

To:
Mr Jim Beavan
Savills
2 Charlotte Place
Southampton
SO14 0TB

For: Mr Evans
Portsmouth City Council

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Approval of Reserved Matters**

Application Number: APP/21/01267

Site Address: Phase 5, Dunsbury Park, Fitzwygram Way, Havant

Proposal: 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 3no. B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A17, A18, B9 & B10; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324.

Further to your application received on 10 November 2021 (which was valid from 11 February 2022) Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters** 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
- (ii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this approval.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

APPROVED PLANS _

DP-UMC-500-XX-DR-A-1052 Rev F Masterplan Unit 500 (Amended)

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DP-UMC-501-XX-DR-A-1052 Rev F Masterplan Unit 501 (Amended)
 DP-UMC-502-XX-DR-A-1052 Rev D Masterplan Unit 502 (Amended)
 20179 DP UMC ZZ XX DR A 1015 Rev H Plot 5 Site Plan (Amended)
 20179 DP UMC ZZ XX DR A 1015 Rev E Plot 5 Indicative Levels Plan (Amended)
 20179 DP UMC 502 XX DR A 1305 Rev E Unit 502 External Materials Plan (Amended)
 20179 DP UMC 502 XX DR A 1054 Rev C Unit 502 Site Security Plan (Amended)
 20179 DP UMC 502 XX DR A 1025 Rev F Unit 502 Site Context Plan (Amended)

20179 DP UMC 501 XX DR A 1304 Rev E Unit 501 External Materials Plan (Amended)
 20179 DP UMC 501 XX DR A 1052 Rev E Unit 501 Site Security Plan (Amended)
 20179 DP UMC 501 XX DR A 1021 Rev F Unit 501 Site Context Plan (Amended)
 20179 DP UMC 501 GF DR A 1063 Rev C Unit 501 Cycle Shelter Details
 20179 DP UMC 501 GF DR A 1073 Rev C Unit 501 Vehicle Access Route

20179 DP UMC 500 XX DR A 1303 Rev E Unit 500 External Materials Plan (Amended)
 20179 DP UMC 500 XX DR A 1052 Rev E Unit 500 Site Security Plan (Amended)
 20179 DP UMC 500 XX DR A 1017 Rev F Unit 500 Site Context Plan (Amended)
 20179 DP UMC 500 XX DR A 1082 Rev D Unit 500 Vehicle Access Route (Amended)
 20179 DP UMC 500 GF DR A 1072 Rev E Unit 500 Refuse Store Details (Amended)
 20179 DP UMC 500 GF DR A 1062 Rev E Unit 500 Cycle Shelter Details (Amended)

20179 DP UMC 00 XX DR A 1001 Rev H Site Plan (Amended)
 PLOT 5 SITE LOGISTICS PLAN (C11 & C13) (Amended)
 DP HYD 00 ZZ DR C7000 Drainage Strategy Sheet 1 (Amended)
 DP HYD 00 ZZ DR C7001 Drainage Strategy Sheet 2 (Amended)
 DP HYD 00 ZZ DR C0001 HYDRAULIC CALCULATIONS (Amended)
 DP HYD 00 ZZ DR C0001 Greengage Ecology Letter (Amended)
 GROUND CONDITIONS REMEDIATION STRATEGY (Amended)
 DP BCA ZZ XX DR L0003 Rev F Landscape Cross Sections (Amended)
 DP BCA ZZ XX DR L0002 Rev F Landscape Concept Plan (Amended)

DP-BCA-ZZ-XX-DR-L-053-Rev D Detailed Planting Plan
 DP-BCA-ZZ-XX-DR-L-054-Rev D Detailed Planting Plan

20179 DP UMC ZZ XX DR A 1046 Rev C Proposed Substation
 20179 DP UMC ZZ XX DR A 1047 Rev C Traffic Routing Plan

20179 DP UMC 500XX DR A 1016 Rev F Plot 5 Constraints Plan
 DP HYD 00 ZZ DR C 7201 Rev P04 External Works Plan 2
 DP HYD 00 ZZ DR C 7200 Rev P04 External Works Plan 1
 DP HYD 00 ZZ DR C 7011 Rev P02 Drainage Layout Plan 2
 DP HYD 00 ZZ DR C 7010 Rev P02 Drainage Layout Plan 1

DP UMC 500 ZZ DR A 1203 D UNIT 500 ELEVATIONS & SECTION
 DP UMC 500 RF DR A 1020 C UNIT 500 ROOF PLAN
 DP UMC 500 GF DR A 1018 B UNIT 500 BUILDING PLAN
 DP UMC 500 ZZ DR A 1019 B UNIT 500 OFFICE PLAN

DP UMC 502 ZZ DR A 1027 B UNIT 502 OFFICE PLAN
 DP UMC 502 ZZ DR A 1205 D UNIT 502 ELEVATIONS & SECTION
 DP UMC 502 XX DR A 1084 B UNIT 502 VEHICLE TRACKING
 DP UMC 502 XX DR A 1074 B UNIT 502 REFUSE STORE

DP UMC 502 XX DR A 1054 B UNIT 502 SITE SECURITY
DP UMC 502 RF DR A 1028 C UNIT 502 ROOF PLAN
DP UMC 502 GF DR A 1064 B UNIT 502 CYCLE SHELTER
DP UMC 502 GF DR A 1026 B UNIT 502 BUILDING PLAN

DP UMC 501 ZZ DR A 1023 B UNIT 501 ELEVATIONS & SECTION
DP UMC 501 ZZ DR A 1023 B UNIT 501 OFFICE PLAN
DP UMC 501 GF DR A 1024 C UNIT 501 ROOF PLAN
DP UMC 501 GF DR A 1022 B UNIT 501 BUILDING PLAN

REPORTS & ACCOMPANYING INFORMATION

STATEMENT OCT 2021
NOISE ASSESSMENT
ECOLOGICAL APPRAISAL
EXTENAL LIGHTING REPORT Rev E

BAT SURVEY REPORT December 2021
BAT SURVEY REPORT Additional Ecological Information 13th June 2022

DUNSBURY PHASING PLAN UPDATE – January 2022
DRAINAGE REPORT (Stage 3) 24th Jan 2022
PLANNING STATEMENT Feb 2022
DP CPW ZZ XX RP E 2201 D External Lighting Report
LANDSCAPE & VISUAL APPRAISAL SUPPLEMENT
SOFT LANDSCAPE 10 YEAR MAINTENANCE & MANAGEMENT (24.11.2021)

CIL FORM 1 (Additional Information)

Hydrock Controlled Waters and Ground Gas Risk Assessment Ref:
19453-HYD-XX-XX-RP-GE-1006 (01/03/2022)

Hydrock Remediation Strategy & Verification Report Ref:
19453-HYD-XX-XX-RP-GE-3001 (14/04/2022)

19453 HYD XX XX RP GE1004 UNIT 500 GIR P3 Ground Investigation Report
(19.12.21)

ARBORICULTURAL ASSESSMENT & METHOD STATEMENT

UNIT 502 BREEAM 2018NC PRE-ASSESSMENT 30th July 2021

UNIT 1BREEAM 2018NC PRE-ASSESSMENT 30th July 2021

UNIT 500 BREEAM 2018NC PRE-ASSESSMENT 30th July 2021

UNIT 502 BREEAM Exec Summary

UNIT 501BREEAM Exec Summary

UNIT 500 BREEAM Exec Summary

LANDSCAPE DESIGN STATEMENT

PLOT 5 DESIGN & ACCESS STATEMENT

DP UMC 00 XX DR A 1000E LOCATION PLAN

Reason: To ensure provision of a satisfactory development.

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- 3 Development shall be carried out in accordance with the measures, conclusions and recommendations set out within - 'Greengage - Ecological Appraisal September 2021'; Bat Survey Reports December 2021, and updated Ecology Assessments, Reports and Updates of 14 April 2022, 31st May 2022. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.
- Reason:** To provide adequate mitigation and enhancement for protected species in accordance with Havant Borough Local Plan (Core Strategy) 2011 Policy CS11 and the provisions of the National Planning Policy Framework.
- 4 The means of access to the individual plots, parking areas and vehicular circulation areas and cycle parking facilities together with external lighting shall be provided in accordance with the approved plans and specification before any of the buildings are first occupied and thereafter permanently retained and used only for the purpose shown on the approved drawings and shall be retained thereafter for their intended purpose.
- Reason:** In the interests of highway safety, and in order to promote sustainable forms of transport, having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The buildings shall be constructed so as to achieve BREEAM 'Excellent' Standard in accordance with the Approved Pre-Assessment Reports.
- Reason:** To mitigate the impacts of development on the environment and by so doing stimulate demand for sustainable buildings and help to address climate change in accordance with Havant Borough Local Plan (Core Strategy) 2011 Policy CS14 and the National Planning Policy Framework.
- 6 The development shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the buildings, associated plant and equipment and vehicle movements. The measures included in the approved scheme shall be implemented prior to the first occupation of the building(s) that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** In the interests of local amenity having due regard to Havant Borough Local Plan (Core Strategy) 2011 Policies CS16 and DM10 and the National Planning Policy Framework.
- 7 Prior to occupation of the development hereby approved, details of future SUDS management and maintenance arrangements including proof of adequate financial provision and a named body responsible for management plus production of a detailed management plan shall have been submitted to the Local Planning Authority for their approval. The SUDS drainage required to be implemented in accordance with this permission shall thereafter be permanently managed and maintained in accordance with the approved management and maintenance arrangements.
- Reason:** To ensure that the site SUDS drainage is adequately managed and maintained having regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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 38-50 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:

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- You were updated about issues after the initial site visit

(8) This permission should be read in conjunction with outline planning permission APP/17/01324 dated 13th December 2018 and you are advised that development should not commence unless all conditions have or can be complied with.

(9) **CONTAMINATION**

Although Discharge of Condition A14 (Contaminated Land) of APP/17/01324 has not been sought, the applicant is advised that information submitted with this application is deemed sufficient to satisfy the requirements of Parts (i), (ii), and (iii) of Condition A14. In order to Fully Discharge Condition A14, it will be necessary for a formal application to be made. On the grounds that prior works have been undertaken in accordance with a satisfactory Verification Plan, Part (iv) of Condition A14 relating to the submission of a Verification Report can be addressed upon submission in conjunction with Parts (i), (ii) and (iii).

(10) **SUDS**

Hampshire County Council has provided the following advice:

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at: <https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning. Information on ordinary watercourse consenting can be found at the following link <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/change-watercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made. For guidance on providing the correct information, we recommend you use our Ordinary Watercourse Consents Pre-application service and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner.

Neeru Kareer

Neeru Kareer
Executive Head of Place (Interim)

23 December 2022

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571