

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/21/01267
Site Address:	Phase 5, Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE
Development:	Approval of Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3 no. B8 storage and distribution units totalling 6,877sqm
Case Officer:	Lewis Oliver
Comments by:	Jade Ellis
Date of Comments:	14 th March 2022

Policy Status: The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough.

The following policies are of particular relevance:

- CS2 – Employment
- CS14 – Efficient Use of Resources
- CS16 – High Quality Design
- CS18 – Strategic Site Delivery
- DM14 – Car and Cycle Parking on Development (excluding residential)

Principle of development:

The proposed development would be a further plot in the first phase of the key strategic employment built as defined by Policy CS18 in the Core Strategy. The site is identified as a business gateway of local and sub-regional importance with the potential to deliver substantial amount of new employment floorspace.

Efficient use of resources:

As the applicant has highlighted in the Planning Statement, condition B5 (d) of the Reserved Matters permission for Dunsbury Park (APP/17/01324) requires a BREEAM level of Excellent to be achieved. A BREEAM pre-assessment has been submitted in respect of all three units which show an 'excellent' level would be achieved. As such, I am satisfied that the proposals comply with that condition in accordance with Policy CS14.