

SNPL 398335

25 November 2021



Development Management
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

Jim Beavan
E: jbeavan@savills.com
DL: +44 (0) 23 8071 3931

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ
T: +44 (0) 238 071 3900
F: +44 (0) 238 071 3901
savills.com

Dear Sir/Madam,

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING APPLICATION APP/20/00508

UNDER SECTION 96A TOWN AND COUNTRY PLANNING ACT 1990

DUNSBURY PARK – PLOT 4A

On behalf of Portsmouth City Council, hereafter referred to as PCC, please find attached the following information submitted in support of a Non Material Amendment (NMA) to Planning Application APP/20/00508 (Dunsbury Park).

This letter sets out the context of the existing consent, the nature of the proposed amendments and the rationale and necessity for the change.

In addition to this letter, the application submission consists of:

- Application Form (PP-10426180)
- Updated Drawings and Plans
- The fee of £262 (including service fee of £28 has been paid via BACS)

Application Context

Dunsbury Park

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.

A 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 and remains the extant outline consent for the site.

Plot 4a

An RMA was submitted in respect to Plot 4a of APP/17/01324 in April 2020 and consented in October 2020. The RMA secured consent for 11,622 sqm B2 commercial premises which has since been let to global engineering firm BioPure.



All relevant planning conditions attached to the Outline and to the respective RMA have been discharged.

Application Rationale & Proposed Amendments

As a result of PCCs detailed design review process, an amendment to the details related to Plot 4a is proposed. The design modifications have been agreed with the prospective tenant and are intended to improve the experience for users.

The proposed amendments pertain solely to Plot 4a and as shown on supporting drawings amount to:

- replacement of a double door with window;
- omission of windows
- amendments and additions to external doors;
- amended surfacing and planting of the electrical substations;
- amended location of the open cycle provision to position alongside the top of the entrance ramp for ease of access;
- Amended tree schedule replacing unavailable English Oaks with Hornbeams

For ease of reference, the plans to be substituted by this NMA are listed below:

Plan	Plan Reference	Consented Rev	NMA Rev
Landscape Plan	DHF-FIR-ZA4-DR-S-0001	Rev. F	Rev. M
Planting Plan	DHF-FIR-ZA4-DR-S-0003	Rev. D	Rev. H
GA Elevations	DHF-BMD-Z4A-XX-DR-A-12000	P01.5	C14

Summary and Conclusions

The applicant understands that the definition of non-material is the responsibility of the planning authority to determine. Indeed, the judgement on "materiality" in any particular case is one of fact and degree. In this case it is maintained that the changes to the consented scheme do not constitute 'material' amendments and sit comfortably within the spirit of the original consent.

The proposed amendments will not materially change the scale or nature of the approved development. As such, it is appropriate in these circumstances to consider them as non-material amendments to the approved full planning consent under Section 96A of the TCPA.

An NMA application is therefore being submitted to formalise these minor design changes to Plot 4a, through revisions to the approved plans listed under Condition 1 of the extant planning permission. If you require any additional information to support this process, please do not hesitate to contact me.

Yours sincerely



Jim Beavan
Savills Planning