



Havant
BOROUGH COUNCIL

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Mr Brewer
Savills
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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/18/00224

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

Proposal: 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.

Further to your application received on 26 February 2018, which was valid from 01 March 2018 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions B3 and B5 of Outline Planning Permission APP/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 APP/15/00732 dated 01/10/2015.
- (ii) The following additional conditions:

Conditions:

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

See Schedule of Plans/Documents

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.

Our Ref: APP/18/00224

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.

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.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to 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).
- (7) In accordance with paragraphs 186 and 187 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

- (8) This permission should be read in conjunction with outline planning permission APP/15/00732 dated 01/10/2015 and you are advised that development should not commence unless all conditions have or can be complied with.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

04 July 2018

Document/drawing	Reference/prepared by
Planning Statement	Savills
Parking statement	Savills
Noise Assessment	PBA
4330-DHF-BMD-MP-DR-A-10100-S4-P1	Plot 3a Location Plan / BAM
4330-DHF-BMD-Z3-DR-A-10003-S3-P03	3a Site Plan / BAM
4330-DHF-BMD-Z3-DR-A-11002-S4-P5	Ground Floor Plan GA / BAM
4330-DHF-BMD-Z3-DR-A-11003-S4-P4	First Floor Plan GA / BAM
4330-DHF-BMD-Z3-DR-A-11004-S4-P1	Roof Plan GA / BAM
4330-DHF-BMD-Z3-DR-A-12003-S4-P4	Elevations 1 of 2 / BAM
4330-DHF-BMD-Z3-DR-A-12004-S4-P4	Elevations 2 of 2 / BAM
4330-DHF-BMD-Z3-DR-A-12002-S4-P2	Elevations in context
4330-DHF-BMD-Z3-DR-A-13001-S4-P3	Typical sections Plot 3A / BAM
LP2123-FIRA-MP-ST-D-LA-001 Rev B	Illustrative sections / FIRA
LP2123 Materials palette	FIRA
LP2123-FIRA-MP-ST-P-LA-FL Rev B	Fencing Plan / FIRA
DHF-FIRA-Z3A-XX-DR-L-23001-S)-PO3	Landscape masterplan / FIRA
LP2123-FIRA-MP-P-LA-PP Rev C	Planting plan / FIRA
BREEAM Pre-assessment Summary May 2018 BREEAM supplementary note 18 June 2018	BAM
EXTERNAL LIGHTING PLAN PLOT 3 LIGHTING ASSESSMENT	P115 2800 03 P115 2800 03
ROOT PROTECTION ZONES & FENCING	DHF-FIRA-3B-XX-DR-L-23006 REV A
Document/drawing Landscape proposals summary Shrub schedule Tree schedule	
Drainage strategy	
Phasing plan update	
External finishes	
Tree Protection Plan	
ConstructionEnvironment Management Plan (CEMP)	
Contractor parking & site compound	
Contaminated land desk study and SI results	
Ecological Impact Assessment	