:

- g. The operations or use(s) will support an employment density of 70 sqm per person or less; or*
- h. The development proposals will provide a range of employment opportunities with different skill levels which balance with the number of warehouse staff.*

The applicant has since applied to remove the B8 restriction on the outline consent (reference APP/17/01324) reflecting the Council's direction of travel in the Draft Local Plan – though this application has yet to be determined.

Principle of development:

Policy CS18 of the Core Strategy identifies Dunsbury Park as a key strategic employment site. The site is reaffirmed as a business gateway of local and sub-regional importance in the Draft Local Plan with the potential to deliver a substantial amount of new employment floorspace up to 2036 under Policy KS6.

The proposed unit would be speculatively developed by Portsmouth City Council (the landowner and developer) with no current secured occupier. It is assumed the application description is flexible to include B8 uses so that the plot could be marketed to a wide range of occupiers. This means that it is not possible to determine the employment density of the floorspace.

Nevertheless, the total amount of employment floorspace proposed would not exceed 18,534 sqm when combined with the permitted warehouse floorspace in the Fat Face

distribution centre. The scheme is also in line with the requirements of the original outline planning permission (APP/12/00338) as varied through APP/15/00732. A policy objection would not therefore arise.

Efficient use of resources:

As the applicant has highlighted in the Design & Access Statement (DAS), condition B5 (d) of the outline planning permission for Dunsbury Park (APP/12/00338) requires a BREEAM level of Excellent to be achieved across the plots. The DAS also indicates a BREEAM preassessment has been undertaken and demonstrates that a “Very Good” rating is achievable, but as the proposals are being developed speculatively, it has not been possible to consider any tenant-related items at this pre-assessment stage. A BREEAM pre-assessment estimator has been submitted which indicates a ‘very good’ level would be achieved. 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.

The energy strategy set out in the Design and Access Statement follows the energy hierarchy, which is sensible and welcomed. However, it is unclear about the energy strategy with confusing wording in section 7.4 (“Whilst the ‘lean’ and ‘clean’ measures outlined above would provide the necessary improvements in energy efficiency to meet the relevant requirements of the Building Regulations (Part L2A), further energy savings would be achieved without the implementation of renewable or Low carbon technology. As such a number of technologies have been appraised”). On the basis that LZC energy is not proposed, it is unclear why an appraisal of technologies would have taken place. However, provision of LZC technologies may be needed in order to improve the overall BREEAM score.

The Design and Access Statement suggests that as the proposals are being developed speculatively and being designed to “shell and core” stage, it has not been possible to achieve a higher rating. In this respect, Appendix D of the [BREEAM UK New Construction Technical Manual](#) provides for non-fitted, speculative new buildings to be assessed using the scheme. It is acknowledged the solutions are either impractical or would result in credits lost. Nevertheless, to justify a deviation from the standard required in condition B5 (d), we would expect a concise feasibility study to be submitted going through each issue where full credits are not being achieved justifying why it would not be feasible (rather than viable) to do so. This is in line with the approach that was taken forward with the previous reserved matters application at Dunsbury Park. This justification should also highlight the energy strategy

Summary

No policy objection is raised in proposed in relation to Class B8 use. However, in terms of the condition B5(d), there would be a need to assess whether a deviation from the condition is justified once the applicant has provided further information.

Further comments re BREEAM

As with the Phase 3a application, the additional information from the applicant now shows that they are now well into the middle ground between ‘Very Good’ and ‘Excellent’.

Whilst we’re mindful the condition requires BREEAM ‘Excellent’, Policy CS14 requires BREEAM ‘Very Good’. On this basis, we’re content that there is sufficient justification that provides for a deviation from this particular case.

As per our initial comments on this scheme – going forwards, the applicant should be advised to use the Shell and Core Build BREEAM assessment (rather than a general BREEAM Pre-Assessment) for speculative developments on the site:

www.breeam.com/BREEAMUK2014SchemeDocument/content/14_appendices/appendix_d_nc.

officers note The applicant has been advised of this.

Southern Gas Networks officers note

Standard details of protective and precautionary measures provided

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 221

Number of site notices: Not applicable.

Statutory advertisement: 27/04/2018

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Landscape, Design and Visual Impact
- (iii) Access and Traffic Management
- (iv) Drainage
- (v) Ecology
- (vi) Impact on Amenities

(i) Principle of development

The principle of developing the site for employment purposes has been established by the Local Plan (Dunsbury Hill Farm is allocated as a strategic employment site under policy CS18 of the Havant Borough Core Strategy) and the extant planning permission.

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Recent reserved matters application (APP/17/00866) was granted permission for the cut & fill exercise across the Dunsbury Park site. This permission is 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 3b has already been approved.

(ii) Landscape, Design and Visual Impact

The site benefits from mature woodland boundaries which provide a clearly defined setting and as well as a dense visual screen to three sides

The ground levels approved under Criterion (c) of Condition B5 have been carried forward and form the basis of the design proposed in this Reserved Matters application. Whilst the plot has three considerable constraints to the potential site layout – namely the high pressure gas main running directly down the middle of the site from north to south, an overhead electricity main supply to the west of the gas main on the same route together with overhead pylons running along the entire western edge of the plot, the layout and design respond to the Dunsbury Park ethos and design code parameters. A crisp, architectural solution is proposed, set within the landscape parameters of the plot. The retaining structure necessary to facilitate the drop in site level from the southern boundary of Plot 3a will be created with stone gabions, as used in the realignment of the Hermitage Stream elsewhere within the Dunsbury site. The ground level of Plot 3b is set at +20.5m AOD, with the height to ridge of the proposed building as 11.5m, meaning the highest part of the building is at +32.0m. This comfortably adheres to the parameter plan height restriction on this plot of +40m AOD and is lower than the highest point on Plot 3a (+33.2AOD).

The car parking area to the front of the plot is buffered by wildflower seeding and significant bulb planting over the gas main area to replicate types of planting elsewhere within the Dunsbury Park site. This buffer will also provide a natural break between hard surfacing and the building behind.

The elevational treatment of the building has been the subject of negotiations to improve the appearance by introducing additional contrasting panels. The building which, would be rectangular in plan, 80.8m in length by 43.3m in width, would be clad in a combination of white and grey half round metal horizontally cladding, with curtain wall and spandrel panels to the entrance in anthracite grey. Gable ends to the North and South facing elevations will be expressed as pitched bables to reflect the twin portal structural solution. The roof will be in a profiled metal deck with a grey coated finish with an area equivalent to 10% of which will be polycarbonate roof lights. There will be 3 level access doors in a blue finish providing lorry access between the warehouse and the service yard.

In respect to landscaping amended plans have been submitted and whilst additional landscaping has been introduced, further amendment is required and hence landscaping is the subject to a condition requiring a more detailed scheme.

(iii) Access and Traffic Management

Access to the plot would utilise the current spur of Fitzwygram Way.

In respect to parking, the current adopted parking standards for non-residential development within Havant Borough Council are set out in the Havant Borough Parking Supplementary Planning Document (SPD) which was adopted in July 2016. This current application seeks reserved matters permission for a new B class speculative commercial unit. The site will deliver 3,528 sqm of B1(b)(c)/B2/B8 floorspace. A total of either 78 and 39 parking spaces (depending on the eventual occupier) are required to meet adopted standards, and the submission provides a layout to cover both situations with 82 or 42 car parking spaces respectively. The plans have been amended to introduce additional planting, which has been achieved without reducing the number of

proposed parking spaces.

The two possible parking provisions on Plot 3b, as set out in section 4 of the Design & Access Statement, are detailed below:

Initial construction

42 staff & visitor car spaces (of which 2 are accessible bay equating to 5% of the total)
4 motorcycle parking spaces
10 covered external cycle parking spaces
1 internal secure cycle storage area plus staff shower

Potential to increase depending on occupier to

82 staff & visitor car spaces (of which 4 are accessible bay equating to 5% of the total)
4 motorcycle parking spaces
10 covered external cycle parking spaces
1 internal secure cycle storage area plus staff shower

DHF lies directly adjacent to the strategic road network (A3M) with a new access link road connecting the site to Hulbert Road, and is in between the large residential areas of Waterlooville (west of the A3) and Leigh Park (east of the site). Bedhampton Railway Station is located within 2km and Havant is about 2.5km, additionally there is a bus stop approx 400m away, and as the DHF site develops it is envisaged that a bus service will run through the site with a stop directly outside the application site. In addition the outline scheme provided for foot path and cycle links along the access road.

Under the original hybrid permission the approved framework only fixed the link road alignment, which has now been constructed. The submitted master plan utilises all of the access points and the development plots are set out within the areas envisaged on the original indicative site plan and each plot will benefit from its own individual access, in accordance with the outline proposal. Highways have been consulted and have no objection.

(iv) Drainage

The site is covered by the flood risk assessment submitted with the hybrid application which advised that the site is not at risk from flooding and will not subject other properties to flooding provided that greenfield run off rates are adhered to. In accordance with this storm water run-off will be restricted to green field run off rates with the remainder of the water generated by rainfall onto hard surfaces to be attenuated on site until the storm has receded.

(v) Ecology

The site is important within a wider ecological network and corridor that supports a diverse assemblage of protected species and biodiversity. In accordance with the comments from The County Ecologist additional information has now been submitted to clarify the precise impacts and subsequent mitigation details and how these link to the wider mitigation strategy for the entire Dunsbury Park site. This has been assessed by the County Ecologist and has been confirmed as adequate. However, it should be noted for future plots that the initial submission should include a detailed approach to the Dunsbury site as a whole, showing for each plot how it fits into the wider scheme.

(vi) Impact on Amenities

An important consideration is the potential impacts on the amenities of the area, including residents living close to the site or along approach roads to it. Changes in the

appearance of the site, traffic, increased activity and noise, lighting, air quality, and access are relevant considerations, as summarised in Local Plan policy CS16. These impacts were considered under the hybrid application and found to be acceptable, and visual, ecology and highways impacts are further considered above.

However, this is a speculative unit and the occupiers unknown so an accurate noise impact assessment is not currently available (should they be B2 or B8). If they were B1c then there is no requirement to carry out a noise assessment. Paragraph 5.2 of the Planning Statement, notes that the intention would be to submit a noise assessment as soon as an occupier is identified (if they are B2 or B8), and should the results of this noise assessment result in a required mitigation package details of these would be submitted for approval. This matter would need to be the subject of a planning condition.

8 **Conclusion**

The proposed development accords with the outline permission and the details of the reserved matters are appropriate and acceptable for the site. Approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/18/00357

- (i) The conditions imposed on the Outline Planning Permission APP/15/00732 dated 01/10/15; and
- (ii) The following additional conditions:

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

Reason: - To ensure provision of a satisfactory development.

Document/Drawing

Reference/Prepared by

Planning Statement	Savills	
Design & Access Statement	BAM	
Parking statement	Savills	
4330-DHF-BMD-Z3B-00-DR-A-10051-S4-P1	Plot 3b Location Plan / BAM	
4330-DHF-BMD-Z3B-XX-DR-A-10052 Rev P2	Plot plan	
4330-DHF-BMD-Z3B-XX-DR-A-10052 Rev -P3	PLOT PLAN (ALTERNATIVE LAYOUT)	

4330-DHF-BMD-Z3B-00-DR-A-11051-S4-P7	Ground Floor Plan GA / BAM	
4330-DHF-BMD-Z3B-00-DR-A-11052-S4-P7	First Floor Plan GA / BAM	
4330-DHF-BMD-Z3B-00-DR-A-11053-S4-P7	Roof Plan GA / BAM	
4330-DHF-BMD-Z3B-00-DR-18202 S4 P2	Elevations 1 of 2 / BAM	
4330-DHF-BMD-Z3B-00-DR18203 S4 P2	Elevations 2 of 2 / BAM	
4330-DHF-BMD-Z3B-XX-DR-A-13051-S4-P7	Typical sections Plot 3b / BAM	
4330-DHF-BMD-Z3B-XX-DR-A-Ref 17851 S2 P3	External materials palette / BAM	
Fencing plan 4330-DHF-BMD-Z3B-XX-DR-L-23004-SO- PO1	Fencing plan	
DHF-FIRA-Z3B-XX-DR-L-23002-PO2	Plot 3b Landscape masterplan / FIRA	
DHF-FIRA-Z3B-XX-DR-L-23006	Root protection zones and fencing plan / FIRA	
DHF-FIRA-Z3B-XX-DR-L-23005	Planting plan / FIRA	
LP2123-FIRA-MP-ST-P-LA-PP PLOT 3B REVP02	PLANTING PLANS PLOT 3B	
P115-2800-03	External lighting plan / BAM	
4330-BMD-ZZ-XX-RP-E-48700 SMCSAC	Lighting assessment / BAM	
BREEAM Pre-assessment and supplementary note	BAM	

- 2 No works comprising deep activities (such as piled foundations or deep surface water drainage structures) which could penetrate the clay/ chalk interface and cause pollution of groundwater in the chalk aquifer, shall be carried out until details of such works have been submitted and approved in writing by the local Planning Authority. The development shall be carried out in strict accordance with any such approved details.

Reason:- To prevent pollution of groundwater in the chalk aquifer and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose. In the case of B2/B8 use the provision shall accord with the details set out on 4330-DHF-BMD-Z3B-XX-DR-A-10052 Rev P3 comprising 40 car parking spaces and in the case of B1c use the provision shall accord with LP2123-FIRA-MP-ST-P-LA-PP PLOT 3B REVP02 comprising 80 car parking spaces.

Reason: In the interests of highway safety and having due regard to policy

DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the submitted plans a more detailed soft landscaping scheme for both the **plot plan layouts** for all open parts of the site not proposed to be hard surfaced shall be submitted to and approved in writing by the Local Planning Authority, prior to the development being brought into use. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and, CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018
- 5 The development hereby permitted shall not be occupied for B2 or B8 use until a scheme for insulating the building against internally generated noise has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority. All works forming part of such approved noise insulation scheme shall thereafter be retained. Reason: To safeguard the amenities of other premises nearby and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2018.