

Phasing plan update

Discharge of Condition A3, APP/17/00134
Dunsbury Park



Phasing plan update

Discharge of Condition A3 - APP/17/00134 Dunsbury Park



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Appendix A - Dunsbury Park Masterplan (20179_SK0004 Rev A)

1. Introduction

- 1.1. Savills Planning has been instructed by landowner and developer Portsmouth City Council (PCC) to submit a discharge of condition application comprising information on a number of conditions attached to planning permission APP/17/00134. The submission relates to the forthcoming development on Plots 5a and 5b (Units 500-502).
- 1.2. A Reserved Matters application (APP/21/01267) was submitted in December 2021 for 3no. B8 storage and distribution units totalling 6,877 sqm on Plot 5a and 5b at Dunsbury Park, Fitzwygram Way. The Units will sit on the plateaus historically referenced as 5a and 5b but are referred to as Units 500, 501 and 502 hereafter. Should the application be granted consent and the appropriate pre-commencement conditions be discharged, then work will commence on-site in mid-2022 by the appointed contractor.



2. Planning policy context

- 2.1 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.
- 2.2 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 draft policy considering the potential for the site to deliver further floorspace over and above that originally envisaged by policy CS18.
- 2.3 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 20,000 to 200,000 sq ft.

3. Planning history

3.1 Condition A3 of planning permission APP/17/00134 states the following:

“Prior to the commencement of any development hereby approved, a phasing plan and schedule shall be submitted to and approved in writing by the Local Planning Authority to show how the full development of the site is to be carried out in numbered phases, and this plan and schedule shall be updated as phases are subsequently divided, subdivided or amalgamated, and each updated version shall be submitted to and approved in writing by the Local Planning Authority.”

3.2 The current approved phasing plan was submitted to Havant Borough Council in December 2020 and approved on 30 November 2021 as part of the Discharge of Conditions package for Plot 4a. Condition A3 also lists a number of areas of information that each phasing update should address, where relevant, and these are reproduced below:

- i) The location of each phase
- ii) The quantum of the development of each phase (size of the site or floorspace of buildings)
- iii) Any elements of Sustainable Drainage (SUDS) to be provided within each phase and how these will connect to other drainage downstream or upstream of each phase with a timetable for the provision of drainage relative to each phase
- iv) The provision of access to each phase, including any phased provision of the Access Link Road, the bridge over Hermitage Stream, bus gate (including vehicle turning space), bus stops and shelters, paths and cycle paths and other new access roads, with a timetable for the connection of the Access Link Road to Woolston Road and for the provision of access roads relative to each phase
- v) A timetable for the provision of ecological mitigation and provision of new habitat relative to each phase
- vi) A timetable for the provision of a Habitat Creation Area
- vii) A timetable for the provision and completion of open space and landscaped areas, including publicly accessible open space relative to each phase

3.3 This phasing update will address each of these areas in section 4.

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4. Phasing update

Location and quantum of each phase (i) & (ii)

- 4.1 The current masterplan for Dunsbury Park (20179-F0009 Rev B – attached as Appendix A to this paper) shows the site will be delivered in three main phases. Phase 1 consists of all the development plots to the west of Park Lane, Phase 2 is the area of land to the east of Park Lane within the original red line application boundary, whilst Phase 3 incorporates land owned by PCC to the north of Phase 2 up the A3 (M). This is being promoted through the emerging Havant Local Plan 2036.
- 4.2 With regards to the quantum of development in each phase, the table below shows the current predicted totals for each plot and phase:

Table 1: Quantum of floorspace across plots and phases at Dunsbury Park

Plot	Use	Floorspace (sqm)	Phase	Date	Occupier / status
1	C1	5,574	1	By 2023	Site being marketed
2	B8	18,037	1	Complete	Fat Face
3a	B2	1,190	1	Complete	VW Breeze
3b	B8	3,528	1	Complete	DPD Ltd
4a	B2	11,622	1	Complete	Bio Pure Technologies
500	B8	2,905	1	By 2022	Site being marketed
501	B8	2,322	1	By 2022	Site being marketed
502	B8	1,649	1	By 2022	Site being marketed
400	B1/B2/B8	13,862	1	By 2022	Site being marketed
Phase 1 total		55,116	(not including hotel & conference on Plot 1a)		
Permitted total (APP/17/00134)		61,779	(consented B1/B2/B8 floorspace)		
Balance		6,663			
600	B1/B2/B8	2,245	2	2022-2023	Site being marketed
601	B1/B2/B8	9,290	2	2022-2023	Site being marketed
700	B1/B2/B8	13,935	3	2023-2024	Likely to come forward post adoption of Havant Local Plan

- 4.3 The plots across Phase 1 are likely to deliver a total floorspace of 55,116 square metres, which is below the consented total of 61,779 sqm, however for undeveloped plots (Units 400, 500-502) this is based on the footprint of buildings only. As with the Fat Face development and that on Plot 4a, as PCC is offering a bespoke design and build service to occupiers, many are likely to want mezzanines from the outset, which will utilise the balance of floorspace highlighted in the table.
- 4.4 it is anticipated that Unit 600 (2,245 sqm) will be delivered using the balance of the outline consent quantum. Any future development on Phases 2 and 3 (Units 601 & 700) would be subject to new planning applications.

Sustainable drainage (iii)

- 4.5 The site wide sustainable drainage strategy was approved in August 2015 under application reference APP/15/00478. This saw the below ground surface and foul network connecting all plots and off site attenuation ponds with accompanying flow rates approved. Each reserved matters application is required to submit details and information showing how the drainage for each plot connects into this strategy and network. This submission will be made for Units 500-502 against Conditions A2 and B10.

Link road and associated infrastructure (iv)

- 4.6 The access link road (Fitzwygram Way) and associated infrastructure was completed in 2016, including the bridge over the Hermitage Stream, foot and cycle paths and bus laybys. The provision of the bus shelters and bus gate will remain pending until further development plots have been completed. Fitzwygram Way is physically connected to Woolston Road, however there is no general vehicular access from this route so currently only pedestrians and cycles can use this until the bus gate is implemented by HCC.

Ecological mitigation and habitat creation (v) & (vi)

- 4.7 Detailed proposals for ongoing bat and dormice mitigation have been submitted against Conditions A17 & A18 for Units 500-502. The Ecological Impact Assessments for Units 500-502 includes updates to surveys and a timetable for the continued implementation of the habitat creation area, which has been extended to include a green corridor running along the western boundary of Plots 5a and 5b.

Open space and landscaped areas (vii)

- 4.8 All of the landscaped areas associated with the link road have been completed. The public open space serving the site is currently being utilised as a site office and compound for the initial development plots.

5. Summary

- 5.1 This phasing plan update sets out the latest position of the ongoing developments at Dunsbury Park. With four buildings completed and occupied, Phase 1 is progressing well. The remainder of the plots continued to be marketed with significant interest from a variety of occupiers.
- 5.2 Further phasing plan updates will be submitted alongside future reserved matters applications, or if there is any significant change to the details contained within this update.

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It is the recipient's responsibility to print this document to the correct scale.
All relevant drawings and specifications should be read in conjunction with this drawing.



Key:

Site Boundary
[100.08 Acres / 40.50 Hectares]

SCHEDULE OF ACCOMMODATION (Gross Internal Area)

PLOT 1

Unit 100
Warehouse Area - 29,000 sq ft (2,694m²)
Office (2 storey) - 6,000 sq ft (557m²)
Total Area - 35,000 sq ft (3,251m²)

Level Access - 4
Car Parking - 40

Plot 1 Area - 2.52 Acres (1.02 Hectares)

PLOT 4

Unit 400
Warehouse Area - 141,750 sq ft (13,169m²)
Office (First Floor) - 7,460 sq ft (693m²)
(Incl. GF Core)
Total Area - 149,210 sq ft (13,862m²)

Level Access - 2
Dock Loading - 14
HGV Parking - 34
Car Parking - 155

Plot 4 Area - 8.05 Acres (3.26 Hectares)

PLOT 5

Unit 500
Total Area - 31,265 sq ft (2,905m²)
(Incl. 10% Offices)

Unit 501
Total Area - 25,000 sq ft (2,323m²)
(Incl. 10% Offices)

Unit 502
Total Area - 17,760 sq ft (1,650m²)
(Incl. 15% Offices)

Plot 5a & b Area - 4.85 Acres (1.96 Hectares)

PLOT 6

Unit 600
Warehouse Area - 21,750 sq ft (2,021m²)
Office (First Floor) - 2,415 sq ft (224m²)
(Incl. GF Core)
Total Area - 24,165 sq ft (2,245m²)

Level Access - 3
Car Parking - 36

Unit 601
Warehouse Area - 95,000 sq ft (8,826m²)
Office (First Floor) - 5,000 sq ft (465m²)
(Incl. GF Core)
Total Area - 100,000 sq ft (9,290m²)

Loading Docks - 8
Level Access - 2
Car Parking - 100

Plot 6 Area - 7.62 Acres (3.08 Hectares)

PLOT 7

Unit 700
Warehouse Area - 142,500 sq ft (13,239m²)
Office (Two Storey) - 7,500 sq ft (697m²)
(Incl. GF Core)
Total Area - 150,000 sq ft (13,935m²)

Level Access - 2
Dock Loading - 15
HGV Parking - 28
Car Parking - 178

Plot 7 Area - 18.42 Acres (7.46 Hectares)

Total GIA - 532,400 sq ft (49,461m²)

Total Plot Area - 41.46 Acres (16.78 Hectares)

rev amendments by ckd date

Dunsbury Park Masterplan,
Portsmouth
Masterplan



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