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# Planning statement

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## Dunsbury Park - Plot 3a Reserved Matters



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Plot 3a - Reserved Matters application, Dunsbury Park

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## Contents

|    |                                               |    |
|----|-----------------------------------------------|----|
| 1. | Introduction                                  | 1  |
| 2. | Supporting plans and information              | 2  |
| 3. | Planning policy context                       | 4  |
| 4. | Planning history                              | 5  |
| 5. | Relevant 'B' conditions from APP/15/00732     | 6  |
| 6. | Details granted under permission APP/17/00866 | 7  |
| 7. | Plot 3a occupier profile                      | 9  |
| 8. | Plot 3a design details                        | 10 |
| 9. | Summary                                       | 13 |

## 1. Introduction

- 1.1. Savills Planning has been instructed by the landowner and developer Portsmouth City Council (PCC) to submit a reserved matters application for a 1,190 square metre (12,809 sq ft) B2 commercial building on Plot 3a at Dunsbury Park, Fitzwygram Way. The description of the application is proposed as:

*'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.'*

- 1.2 This Planning Statement and the accompanying Design & Access Statement detail the proposed development, provide an overview of the occupier and set out how the proposal adheres to the various approved site wide documents including the Dunsbury Park Design Code and landscaping masterplan.
- 1.3 A separate discharge of condition (B9) application for the internal estate road linking Plot 3 to Fitzwygram Way is also being submitted alongside this reserved matters scheme. This will include significant areas of landscaping to the north of Plot 3a.
- 1.4 In parallel to this reserved matters submission will be 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. This package will cover the entirety of Plot 3 as the next Reserved Matters application will be for a building on Plot 3b. The programmes of construction work for these two buildings is such that they will run concurrently using the same contractor (BAM Construct).
- 1.5 Should all of these applications be approved, then construction work is scheduled to commence in the summer of 2018 on Plot 3a with a projected opening of the commercial unit before the end of the year.

## 2. Supporting plans and information

2.1 This application is supported by the plans and information listed in the table below. Where relevant, the appropriate condition criterion that the information is being submitted against is referenced:

| Document / drawing                            | Reference / Prepared by                    | Condition       |
|-----------------------------------------------|--------------------------------------------|-----------------|
| Planning Statement                            | Savills                                    | All             |
| Design & Access Statement                     | BAM                                        | All             |
| Parking statement                             | Savills                                    | B5 (a)          |
| Noise Assessment                              | PBA ( <i>to follow</i> )                   | B5 (h)          |
| 4330-DHF-BMD-MP-XX-DR-A-10100-S4-P1           | Plot 3a Location Plan / BAM                | B3 (i)          |
| 4330-DHF-BMD-Z3-ZZ-DR-A-10003-S4-P2           | 3a Site Plan / BAM                         | B3 (ii)         |
| 4330-DHF-BMD-Z3-ZZ-DR-A-11002-S4-P5           | Ground Floor Plan GA / BAM                 | B3 (ii)         |
| 4330-DHF-BMD-Z3-ZZ-DR-A-11003-S4-P4           | First Floor Plan GA / BAM                  | B3 (ii)         |
| 4330-DHF-BMD-Z3-ZZ-DR-A-11004-S4-P1           | Roof Plan GA / BAM                         | B3 (ii)         |
| 4330-DHF-BMD-Z3-ZZ-DR-A-12003-S4-P4           | Elevations 1 of 2 / BAM                    | B3 (iii) & (iv) |
| 4330-DHF-BMD-Z3-ZZ-DR-A-12004-S4-P4           | Elevations 2 of 2 / BAM                    | B3 (iii) & (iv) |
| 4330-DHF-BMD-Z3-ZZ-DR-A-12002-S4-P2           | Elevations in context                      | B3 (iii) & (iv) |
| 4330-DHF-BMD-Z3-ZZ-DR-A-13001-S4-P3           | Typical sections Plot 3A / BAM             | B5 (c)          |
| LP2123-FIRA-MP-ST-D-LA-001 Rev A              | Illustrative sections / FIRA               | B5 (c)          |
| LP2123 Materials palette                      | FIRA                                       | B3 (iv)         |
| LP2123-FIRA-MP-ST-P-LA-FL Rev A               | Fencing Plan / FIRA                        | B3 (v)          |
| LP2123-FIRA-MP-ST-P-LA-WS Rev A               | Landscape masterplan / FIRA                | B3 (v)          |
| LP2123-FIRA-MP-P-LA-PP Rev A                  | Planting plan / FIRA                       | B3 (v)          |
| BREEAM Pre-assessment                         | BAM                                        | B5 (d)          |
| Lighting design and vertical spill assessment | BAM ( <i>to follow</i> )                   | B5 (g)          |
| Ecological Impact Assessment                  | Atkins ( <i>for info only, see below</i> ) | A17 & A18       |

2.2 For reference, the issues in the table overleaf will be covered in a subsequent discharge of conditions application for Plot 3 against the pre-commencement 'A' conditions on permission APP/15/00732.

## Planning statement

Plot 3a - Reserved Matters application, Dunsbury Park

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| Document / drawing                              | Relevant condition |
|-------------------------------------------------|--------------------|
| Landscape proposals summary                     | A1                 |
| Drainage strategy                               | A2 & B10           |
| Phasing plan update                             | A3                 |
| External finishes                               | A5                 |
| Tree Protection Plan                            | A10                |
| Construction Environment Management Plan (CEMP) | A11                |
| Contractor parking & site compound              | A12 & A13          |
| Contaminated land desk study and SI results     | A14                |
| Ecological Impact Assessment                    | A17 & A18          |

### 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 the current draft policy in the recently published draft plan 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 10,000 to 150,000 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, with a maximum of 20% to be B8, and up to 5,574 square metres of hotel & conference facilities.
- 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 The site was formally launched at a marketing event in March 2017 and this has generated significant interest in further plots. This submission is anticipated to be the first of three separate Reserved Matters applications during the first half of 2018.
- 4.4 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 part of which is subject of this application, to be levelled and serviced in readiness for individual plots coming forward for occupiers.
- 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.
- 4.6 For information, the table below shows a running total of the originally consented floorspace at Dunsbury Park and the amount permitted under subsequent reserved matters permissions.

| Planning permission                   | Floorspace                                               |
|---------------------------------------|----------------------------------------------------------|
| APP/15/00732                          | <b>61,779 sqm</b> B1/B2/B8 (of which a max 18,534sqm B8) |
|                                       | <b>5,574 sqm</b> Hotel & conference facilities           |
| <i>less</i>                           |                                                          |
| APP/15/01156 (Plot 2 Fat Face)        | <b>18,037sqm</b> (B8)                                    |
| Sub-total floorspace                  | <b>43,742 sqm</b> (max 497 sqm B8)                       |
|                                       | <b>5,574 sqm</b> Hotel & conference facilities           |
| <i>less</i>                           |                                                          |
| Proposed Plot 3a                      | <b>1,190 sqm</b> (B2)                                    |
| <b>Remaining consented floorspace</b> | <b>42,552 sqm</b> (max 497 sqm B8)                       |
|                                       | <b>5,574 sqm</b> Hotel & conference facilities           |

## 5. Relevant 'B' conditions from APP/15/00732

- 5.1 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'**

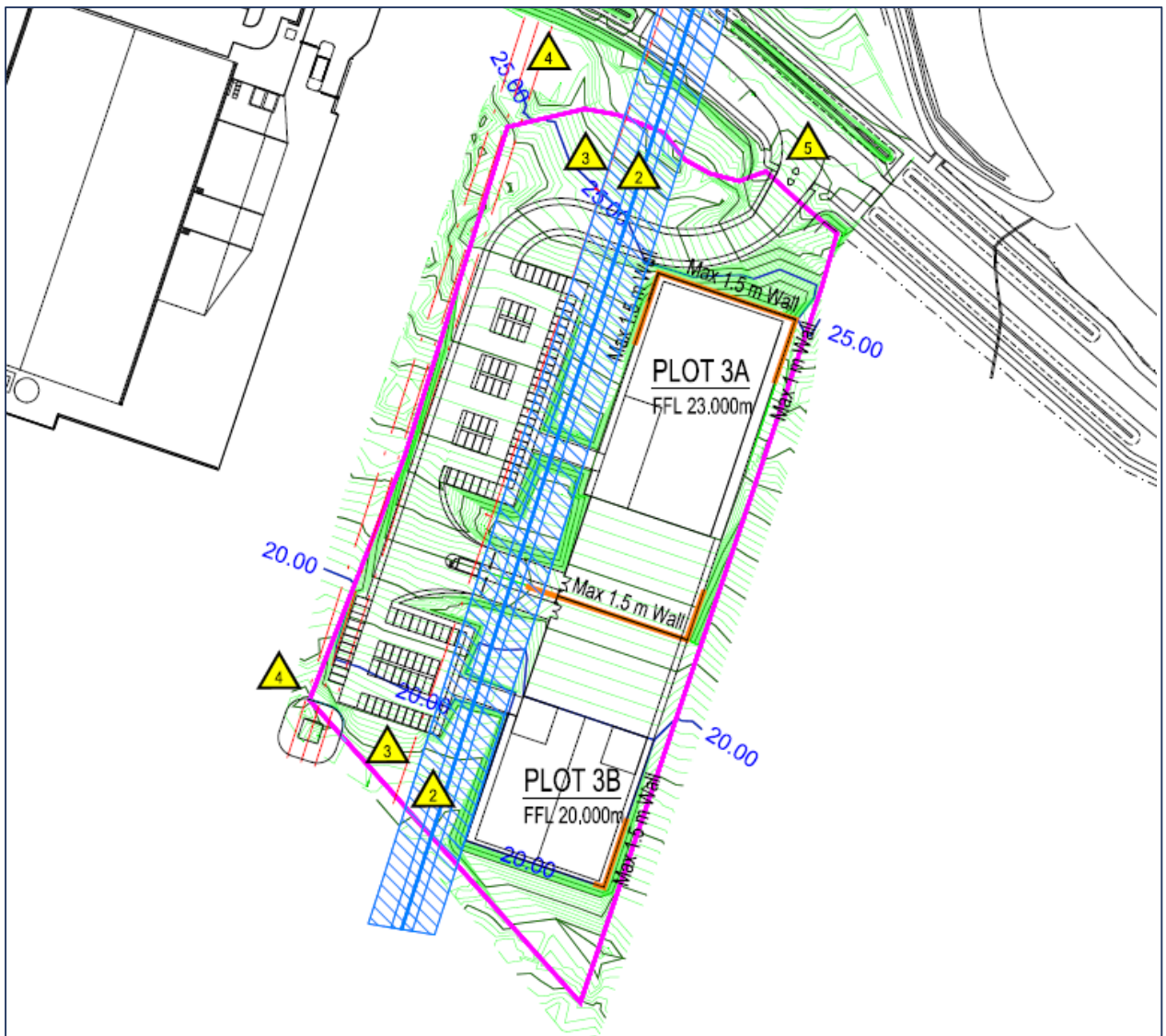
*Application for approval of each reserved matters for new buildings, structures or uses of land pursuant to this permission shall be accompanied by information and plans concerning the following other matters, unless otherwise agreed in writing by Local Planning Authority,*

- 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).*

- 5.2 Should the current Section 73 application (APP/17/02455) be determined prior to the determination of this Reserved Matters submission, it is envisaged that identical conditions will appear on any new planning permission, therefore at that time a minor revision to the description of this RM application, amending the application reference quoted, can be agreed with the Local Planning Authority.

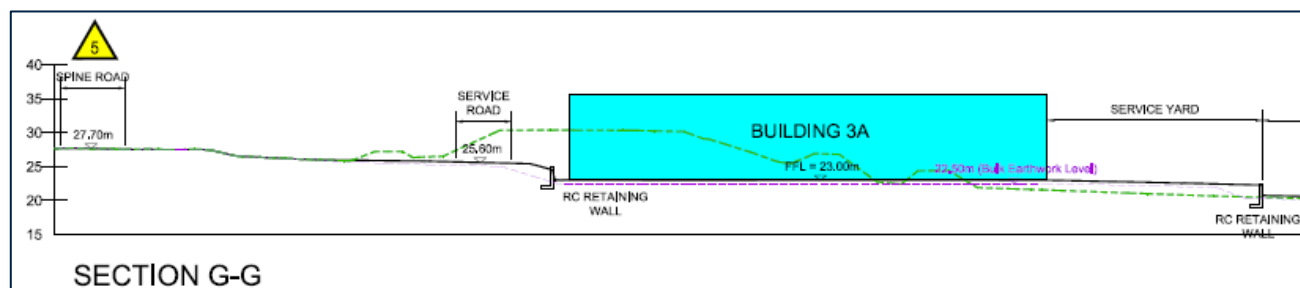
## 6. Details granted under permission APP/17/00866

- 6.1 As noted in the Planning History section, a 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 3a has already been approved. This is shown on the extracts reproduced below (*note - building sizes were indicative on these plans*):



**Extract from approved drawing 'DHF-BAMD-XX-XX-DR-S-20502 P2 Proposed site levels' showing ground levels within Plot 3**

### Plot 3a - Reserved Matters application, Dunsbury Park



*Extract from approved drawing 'DHF-BAMD-XX-XX-DR-S-20504 P4 Proposed site sections sheet 2' showing ground level of Plot 3a in relation to Spine Road (Fitzwygram Way).*

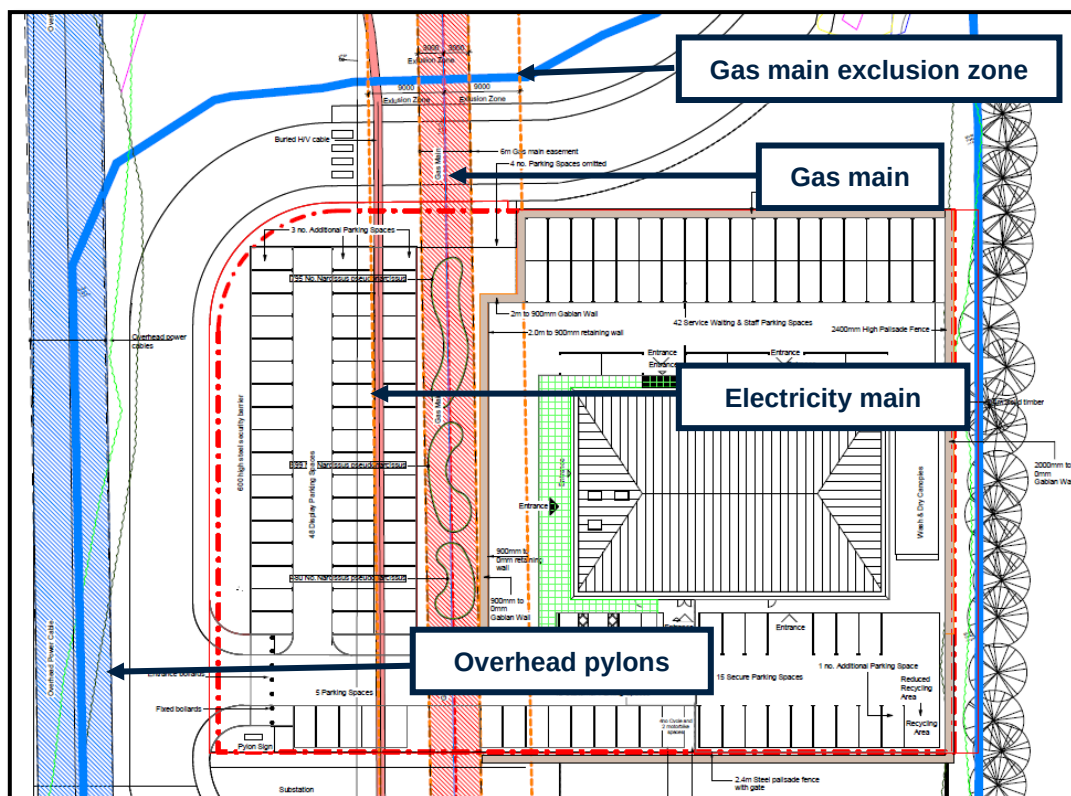
- 6.2 As the two extracts demonstrate, the ground level of Plot 3a has been set at +23m AOD. This is in response to the level of the link road (Fitzwygram Way) which is at +27.7m AOD, and the necessity to provide an acceptable gradient for HGV vehicles into the plot. Plot 3b immediately to the south will be set at the lower level of +20m AOD. The creation of two plateaux's enabled the cut & fill exercise within the plot to be minimised and will also see both buildings fall comfortably below the +40m AOD parameter plan height limit on this plot (see Section 8).
- 6.3 These 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.

## 7. Plot 3a occupier profile

- 7.1 The proposed occupier for Plot 3a is expanding their south coast portfolio and as such require a new commercial vehicle repair and maintenance facility (use class B2). There will be ancillary sales from the site as well, with visits by appointment only.
- 7.2 Works carried out on site will involve the servicing, repair and MOT testing of commercial vans and vehicles, all of which will take place within the building. The only external operation will be the washing of vehicles which will take place in a bay to the rear of the building on the eastern boundary of the plot, next to the acoustic fence, intermittently during the hours of operation. Some ancillary sales and vehicle storage will also take place at the front of the building / within the office.
- 7.3 The development on Plot 3a is likely to generate a total of 27 new jobs for the borough. Based on the floorspace of the building, this equates to 1 employee per 38 square metres. Whilst not a factor in the determination of this application, this comfortably conforms with emerging local plan policy that seeks a minimum of 1 employee per 70 square metres.
- 7.4 Whilst Dunsbury Park does not have an hours of use restriction, the nature of the proposed occupier is such that the following hours of operation will be in place:
- Monday to Friday: 7.15am – 6.15pm
  - Saturday: 8.00am – 1.00pm
- 7.5 The vast majority of vehicle trips to the site will be within the hours of operation and shall consist of cars and commercial vehicles. The exception to this will be 1 delivery per night of parts, where the delivery driver has access to a secure area of the building.

## 8. Plot 3a design details

- 8.1 The Design & Access Statement accompanying this application explains in detail the design process and features of the proposed development. It is however worthwhile re-iterating that Plot 3 at Dunsbury Park 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.
- 8.2 The gas main requires a ‘no build’ exclusion zone of 9 metres either side of the pipeline, with the first 3 metres directly either side of the pipeline having to be free from any hard surfacing / car parking. This effectively reduces the developable area for buildings to the east of the pipeline and parking to the west, dictating the plot layout.
- 8.3 A further constraint was the location of an overhead electricity main running just to the west of the pipeline on the same north / south axis. In order to make this plot developable at all, the landowner has had to invest in taking this infrastructure underground. The overhead pylons on the western boundary further limit the extent of where built form can go. The extract below shows the three utility constraints and their limiting impact on plot layout.

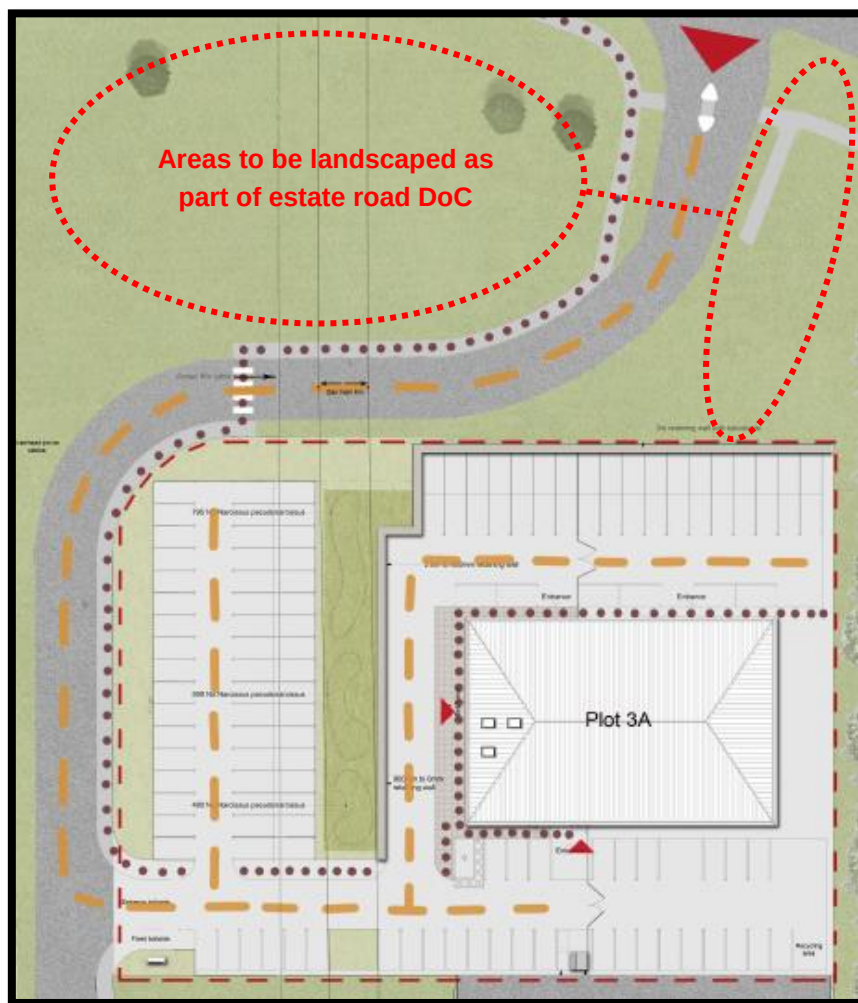


## Planning statement

### Plot 3a - Reserved Matters application, Dunsbury Park



- 8.4 Despite the constraints, the design of Plot 3a is still able to 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 structures necessary to facilitate the drop in site level from the access road will be created with stone gabions, as used in the realignment of the Hermitage Stream elsewhere within the Dunsbury site. The plot level is set at +23m AOD, with the height to parapet of 9.02m and height to ridge of 10.2m meaning the highest part of the building is at +33.2m. This comfortably adheres to the parameter plan height restriction on this plot of +40m AOD.
- 8.5 Other design features to note are those responding to previous comments from HBC officers on the Plot 2 development. For example, 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. In conjunction with the landscaped areas within the plot boundary, the estate road discharge of condition application will also include significant areas of soft landscaping to the north of the plot as depicted on the extract below.



## Planning statement

### Plot 3a - Reserved Matters application, Dunsbury Park

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- 8.6 Bollards will be used instead of gates to secure the vehicular entrance to the site out of hours, offering a softer site boundary, again picking up on comments made on Plot 2. This is further enhanced by a low level fence enclosing the parking area and landscaping to the front of the plot rather than a higher, more imposing fence. The 2.4m palisade fence and gates enclosing the service yard and staff parking are set back halfway along the building creating an open feel to the majority of the plot. The southern boundary has a 2.4m fence along the length given the further drop in site level of 2m and associated retaining structure that will be part of the plot 3b development.
- 8.7 The acoustic fencing installed along the eastern boundary of Plot 2 is also proposed here to provide a light and noise buffer to the ecologically rich woodland and bat foraging corridor. Whilst all commercial activity will take place within the building and the service yard entrances are orientated facing north, this acoustic fence will also provide mitigation to the nearest residential properties. The accompanying noise assessment demonstrates that the B2 use proposed on this site will have no adverse impact on the nearest sensitive receptors.
- 8.8 As the accompanying parking statement details, sufficient parking is provided adhering to HBC's minimum standards. The spaces are spread across the site and include customer, staff, vehicle service waiting area and display spaces. Pedestrian and cycle access into the site links directly to the cycle and footpaths that run alongside Fitzwygram Way.

## 9. Summary

- 9.1 In conclusion, this reserved matters application represents the next step in the positive progress of commercial development at Dunsbury Park. Securing the second occupier, on one of the more challenging plots to develop given the site constraints, will prove a catalyst for further development across the site. The occupier of the plot will introduce new jobs to the local area in a modern building, set within a landscaped environment. As such, we respectfully request that planning permission be granted.

**James Brewer**  
Associate

+44 (0) 2380 713992  
+44 (0) 7773 072652  
[james.brewer@savills.com](mailto:james.brewer@savills.com)

2 Charlotte Place  
Southampton  
SO14 0TB