
Planning statement

Discharge of Condition
Internal estate road Plot 3, Dunsbury Park



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Contents

1.	Introduction	1
2.	Supporting plans and information	2
3.	Planning policy context	3
4.	Planning history	4
5.	Relevant condition from APP/15/00732	5
6.	Road design detail	6
7.	Summary	8

1. Introduction

- 1.1. Savills Planning have been instructed by landowner and developer Portsmouth City Council (PCC) to submit a discharge of condition application relating to the second internal estate access road at Dunsbury Park, Fitzwygram Way. The description of the submission is:

'Approval of layout, design and specification of internal access road south of Fitzwygram Way to Plot 3 in respect to Condition B9 of APP/15/00732.'

- 1.2 This brief Planning Statement outlines the key design details of the second estate road, the development plot it will serve and how it sits within the wider masterplan for Dunsbury Park.

- 1.3 A separate Reserved Matters application has been made (APP/18/00224) seeking approval of a 1,150sqm B2 commercial vehicle repair and maintenance facility on Plot 3a that the access road subject of this submission will serve. Should both applications be approved then work will commence later in 2018 by the appointed contractor, BAM construction.

2. Supporting plans and information

2.1 This application is supported by the following plans and information:

Document	Reference
Application forms	
Dunsbury Park masterplan	DHF-BMD-MP-XX-DR-A-10004 P12
Plot 3 access road	DHF-BMD-ZZ-XX-DR-S-20546-P03
Plot 3 access road signage	DHF-BMD-ZZ-XX-DR-S-20547-P03
External Works Proposed Finished Levels	DHF-BMD-Z03-XX-DR-S-20544-S2-P01
External Works Pavement Construction detail	DHF-BMD-Z03-XX-DR-S-20541-D2-P02
External Works Crossover construction details	DHF-BMD-Z03-XX-DR-S-20542-D2-P02
Below Ground Drainage strategy	DHF-BMD-Z03-ZZ-DR-P-50003-P01

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 draft policy 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 20,000 to 200,000 sq ft.

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.
- 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 sq ft 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 3, access to which is subject of this application, to be levelled and serviced in readiness for individual plots coming forward for occupiers. The cut and fill works are now well underway and scheduled for completion before the summer.
- 4.4 The first internal estate road, heading north from Fitzwygram Way and running parallel to the Park Lane bridleway to provide access to Plots 4a, 4b, 5 and Phase 2, was approved as a partial discharge of Condition B9 in November 2017.
- 4.5 A second Section 73 application (APP/17/02455) is currently being determined by Havant Borough Council which seeks to remove the restriction on the amount of B8 floorspace that can be delivered at Dunsbury Park.
- 4.5 The site was formally launched at a marketing event in March 2017 and this has generated significant interest in further plots, with one Reserved Matters application (APP/18/00224) recently submitted for 1,150 sqm of B2 development on Plot 3a and another for 3,528 sqm of development imminent on Plot 3b.

5. Relevant condition from APP/15/00732

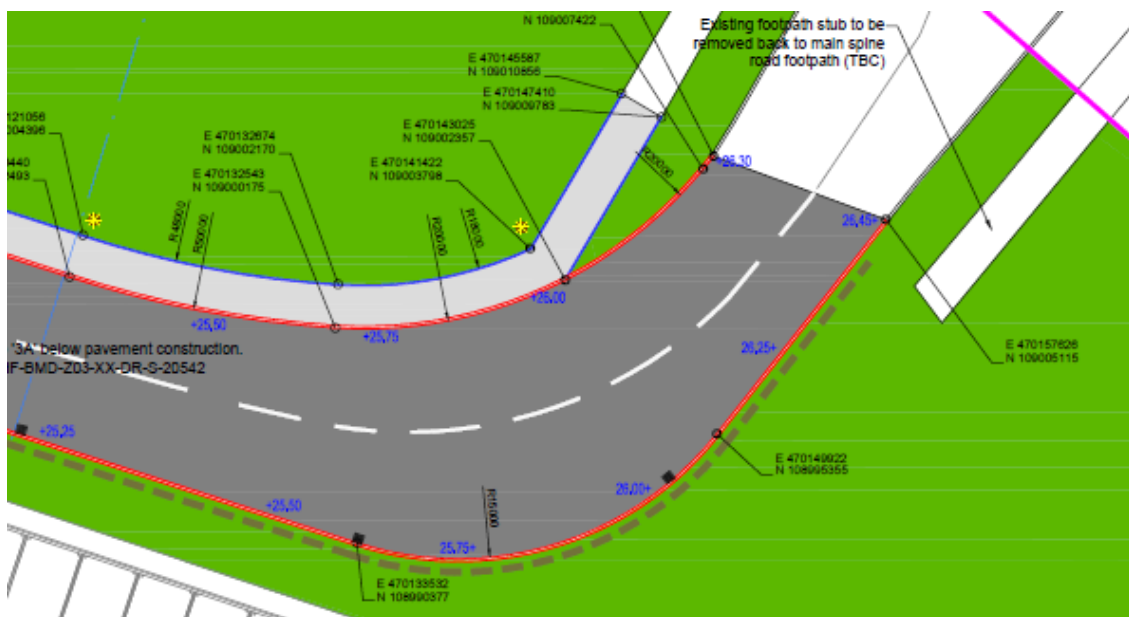
- 5.1 This Discharge of Condition application is being submitted to seek approval for the layout, design and specification of an internal estate access road under Condition B9 of APP/15/00732, reproduced below:

Prior to the commencement of each phase of development within the Outline Application Area plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same for that phase, shall be submitted to and approved in writing by the Local Planning Authority. All roads shall be constructed to an adoptable standard and the implementation and making up of the same shall be completed in full accordance with such plans and particulars as are thus approved by the Authority and in accordance with the timetable approved as part of the phasing plan and schedule under condition A3 (iv) of this permission.

- 5.2 Whilst the design and specification of the road has been prepared to adoptable standards, as per the Section 106 agreement covering Dunsbury Park the internal estate roads across the site will not be offered for adoption. They will remain under the control and management of the landowner (PCC) and future maintenance will form part of the overall day to day estate management function.
- 5.3 As agreed with Hampshire County Council in June 2017, the main link road (Fitzwygram Way - FW) will also not be considered for adoption in the immediate short term but at an agreed point in the future to allow further development plots to be constructed prior to FW being formally 'completed' and offered to the highway authority.

6. Road design detail

- 6.1 This second internal estate road runs south from Fitzwygram Way, utilising the junction point already constructed as part of the main access road works (see Dunsbury Park masterplan drawing ref: DHF-BMD-MP-XX-DR-A-10004-P12). Plot 3 is the furthest east of the development areas within the site. The proposed access road will provide vehicular, cycle and pedestrian access into Plot 3 with individual access and egress points to Plots 3a and 3b further south within the plot.
- 6.2 Plot 3 is constrained by a number of utility features, including a high pressure gas main running north/south through the middle of the plot, 33kv overhead electricity lines which are being diverted underground to allow development to take place, and 132kv overhead power lines / pylons running north/south along the western boundary of the plot. These constraints, and the gas main in particular, have dictated the road path as discussions with Southern Gas Networks (SGN) resulted in the highway having to cross the gas main horizontally. These crossing points are shown on the layout plan by the yellow triangles numbered '2'.
- 6.3 As drawing DHF-BAMD-ZZ-XX-DR-S-20546-P03 shows, the proposed estate road will consist of a minimum 7.2m wide carriageway, with a 2.0m wide pedestrian footpath running to the western side of the road linked to the Fitzwygram Way footpath, which then switches to the eastern side of the access road as it bends round to run north/south through the plot. The road curves into the plot then runs in a southerly direction down the western side with Plot 3a to the east and Plot 3b to the south. Street lighting (also shown on the aforementioned drawing) will be provided to match the columns installed along Fitzwygram Way (HCC specification).



Planning statement

Discharge of Condition - Internal estate road Plot 3, Dunsbury Park



- 6.4 Figure 1 is an extract from drawing DHF-BAMD-ZZ-XX-DR-S-20546-P03 which shows the footpath connecting to the western access point onto Fitzwygram Way. The reason the eastern path cannot be continued is due to the change in site levels. The current footpath spur into plot 3 on the eastern side will be removed back to the main spine footpath. The dotted line on the extract will be an Open Box Beam Barrier as Plot 3a to the immediate south of the road is situated at +23.0m AOD, with the road at +25.0m AOD. A gabion wall retaining structure will separate the plot and the road. Due to these level changes, the footpath runs to the north of the road and then switches to the south and provides footpath access into the Plot 3a and 3b areas.
- 6.5 Drainage for the new road is provided in the form of standard drains on the kerb line connecting to a below ground surface water drain (see drawing DHF-BMD-Z03-ZZ-DR-P-50003-P01). This connects into the previously approved wider drainage strategy for the site that sees surface water taken south off site into the Hermitage Stream, via two attenuation ponds. This ensures agreed greenfield run off rates are not exceeded for the overall Dunsbury Park site. Appropriate road signage will be provided as shown on drawing DHF-BMD-ZZ-XX-DR-S-20547 P03.
- 6.6 The landscaping detail within Plot 3, outside of the reserved matters areas for Plots 3a & 3b, will be subject of a separate submission under Condition A1 of APP/15/00732, demonstrating compliance with the approved landscape masterplan for the site. This will encompass all of the 'green' areas on the plans submitted within this application.

7. Summary

- 7.1 In conclusion, this second section of estate road will unlock access to two further development plots south of Fitzwygram Way, one of which is currently subject of a reserved matters submission. The design is to adoptable standards and provides shared pedestrian & cycle access directly from the existing footpaths running along Fitzwygram Way. As such, we respectfully request the submission is approved.

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