

Phasing plan update

Discharge of Condition A3, APP/15/00732
Dunsbury Park



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Discharge of Condition A3 - APP/15/00732 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/15/00732. The submission relates predominantly to forthcoming developments on Plot 3a and Plot 3b. The description of the application is:

'Discharge of Conditions A3, A5, A10, A11, A12, A13, A14, A17, A18 & B10 OF APP/15/00732 in relation to development on Plots 3a and 3b.'

- 1.2 Two separate Reserved Matters applications are currently being determined (APP/18/00224 & APP/18/00237) seeking approval of a 13,000 sq. ft. B2 commercial vehicle repair and maintenance facility on Plot 3a and a 38,000 sq. ft. B1/B2/B8 unit on Plot 3b. Should both applications be approved and appropriate pre-commencement conditions be discharged, then work will commence during the summer of 2018 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/15/00732 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 on 4 May 2015 and then approved on 8 August 2015 under application reference APP/15/00478. 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.

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 (sq ft)	Phase	Date	Occupier / status
1a	C1	59,985	1	By 2022	Site being marketed
2	B8	194,143	1	Complete	Fat Face
3a	B2	12,809	1	By end of 2018	VW Breeze (APP/18/00224)
3b	B1/B2/B8	37,975	1	By mid-2019	Spec unit being marketed (APP/18/00237)
4a	B1/B2/B8	116,300	1	By 2021	Site being marketed
4b	B1/B2/B8	89,200	1	By 2021	Site being marketed
5	B1/B2/B8	82,708	1	By 2021	Site being marketed
5a	B1/B2	25,000	1	By 2021	Site being marketed
5b1	B1/B2	27,000	1	By 2021	Site being marketed
5b2	B1/B2	50,000	1	By 2021	Site being marketed
Phase1 total		635,135	(not including hotel & conference on Plot 1a)		
Permitted total (APP/15/00732)		664,984	(consented B1/B2/B8 floorspace)		
Balance		29,849	(Likely to be taken up by mezzanines across new build plots)		
6	B1/B2/B8	160,000	2	2020-2023	Likely to come forward post adoption of Havant Local Plan
7	B1/B2/B8	?	3	2023-2025	Likely to come forward post adoption of Havant Local Plan

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4.3 The plots across Phase 1 are likely to deliver a total floorspace of 635,135 square foot, which is below the consented total of 664,984, however, this is based on the footprint of buildings only. As with the Fat Face development, 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 3 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 Plots 3a and 3b included 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. Once development moves to plots north of Fitzwygram Way.

5. Summary

- 5.1 This phasing plan update sets out the latest position of the ongoing developments at Dunsbury Park. With one completed and occupied development, another occupier who has agreed terms and a speculative unit being constructed by the landowner, 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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