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28 August 2025

Dear Sir/Madam

Planning Portal Reference PP-14269267 – Proposed change of use from B8 storage and distribution to B2 general industry, Unit 2, Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Q+A Planning Ltd acts for Fat Face Ltd. On behalf of our client, we are submitting the accompanying planning application which seeks consent for change of use of the existing Unit 2 at Dunsbury Park, from B8 (storage and distribution) to B2 (general industry).

In this supporting statement we explain the reason why the consent is required, and outline the compliance of the scheme with relevant development plan policy. The application is also accompanied by a Transport Technical Note prepared by SLR Consulting.

Background to Proposal

Unit 2 was constructed on Plot 2 of the Dunsbury Park development. Dunsbury Park is a large mixed use employment and leisure scheme located east of the A3(M) close to Waterlooville. The original outline consent (planning authority reference APP/12/00338), 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'* was approved in February 2014.

At the time of the grant of outline permission, the planning authority intended the employment space brought forward within the Park to be primarily other Class B uses rather than B8 warehousing. Accordingly Condition B6 of APP/12/00338 imposed limitations on the total consented gross floor areas for B8 and B2 uses as follows:

- B8 – 12,356 sq. m (20 per cent of total employment uses); and
- B2 – 24,712 sq. m (40 per cent of total employment uses)

The remaining 40 per cent balance of the Class B employment space was intended to be the former Class B1, now E(g).

In 2015, a Section 73 application was submitted to Havant Borough Council (reference APP/15/00732) for a variation of Condition B6 of APP/12/00338, to change the maximum allowable B8 floorspace within the scheme from 12,356 sq. m (20 per cent) to 18,534 sq. m (30 per cent) and therefore the limits for B8 and B2 became:

- B8 - 18,534 sq. m (30 per cent of total employment uses); and
- B2 - 18,534 sq. m (30 per cent of total employment uses)

The 40 per cent total for B1 use remained unchanged.

Reserved matters consent (reference APP/15/01156) was then granted for Plot 2, for the *'construction of B8 warehouse and distribution building (18,037 sq m) to be constructed in 2 phases'*. This consent sought approval for a building to meet the requirements of Fat Face and is the consent that was implemented. At present only Phase 1 of the approved scheme, comprising the construction of two of the three bays and with a total GFA of 12,024 sq.m, has been completed. The 'Phase 2' component of the approval, which could be constructed, comprises 6,012 sq. m.

The consent was implemented to provide clothing retailer Fat Face's national distribution facility. It opened in late 2017, and operated in that role for some years. However, in late 2023, retailer NEXT acquired 97 per cent of the equity in the Fat Face business, and in 2024 the Fat Face online operations were moved to a new website hosted via NEXT's 'Total Platform'. At the same time, the remainder of the Fat Face distribution requirements were absorbed into the existing NEXT supply chain operation and consequently the Dunsbury Park site became surplus to requirements. Operations ceased in late 2024.

Whilst efforts to market the vacant unit have been undertaken since 2024, to date no new occupier has been found. In order to enhance the ability to secure a new tenant and avoid a prolonged vacancy at this important site, a change of use consent to enable the building to be occupied by B2 industrial activity is now sought.

Planning Appraisal

In our assessment, it is evident that the proposal is supported by relevant national and local policy and accords with the requirements of the development plan. We summarise the key considerations below.

Principle of Development

The principle of Class B2 employment use at the site has been established by the Local Plan (Dunsbury Hill Farm is allocated as a strategic employment site under policy CS18 of the Havant Borough Core Strategy) and the extant planning permission. Indeed, the potential B2 use would bring activity closer in line to the intention for the site as a whole when the original outline as granted, which was to limit B8 activity on the site to the smallest proportion of the three allowances for Class B uses overall. Accordingly, it is clear that the principle of B2 use at Plot 2 is acceptable.

Highways and Transport

The application is accompanied by a Technical Note from SLR Consulting, which addresses highways and transportation considerations. The Note concludes that:

- The change of use to B2 of the maximum consented GFA would still result in a lower level of floorspace in B2 use than the maximum consented level for B2 across the whole of the Dunsbury Park development (APP/15/00732), and therefore no further assessment of impact on the highway network would be required.
- No additional car parking spaces would be required if the Phase 2 of the consented development was constructed with a B8 use.
- The additional car and cycle parking spaces that would be required for the constructed 12,024 sq. m. GFA operating with a B2 use, based on the minimum standards in the HBC Parking SPD, could be accommodated within the site.

- There would be potential to provide additional car and cycle parking within the site (such as a reconfiguration of the existing service yard) to accommodate additional development (up to the maximum consented GFA of 18,037 sq. m.) for B2 use, subject to details being provided and agreed with HBC, which could be secured via a planning condition such as:

“Should additional GFA of B2 use be proposed over the constructed 12,024 sq. m, up to a maximum of 18,037 sq. m, details of suitable parking and servicing arrangements to accommodate the proposals must be discussed and agreed with HBC.”

- Based on the review of existing and future access to sustainable travel modes and the requirement for occupiers at Dunsbury Park to prepare a Travel Plan in line with the Framework Travel Plan, the promotion of lower number of parking spaces than the minimum standard could be suitable.

Given the above, it is evident that there are no transport or highways reasons why the planning application cannot be approved.

Economic Benefits

The grant of consent to the proposal will significantly enhance the letting prospects for the unit, helping to bring it back into use with the associated job creation benefits that can be expected to result. On this basis the proposal will assist in achieving the aims set out in the Core Strategy of boosting the borough’s economic performance and help maintain progress in delivering one of the borough council’s key strategic sites. On this basis the proposal meets the requirements of relevant development plan policy including policies CS2, CS18 and Strategic Sites 3.

Landscape, Design and Visual Impact

The proposal involves no external alterations to the existing building nor its consented second phase and accordingly will have no additional impacts in terms landscape and visual amenity.

Ecology

The scheme involves no external changes that will affect existing habitats and there will be no material adverse effects on ecology or biodiversity.

Flood Risk and Drainage

There are no proposed changes to the existing drainage arrangements and consequently no material implications for flood risk in the area.

Neighbour Amenity

The nearest noise sensitive receptors to the building are located some 300m to the east and separated from the proposal site by areas of woodland, open space and further warehouse and vehicle showroom buildings. The proposed change would not be likely to result in any increased risk of disturbance to the residential amenity of these areas. are located 230m to

Summary

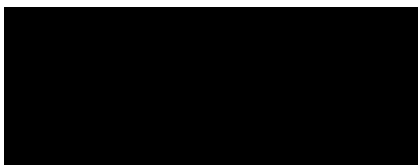
The application proposes the change of use of the existing building (including the consented extension) from B8 to B2. The change is sought to facilitate the reletting of the property, which is vacant at present.

The application site is located within a strategic employment site and is which is entirely suited to accommodating B2 activities. The change of use would generate no material adverse impacts in relation to highways, neighbour amenity nor any other material considerations. No external works to the building are proposed so its appearance will be unchanged.

The reletting and associated job creation benefits that can be expected to result will assist in achieving the aims set out in the Core Strategy of boosting the borough's economic performance and help maintain progress in delivering one of the Council's key strategic sites.

The proposal complies will relevant development plan policy and will create no material adverse impacts. Accordingly, it is requested that the Council grant planning permission for the proposed use.

Yours faithfully



Chris Quinsee
Director
Q+A Planning Ltd