



Havant
BOROUGH COUNCIL

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Mr Brewer
Savills
2 Charlotte Place
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For: Mr Hudson
Portsmouth City Council

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Approval of Reserved Matters**

Application Number: APP/18/00357

Site Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

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.

Further to your application received on 03 April 2018, which was valid from 16 April 2018, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition(s) B2 and B3 of Outline Planning Permission 15/00732/** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission 15/00732/ dated 1 October 2015.
- (ii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
See attached schedule of approved plans.
Reason: - To ensure provision of a satisfactory development.
- 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)

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- 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.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

Any failure to adhere to the details of the approved plans, and other documents or to
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(3) comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

(4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

10 August 2018

Schedule of approved plans

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	
Fencign 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	