

Your ref: APP/12/00338

Our ref: 35226/4501/JJ

8<sup>th</sup> October 2015

Daphney Haywood  
Planning (Development Management)  
Havant Borough Council  
Public Service Plaza,  
Civic Centre Road  
Havant, Hampshire  
PO9 2AX



**Peter Brett Associates LLP**  
Caversham Bridge House  
Waterman Place, Reading  
Berkshire RG1 8DN  
T: +44 (0)118 950 0761  
F: +44 (0)118 959 7498  
E: [reading@peterbrett.com](mailto:reading@peterbrett.com)

Dear Daphney

**RE: RESERVED MATTERS CONSENT APPLICATION AND DISCHARGE OF PLANNING CONDITIONS RELATING TO PLANNING PERMISSION NO: APP/12/00338 FOR NEW EMPLOYMENT USES, HOTEL AND ACCESS ROAD AT DUNSBURY HILL FARM**

**Introduction**

Further to our discussions, we hereby submit a Reserved Matters Approval (RMA) application, on behalf of Portsmouth City Council (PCC), to provide the detailed scheme design for Plot 2 of the above site.

This application is submitted further to the grant of hybrid planning permission on 19<sup>th</sup> February 2014 for *'Hybrid planning application comprising a part outline application relating to development for employment uses and a hotel with conference facilities and a part detailed application for a new access link road with bus gate to Woolston Road; together with landscaping, infrastructure and associated works.'* (ref APP/12/00338). The reserved matters application relates to the outline permission part of above.

This RMA application for Plot 2 of the development is submitted in accordance with the requirements of the outline planning permission and is supported by the following information for your consideration which has been submitted via the planning portal (application fee paid via BACS by PCC):

- Application Form
- Design & Access Statement
- DHF-BMD-Z2-XX-DR-A-10001-P5-Location Plan
- DHF-BMD-Z2-GF-DR-A-11001-P12-Ground Floor GA Plan - Cat. B (Phase 1)
- DHF-BMD-Z2-GF-DR-A-11009-P9-Ground Floor GA Plan - Phase 2
- DHF-BMD-Z2-01-DR-A-11003-P7-First Floor GA Plan - Cat. B (Phase 1)
- DHF-BMD-Z2-01-DR-A-11010-P6-First Floor GA Plan - Phase 2
- DHF-BMD-Z2-02-DR-A-11005-P5-Second Floor GA Plan - Cat. B (Phase 1)
- DHF-BMD-Z2-02-DR-A-11011-P5-Second Floor GA Plan - Phase 2
- DHF-BMD-Z2-03-DR-A-11006-P6-Third Floor GA Plan - Cat. B (Phase 1)
- DHF-BMD-Z2-03-DR-A-11012-P7-Third Floor GA Plan - Phase 2
- DHF-BMD-Z2-RF-DR-A-11008-P5-Roof Plan - Cat. B (Phase 1)
- DHF-BMD-Z2-RF-DR-A-11013-P9-Roof GA Plan - Phase 2

J:\35226 Dunsbury Hill Farm - Plot 2 RMDRAFT Application Documents\FINAL Plot 2 Cover Letter v3 08 10 15.docx

**Registered Office:** Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN. UK. T: +44 (0)118 950 0761 F: +44 (0)118 959 7498  
**Peter Brett Associates LLP** is a limited liability partnership and is registered in England and Wales with registered number OC334398.  
A list of members' names is open to inspection at our registered office. Brett Consulting Limited is wholly owned by Peter Brett Associates LLP.  
Registered number: 07765026.

[www.peterbrett.com](http://www.peterbrett.com)



- DHF-BMD-Z2-XX-DR-A-12001-P9-Proposed Elevations - Cat. B (Phase 1)
- DHF-BMD-Z2-XX-DR-A-12002-P8-Proposed Elevations – Phase 2 Sheet 1
- DHF-BMD-Z2-XX-DR-A-12003-P8-Proposed Elevations – Phase 2 Sheet 2
- DHF-BMD-Z2-XX-DR-A-12006-P3-Proposed Gatehouse
- DHF-BMD-Z2-XX-DR-A-13001-P3-Proposed Sections - Cat. B (Phase 1)
- DHF-BMD-Z2-XX-DR-A-13002-P2-Proposed Sections - Phase 2
- DHF-BMD-Z2-XX-DR-A-13004-P3-Proposed Site Sections
- LA-WS-L-90-03revB Landscape Planting Strategy
- LP2018-LA-WS-L-90-02 Revl (c) Landscape Proposals
- LP2018-LA-WS-L-90-03 RevB Fencing Plan
- 15.10.08 FF Exterior Lighting
- Noise Impact Assessment (to follow – see below)
- BREEAM Pre-Assessment
- Design Code (for indicative purposes – see below)

Associated with this RMA application are further application submissions, namely:

- Advertisement Consent Application to address the signage requirements of the proposed building – provided concurrently with this RMA application;
- Discharge of Conditions Application(s) for conditions relating to the Hybrid Planning Permission; namely Conditions: A5, A10, A11, A12, A13, A14, A16, A17, A18, B4 & B10 – to follow.

## Background

The hybrid planning permission provided detailed planning consent for the new access link road. All the conditions which were necessary to enable the commencement of the construction of the road were discharged earlier in 2015. Construction of the road itself started in June 2015.

In addition, a variation of condition application (ref: APP/15/00732) was submitted in July 2015 to vary Condition B6 of the hybrid permission which restricts the mix of Class B uses on the site as a whole. The application sought to increase the maximum total amount of permitted Class B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%). This application was approved in September 2015, effectively facilitating this FatFace development.

## Proposed Plot 2 RMA Scheme

The proposed development at Plot 2, subject of this application, provides for the first building at Dunsbury Hill Farm. The Design and Access Statement, at Page 12, shows the location of Plot 2 in the context of the wider site. The scheme proposes a Class B8 Warehouse, including ancillary offices and mezzanine accommodation, of a total of 194,144 sq ft (18,037 sq m), together with associated parking and landscaping. The scheme is to be constructed in 2 phases (refer below).

### Phase 1 comprises:

- 74,347 sq ft (6,907 sq m) of warehouse at ground level,
  - 5,524 sq ft (513 sq m) ancillary office area provided at first floor level,
  - 5,524 sq ft (513 sq m) ancillary office area provided at second floor level and
  - 5,524 sq ft (513 sq m) ancillary office area provided at third floor
  - External gatehouse of 192 sq ft (18 sq m).
- (Mezzanine areas at first, second and third floor levels will provide a total floor area of 63,473 sq ft (5897 sq m)).

### Phase 2 comprises:

- 36,849 sq ft (3,423 sq m) of warehouse at ground level,
- 2,710 sq ft (252 sq m) of ancillary office area at first floor providing a total of 39,559 sq ft (3,675 sq m)



In addition, the scheme proposes:

- 140 spaces for staff and visitor car parking accommodating, of which, 10 spaces are for disabled car users
- secure cycle parking for 30 cycles, and
- a secure staff amenity area
- Hard and soft landscaping
- A segregated lorry access serves a secure delivery and dispatch area 35 m wide running the length of the building with 10 dock levellers, 3 level-access loading doors and parking for 8 lorries.

The proposed building is to be occupied by FatFace; their company profile, together with further information as to the reasoning for this scheme, is provided below.

### FatFace Company Profile

FatFace vision: *“Absolutely Everything We Do Is Designed To Be Loved By All Our Customers For Life Outside 9-5”*

FatFace is a UK lifestyle clothing brand and produces quality clothing and accessories for men, women and kids, all designed in-house at Fat Base Havant. It was founded in 1988 in the French Alps by two British guys. The first store opened in 1992 and Fat Face is now a multi-channel business trading across a number of formats including 218 stores across the UK and Ireland, online (fatface.com), wholesale and concessions in John Lewis. FatFace is privately owned and has grown sales each year since 1988. FatFace reported revenue of £200.1m and EBITDA of £39.3m in the year ending May 2014. It continues to expand and grow in the UK and will also open their first store in the US in November 2015.

FatFace Head Office and Distribution Centre has been situated in Havant since 1996, moving to the existing premises at Ridgway in 2002. FatFace now employ 350 permanent staff in Havant, with a further 2500 across all stores. Due to ongoing and anticipated growth FatFace now requires a new larger distribution facility to support ongoing expansion in the UK and overseas. The proposed facility at Dunsbury Hill Farm will ensure the continued employment of the talented, local distribution staff that perform an integral role in Fatface’s global logistics operations. The new Distribution Centre will also offer further opportunities for employment and job creation in the future. FatFace will retain its existing Head Office site at Ridgway in Havant.

### Phasing

#### Plot Phasing

The building to be occupied by FatFace will be built out in two phases; the Phase 1 building will be constructed from the outset together with all the hard and soft landscaping, Gatehouse, parking and servicing area, and Phase 2 will mark the completion of the development. It is not yet precisely known when Phase 2 of the development will be built however the scheme has been designed in order to provide adequate scope for expansion for FatFace in the future.

As such, plans showing how the scheme will look in both Phases 1 and 2 have been submitted, and Reserved Matters Consent is sought for the full Phase 2 scheme totalling 194,144 sq ft (18,037 sq m) of floorspace.

#### Wider Site Phasing

With regards to the wider phasing of the Dunsbury Hill Farm site as a whole, Condition A3 of the hybrid permission required that a phasing plan and schedule a was submitted showing how the development of the site was anticipated to proceed. This was duly submitted and approved in August 2015 (ref: APP/15/00478).



Condition A3 requires that this plan is updated as necessary as developments proceed. In this instance, the development accords with the approved Phasing Plan with development due to start in early 2016. However, there is one exception to this which was discussed with the council at a pre-application meeting with Steve Weaver on 25<sup>th</sup> August 2015; the construction of the off-site drainage attenuation pond.

Due to the tight timescales for construction of the building (to be commenced in January 2016 in order for FatFace to take occupation in late 2016), it has not been possible to undertake the necessary ecological surveys required for area which will accommodate the pond. This area was not part of the original hybrid application site, albeit is within PCC's land ownership, and therefore was not covered by the ecological surveys undertaken to date. Resulting from the ecology survey windows, there is insufficient time to undertake these surveys and get the necessary planning permissions in place to commence work in January 2016.

It is therefore proposed that the surface water drainage associated with the Phase 1 FatFace building will be attenuated on site, rather than connecting to a pond – detail will be provided as part of the submission to follow for the discharge of condition B10. By the time the Phase 2 extension of the building is carried out, it is anticipated that further development plots would have come on line (during early 2017). The drainage pond would be delivered as part of these developments meaning that surface water drainage for the entire FatFace building can then be connected to the pond. As such Condition B10 will be discharged in two separate parts reflecting the two phases of the building.

## Discharge of Conditions

The RMA for Plot 2 focuses on the access and layout, the detailed design (scale and appearance), and materials of the building, together with the proposed landscaping scheme, addressing the requirements of Condition B3 of the hybrid permission. In addition, Condition B5 requires the submission of 'Other Matters' as part of any reserved matters application. The condition covers the following matters; we outline in the table below within which document this information can be found:

| Condition | Summary                                              | Submitted Details                                                                                                                                                                                                                                                                              |
|-----------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B5 a.     | Parking including non-car modes                      | <ul style="list-style-type: none"> <li>- Design &amp; Access Statement</li> <li>- DHF-BMD-Z2-GF-DR-A-11001-P12-Ground Floor GA Plan - Cat. B (Phase 1)</li> <li>- DHF-BMD-Z2-GF-DR-A-11009-P9-Ground Floor GA Plan - Phase 2</li> </ul>                                                        |
| B5 b.     | Delivery and Vehicle Turning Space                   | <ul style="list-style-type: none"> <li>- Design &amp; Access Statement</li> <li>- DHF-BMD-Z2-GF-DR-A-11001-P12-Ground Floor GA Plan - Cat. B (Phase 1)</li> <li>- DHF-BMD-Z2-GF-DR-A-11009-P9-Ground Floor GA Plan - Phase 2</li> </ul>                                                        |
| B5 c.     | Levels of existing and proposed ground and buildings | <ul style="list-style-type: none"> <li>- Design &amp; Access Statement</li> <li>- DHF-BMD-Z2-XX-DR-A-13001-P3-Proposed Sections - Cat. B (Phase 1)</li> <li>- DHF-BMD-Z2-XX-DR-A-13002-P2-Proposed Sections - Phase 2</li> <li>- DHF-BMD-Z2-XX-DR-A-13004-P3-Proposed Site Sections</li> </ul> |
| B5 d.     | Sustainability including BREEAM                      | <ul style="list-style-type: none"> <li>- Design &amp; Access Statement</li> <li>- BREEAM Pre-Assessment</li> </ul>                                                                                                                                                                             |
| B5 e.     | Waste Storage and                                    | <ul style="list-style-type: none"> <li>- Design &amp; Access Statement</li> </ul>                                                                                                                                                                                                              |



|       |                          |                                                                                                                                                                                                                                                                             |
|-------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | Recycling                | <ul style="list-style-type: none"><li>- DHF-BMD-Z2-GF-DR-A-11001-P12-Ground Floor GA Plan - Cat. B (Phase 1)</li><li>- DHF-BMD-Z2-GF-DR-A-11009-P9-Ground Floor GA Plan - Phase 2</li></ul>                                                                                 |
| B5 f. | Crime Reduction Measures | <ul style="list-style-type: none"><li>- Design &amp; Access Statement</li><li>- LP2018-LA-WS-L-90-03 RevB Fencing Plan</li><li>- 15.10.08 FF Exterior Lighting</li></ul>                                                                                                    |
| B5 g. | Lighting Details         | <ul style="list-style-type: none"><li>- Design &amp; Access Statement</li><li>- DHF-BMD-Z2-GF-DR-A-11001-P12-Ground Floor GA Plan - Cat. B (Phase 1)</li><li>- DHF-BMD-Z2-GF-DR-A-11009-P9-Ground Floor GA Plan - Phase 2</li><li>- 15.10.08 FF Exterior Lighting</li></ul> |
| B5 h. | Noise Assessment         | <ul style="list-style-type: none"><li>- Noise Impact Assessment (to follow)</li></ul>                                                                                                                                                                                       |

However, the specific environmental and construction management details for the scheme in relation to inter alia Design Code, archaeology, land contamination, ecology management, and drainage, will be shortly provided against the requirement to discharge conditions from the OPR. These conditions were only discharged in relation to the development of the access link road, and therefore still require discharge in respect of Plot 2 and any future buildings.

We trust that the above information and the submitted documents are satisfactory, and we look forward to receiving acknowledgement of registration. Please do not hesitate to contact me if you have any queries.

Yours sincerely

**Joanne Jones**  
Associate Planner  
**PETER BRETT ASSOCIATES LLP**