

Planning Application Response of Planning Policy

Application No:	APP/17/00866
Site Address:	Dunsbury Park, Fitzwygram Way, Havant, PO9EE
Development:	Approval of Reserved Matters for Phase 1 of Planning Permission APP/15/00732 (Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), (ii) and (iii) for plots access, layout & scale; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012).
Case Officer:	Mrs D Haywood
Comments by:	Jade Ellis
Date of Comments:	22 nd September 2017

Policy Status

The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

Comment

Policy CS18 of the Core Strategy identifies Dunsbury Park as a key strategic employment site. Dunsbury Park is emerging as a commercial development of strategic importance to the Solent sub-region. Discussions with Portsmouth City Council have highlighted the potential to deliver a further 10,000 square metres over and above the 61,779 square metres of B1/B2/B8 approved by outline consent (reference APP/00338). This is set out in the 2017 Employment Land Review.

The first Reserved Matters application (reference APP/15/01156) for the development of 18,000 square metres distribution centre for Fat Face was approved in December 2015. This has recently been completed and now occupied by Fat Face. Whilst this development is the first Reserved Matters application to be approved and development completed, the Planning Statement submitted by the applicant's agent suggests there has been significant interest in the site from occupiers since the formal site launch in March 2017.

The first Reserved Matters application included the approval of the variation to the previously approved parameters plan from a building height of 40m AOD to a maximum of 42m AOD to accommodate the occupier's building specifications. This Reserved Matters application similarly seeks to vary the maximum building heights from 40m AOD to a maximum of 45m AOD on plot 4a and from 45m AOD to a maximum of 50m AOD on plots 5 and 5a.

The Planning Statement suggests that this follows advice from the applicant's joint commercial agents whom have suggested that site levels are key to being able to achieve a building eaves height of 8-10m on each plot. An extensive cut and fill exercise is required to achieve the required site levels and accommodate standard commercial buildings accordingly.

Given the strategic importance of the site to boosting the economy of the Solent sub-region, it is considered that some flexibility to allow for variation in building heights across the site will increase the attractiveness of the site for employment purposes and support the delivery of the remaining area of the strategic employment site. On this basis there is no policy objection to this proposal.