



Havant
BOROUGH COUNCIL

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To:
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For: Portsmouth City Council

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

Application Number: APP/15/01156

Site Address: Plot 2, Dunsbury Hill Farm, Park Lane, Cowplain, Waterlooville

Proposal: **Approval of Reserved Matters in respect to Plot 2 Phase 1 of outline application APP/15/00732 (new employment uses, hotel and access road) comprising construction of B8 warehouse and distribution building(18,037 sq m) to be constructed in 2 phases, with a maximum height not exceeding the 42m AOD contour (the design for plot 2 incorporating revision to previously approved parameter plan forming part of the Environmental Statement dated March 2012).**

Further to your application received on 09 October 2015, which was valid from 15 October 2015 Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition B3 of Outline Planning Permission APP/15/00732** 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 APP/15/00732 dated 01/10/15; and
- (ii) The following additional conditions:

Conditions:

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

DHF-BMD-Z2-XX-DR-A-10001-P5 Location Plan
DHF-BMD-Z2-GF-DR-A-11000-P7 Ground floor plan Cat A
DHF-BMD-Z2-GF-DR-A-11001-P12 Ground floor GA plan Cat B
DHF-BMD-Z2-GF-DR-A-11009-P9 Ground floor GA plan Phase 2
DHF-BMD-Z2-01-DR-A-11003-P6 First floor plan Cat A
DHF-BMD-Z2-01-DR-A-11003-P7 First floor GA plan Cat B
DHF-BMD-Z2-01-DR-A-11010-P6 First floor GA plan Phase 2
DHF-BMD-Z2-02-DR-A-11004-P3 Second floor plan Cat A
DHF-BMD-Z2-02-DR-A-11005-P6 Second floor GA plan Cat B
DHF-BMD-Z2-02-DR-A-11011-P5 Second floor GA plan Phase 2

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DHF-BMD-Z2-03-DR-A-11006-P6 Third floor GA plan Cat B
 DHF-BMD-Z2-03-DR-A-11012-P7 Third floor GA plan Phase 2
 DHF-BMD-Z2-RF-DR-A-11007-P8 Roof plan Cat A
 DHF-BMD-Z2-RF-DR-A-11008-P5 Roof plan Cat B
 DHF-BMD-Z2-RF-DR-A-11013-P9 Roof GA plan Phase 2
 DHF-BMD-Z2-XX-DR-A-12000-P5 Proposed Elevations Portsmouth CC Cat A
 DHF-BMD-Z2-XX-DR-A-12001-P9 Proposed Elevations Cat B
 DHF-BMD-Z2-XX-DR-A-12002-P6 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-13000-P2 Proposed Sections Cat A
 DHF-BMD-Z2-XX-DR-A-13001-P3 Proposed Sections Cat B
 DHF-BMD-Z2-XX-DR-A-13002-P2 Proposed Sections Phase 2
 DHF-BMD-Z2-XX-DR-A-13004-P5 Proposed Site Sections
 LA-WS-L-90-03 Rev B Landscape planting strategy
 LP2018-LA-WS-L-90-02 RevN (c) Landscape Proposals
 LP2018-LA-WS-L-90-03 Rev D Block Plan (Fencing Plan)
 LP2018-LA-WS-L-90-05 External finishes
 P173-442-R2-1 Exterior lighting design Rev 2 - DRAFT
 P173-442-R2-2 Exterior lighting design Rev 2 vertical spill calculation - DRAFT
 Fat Face DHF Company Profile
 Dunsbury Hill Farm Design Code
 Dunsbury Hill Farm Plot 2 Design & Access Statement
 4487 Plot 2 below ground drainage strategy mark up
 35226 001 Dunsbury Hill Farm Noise Assessment
 ES Chapter 14 Plot 2 revision
 ES Chapter 14 Plot 2 revision Appendix 1
 ES Chapter 14 Plot 2 revision Appendix 2
 Plot 2 Ecological Impact Assessment Nov 15
 Dormouse Statement
 Noise assessment addendum
 Updated assessment dated 15 December 2015
 Email dated 21/12/15 from James Brewer confirming vehicle loading/unloading arrangements
 Jakoustic Acoustic Fencing and Barriers document
 Parking statement
 BREEAM statement
 BREEAM statement Appendix 1 worked examples
 BREEAM statement Appendix 2 Pre-assessment summary

Reason: - To ensure provision of a satisfactory development.

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

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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 186 and 187 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:
- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

23 December 2015