

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application



Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

Contents

1.	Introduction	1
2.	Supporting Plans and Information	3
3.	Planning Policy Context	5
4.	Planning History	6
5.	Relevant 'B' Conditions from APP/17/01324	8
6.	Site Levels	10
7.	Plot 4a Design Details	13
8.	Summary	15

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

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 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.

1.2. The description of the application is proposed as:

'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, A14, A17, A18, B9 and 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'



Site Plan - Plot 5



Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

- 1.3 This Planning Statement and the accompanying Design & Access Statement detail the proposed development and set out how the proposal adheres to the various approved site wide documents including the Dunsbury Park Design Code and landscaping masterplan. The proposed units are a speculative development by PCC with no current secured occupier.
- 1.4 A separate discharge of condition (B9) application for the internal estate road linking Plot 4a to Fitzwygram was submitted in August 2017 and subsequently approved in November 2017.
- 1.5 In parallel to the submission of this reserved matters application will be a discharge of conditions package covering the pre-commencement information required by the Outline.
- 1.6 Should all of these applications be approved, then construction work is scheduled to commence in summer 2022 with a projected completion of the commercial units in early 2023.

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

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	Condition
Planning Statement (Savills)	All
Design & Access Statement (UMC)	All
Parking Statement (Savills)	B5 (a)
Drawing – P1015 E – Site Plan	B3 (i)
Drawing - P1018 B - Unit 500, Building Plan Drawing - P1022 B - Unit 501, Building Plan Drawing - P1026 B - Unit 502, Building Plan	B3 (ii)
Drawing - P1019 B - Unit 500, Office Plan Drawing - P1023 B - Unit 501, Office Plan Drawing - P1027 B - Unit 502, Office Plan	B3 (ii)
Drawing - P1020 C - Unit 500, Roof Plan Drawing - P1024 C - Unit 501, Roof Plan Drawing - P1028 C - Unit 502, Roof Plan	B3 (ii)
Drawing P1203 D Unit 500, Elevations & Section Drawing P1204 D Unit 501, Elevations & Section Drawing P1205 D Unit 502, Elevations & Section	B3 (iii) & (iv) & B5 (c)
Drawing P1303 B Unit 500, External Materials Drawing P1304 B Unit 501, External Materials Drawing P1305 B Unit 502, External Materials	B3 (iv)
Drawing P1048 B Plot 5, Indicative Levels Plan	B3 (iv)
Drawing 0002 - Landscape Concept Plan	B3 (v)
Drawing P1052 B Unit 500, Site Security Plan Drawing P1053 B Unit 501, Site Security Plan Drawing P1054 B Unit 502, Site Security Plan	B3 (v)
Lighting Layout (DP-CPW-ZZ-XX-DR-E-2201-F)	B5 (g)
External Lighting Report (RP-2201)	B5 (g)
260220 Units 500, 501 & 502 BREEAM Pre-Assessment	B5 (d)
Units 500-502 Noise Assessment	B5 (h)
20179_DP-UMC-XX-XX-DR-A-1047 B - Traffic Routing Plan	B5 (i)

- 2.2. The following conditions are sought for discharge as part of this Reserved Matters Application:

Condition	Document(s) Submitted
A3 – Phasing Update	Savills Phasing Update – January 2022
A5 – External Finishes	Drawing P1303 – External Materials Drawing P1304 – External Materials Drawing P1305 – External Materials
A10 – Arboricultural Method Statement	AMS (Greengage, September 2021)
A14 – Contaminated Land	Ground Investigation Report (Hydrock, RP-GE-1004-P3)

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

A17 & A18 – Ecology	Ecological Appraisal & Bat Survey Report (Greengage, September 2021)
B9 – Access Roads	Hydrock Drawings: ▪ DR-C-7200 ▪ DR-C-7201
B10 – Drainage	Hydrock: ▪ RP-C-0001 ▪ DR-C-7010 ▪ DR-C-7011

- 2.3. All remaining pre-commencement conditions on permission APP/17/01324 will be covered in a subsequent discharge of conditions application for Plots 500-502.

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 sqft.

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

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 18,037sqm 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. 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 5 which is subject of this application, to be levelled and serviced in readiness for individual plots coming forward for occupiers.
- 4.4. A second Section 73 application (APP/17/01324) was submitted to Havant Borough Council in December 2017 which sought to remove the restriction on the amount of B8 floorspace that can be delivered at Dunsbury Park. This consent was granted in December 2018. The development applied for herein therefore makes reference to APP/17/01324 rather than the original consent (APP/15/00732).
- 4.5. The second reserved matters application for a development plot (APP/18/00224) was submitted in February 2018 for 1,190 sqm of B2 floorspace on Plot 3a. This application was granted consent in July 2018 and the unit has subsequently been occupied by VW Breeze Van Centre.
- 4.6. The third reserved matters application for a development plot (APP/18/00357) was submitted in April 2018 for 3,528 sqm of B1(c)/B2/B8 floorspace on Plot 3b. This application was granted consent in October 2020 and the unit has subsequently been occupied by parcel delivery firm DPD.
- 4.7. The fourth, and most recent, reserved matters application for a development plot (APP/20/00508) was submitted in June 2020 for 11,622 sqm of B2 floorspace on Plot 4a. This application was granted consent in August 2018 and the unit has subsequently been occupied by parcel delivery firm DPD.
- 4.8. For information, the table overleaf shows a running total of the originally consented floorspace at Dunsbury Park and the amount permitted under subsequent reserved matters permissions, including this application.

[PTO]

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

Planning permission	Date	Floorspace
APP/12/00338 (Original hybrid permission)	19.2.14	61,779 sqm B1/B2/B8 (maximum of 12,356sqm B8)
		5,574 sqm Hotel & conference facilities
APP/15/00732 (s73 permission)	1.10.15	61,779 sqm B1/B2/B8 (maximum of 18,534sqm B8)
		5,574 sqm Hotel & conference facilities
less		
APP/15/01156 (Plot 2 Fat Face)	23.12.15	18,037sqm (B8)
Sub-total floorspace		43,742 sqm (maximum of 497 sqm B8)
		5,574 sqm Hotel & conference facilities
APP/17/01324 (s73 application v2)	13.12.18	61,779sqm B1/B2/B8 (no maximum B8)
		5,574sqm Hotel & conference facilities
less		
APP/15/01156 (Plot 2)	23.12.15	18,037sqm
APP/18/00224 (Plot 3a)	04.07.18	1,190 sqm
APP/18/00357 (Plot 3b)	13.08.18	3,528 sqm
APP/20/00508 (Plot 4b)	14.10.20	11,622sqm
Proposed Plot 5	TBC	6,877 sqm
Remaining consented floorspace		20,525 sqm (B class floorspace)
		5,574 sqm Hotel & conference facilities

5. Relevant ‘B’ Conditions from APP/17/01324

- 5.1. This Reserved Matters application seeks approval for a number of aspects under Conditions B3 & B5 of APP/17/01324, 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)*

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) 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. The requirements of B3 and B5 are fully addressed in this submission. As the end user is not known at this point, an outline noise assessment in accordance with Condition B5 (h) has been submitted based on best practice.

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

6. Site Levels

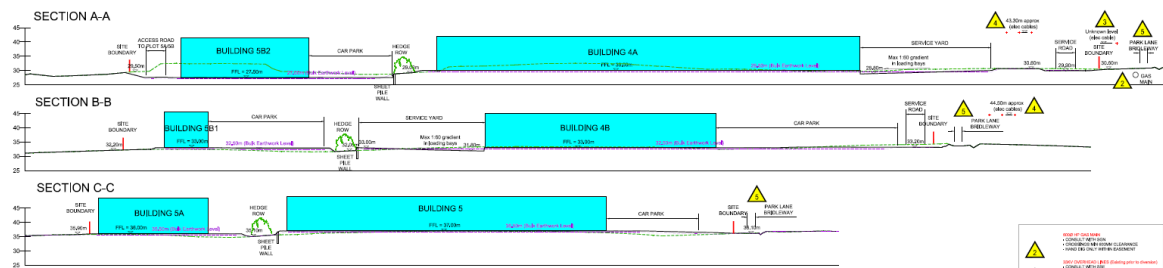
- 6.1. As noted in the Planning History section, submissions to approve the cut and fill strategy, layout, access and scale (APP/17/00866), together with the first internal estate road (APP/15/00732 - Discharge of Condition B9), were approved in November 2017. These permissions are currently being implemented and sees individual plots being levelled and serviced prior to the future construction of buildings. As a result, the proposed ground level of Plot 5 has already been approved. This is shown on the extract 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 5

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application



Extract from approved drawing 'DHF-BAMD-XX-XX-DR-S-20503 P4 Proposed site sections sheet 1' showing ground level of Plots 500-502 in relation to Plot 4 and the Spine Road (Fitzwygram Way).

- 6.2. A revised building heights Parameter Plan was submitted as part of the second 73 application (APP/17/01324) to ensure future reserved matters schemes on all plots across the site will be capable of accommodating standard commercial buildings. This resulted in a revision to Condition A19, with Parameter Plan 3: Building Heights Figure 2.3 being replaced by drawing ref: MP-XX-DR-A-1004-P6 Parameter Plan Building Heights dated 17.7.2017.



Extract from approved drawing 'DHF-BMD-MP-XX-DR-A-10004 P6 DHF Masterplan – Parameter Plan' showing the approved building height of Plots 5a and 5b.

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

- 6.3. As the extract demonstrates Plots 5a and 5b have been plateaued to a general level of (+27.500-36.000 AOD) as part of the on-going enabling works package so as to enable lorry access from the estate road to and from the service yard to be no greater than a 1:15 gradient.
- 6.4. In line with the approved parameter plan accompanying the hybrid permission (APP/17/01324) the roof line for Plot 502 has been set below the approved parameters. Plots 500 and 501 exceeds the approved parameter by 1.75m and 0.25 respectively as detailed in table 1 below:

Plot	Proposed Ground Floor Finishes Floor Level	Max Building Height (Based on Parameter Plan)		Proposed Roof Height		Height Exceedance (m)
500	27.50m AOD	40.00m AOD	12.50m above FFL	41.75 AOD	14.25m above FFL	+1.75
501	31.00m AOD	45.00m AOD	14.00m above FFL	45.25m AOD	14.25m above FFL	+0.25
502	33.30m AOD	50.00m AOD	16.70m above FFL	47.80m AOD	14.50m above FFL	-2.2

Plot 501

- 6.5. As detailed in the table above, an exceedance of 1.75m and 0.25 over the maximum height parameter is sought for Plots 500 and 501. As detailed in the LVIA Supplement prepared in support of this application, this exceedance is not considered to materially change any of the conclusions originally reached in the approved Environmental Statement.

7. Plots 500-502 Design Details

- 7.1. The Design & Access Statement (DAS) accompanying this application explains in detail the design process and features of the proposed development.
- 7.2. As outlined in the DAS the building design principles and plot layout have been developed in line with the guidance within the 'Dunsbury Hill Farm – Design Code' report. Movement through the site and how the landscaping responds to both the ecology and sustainability requirements has been developed in line with the reports guidance.
- 7.3. The underlying principle of the proposed design is to provide buildings that offer architectural character, while adding quality and aesthetic enhancement to the immediate vicinity. The proposed units represent high quality industrial buildings that integrate well with the surrounding context.
- 7.4. The use of contemporary industrial detailing is consistent with the existing developments at Dunsbury Park. To ensure that the proposals harmonise with the wider development of the site, the palate of materials employed on the external envelope has been chosen to mirror the existing approved units, and therefore ensure the development delivers a coherent identity and consistent character.
- 7.5. The buildings are designed to provide a positive aspect with the design of the office element used to punctuate the main entrance to the building and provide an attractive and varied elevation to that of the balance of the building. The use of varying cladding profiles and colours along with full height glazing raise the aesthetic quality and serve to breakdown the overall uniformity of the warehouse design whilst offering excellent longevity and durability.
- 7.6. The proposed warehouse buildings are based around the operational practicalities required by the Occupier. The building is designed as a propped portal to allow maximum flexibility in design for the end users operation. The proposed units incorporate a clear internal haunch of 12m above finish floor level (F.F.L) in order to provide sufficient flexibility for future prospective occupiers internal racking or internal fit out.
- 7.7. The overall impression of the development, when viewed from outside, belies its overall footprint, with the visual impact of the low density being spread across the site, minimising the sense of mass and scale, with the built form being in keeping with the existing units when viewed from Fitzwygram Way. The size of the units have been limited to allow sufficient space externally, for parking and landscaping, ensuring that it does not overpower the surrounding developments or environment.
- 7.8. Access to the new Units will be from Fitzwygram Way. The entrances to the site will be designed and managed to eliminate vehicle queuing on the public highway, particularly at the controlled entrance barriers which are proposed to allow the end user to manage and control the flow of traffic both into the site and back out onto the highway during peak periods.
- 7.9. The parking provision on Plots 500-501, as the accompanying parking statement details, is as follows:

Planning Statement

Dunsbury Park – Plot 5a & 5b (Units 500-502) Reserved Matters Application

Plot 500:

- 39 staff & visitor car spaces, of which:
 - 2no. are accessible (equating to 5% of the total)
 - 4no. are 'active' electric charging spaces with the balance to be ducted for future provision;
- 10 covered, secure external cycle parking spaces;

Plot 501:

- 26 staff & visitor car spaces, of which:
 - 2no. are accessible (equating to 8% of the total)
 - 4no. are 'active' electric charging spaces with the balance to be ducted for future provision;
- 10 covered, secure external cycle parking spaces;

Plot 502:

- 14 staff & visitor car spaces, of which:
 - 1 is accessible (equating to 7% of the total)
 - 2no. are 'active' electric charging spaces with the balance to be ducted for future provision;
- 10 covered, secure external cycle parking spaces;

7.10. The proposed levels of parking within Plots 500-502 will exceed the minimum requirements of the Parking SPD. Accordingly, the Plots will provide a level of parking wholly appropriate to the type and scale of development proposed. Taking into account the accessibility and characteristics of the site, the parking provision proposed is considered to be in full accordance with the objectives of the NPPF.

7.11. The delivery of active and passive electric charging spaces is in compliance with emerging Policy IN3 which states that an, '*appropriate number of spaces in shared parking at residential and commercial development where long-term parking for staff or residents is provided*'.

8. Summary

- 8.1. In conclusion, this reserved matters application represents the next step in the positive progress of commercial development at Dunsbury Park. The landowner committing to a speculative development unit, will prove a catalyst for further development across the site. As such, we respectfully request that planning permission be granted.

Jim Beavan
Associate Planner

+44 (0) 23 8071 3931
+44 (0) 78 0799 9464
jbeavan@savills.com

2 Charlotte Place
Southampton
SO14 0TB