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SNPL398335



Steve Weaver  
Planning Services  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
PO9 2AX

Jim Beavan  
E: jbeavan@savills.com  
DL: +44 (0) 2380 713 931

2 Charlotte Place  
Southampton SO14 0TB  
T: +44 (0) 238 071 3900  
F: +44 (0) 238 071 3901  
savills.com

Dear Steve,

### **DUNSBURY PARK: Plots 500-502 Reserved Matters Application**

Further to our recent discussions, please find enclosed a Reserved Matters Application for 3no. B2/B8 units totalling 6,877 sqm on Plots 500-502 at Dunsbury Park, Fitzwygram Way. This application follows the successful grant of planning permission for 3no. B8 units on Plots 500-502 in December 2022 (APP/21/01267). Notwithstanding the previous approval, in order to meet occupier demand and better deliver upon the requirements of the Solent Free Port, Portsmouth City Council (PCC) are seeking to broaden the use classes on Plots 500-502 to include for B2.

The layout, scale and appearance of Plots 500-502 remain as consented under APP/21/01267 and do not need to be revisited under this application. However, alterations have been made to the configuration of the internal service yards and parking courts in order to accommodate the differing operational requirements of B2 and B8 operators respectively.

Accordingly, 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. B2/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, A11, A14, A17, A18, B9, B10 and B11; 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'*

As before, the units are being built speculatively, so the scheme has been designed in such a way that the individual plots can be laid-out to deliver a sufficient level of parking dependent on the eventual occupier. To reflect this, bespoke layouts for B2 and B8 operators have been submitted for the council's consideration for each Unit. It is envisaged that the implementation of either layout can be secured prior to first occupation of each unit via a suitably worded compliance condition (as was done on Plot 3B (DPD) APP/18/00357).

An Application Document Schedule is attached at Appendix A. The documents which pertain to the B2 and/or B8 layouts are highlighted and those which remain extant and unamended from the previous consent are indicated with an asterisk.

For completeness the Reserved Matters for the scheme are reconsidered in turn below.

#### **The Reserved Matters (B3)**

##### **(i) – Access (& Condition B9)**

No amendments are proposed to the approved internal access road.

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## (ii) – Layout

No major amendments to the layout of the 3no. units are proposed, other than the introduction of additional car parking within the periphery of the service yards. Given the differing nature of the operation of B2 and B8 uses it is considered that the service yards can be safely and efficiently managed under both scenarios. As detailed under B5(a) the Plots will provide a level of parking wholly appropriate to the type and scale of development proposed.

For each unit, two layouts have been submitted to reflect the differing parking requirements of each use. Approval of both plans will allow the imposition of a suitably worded condition securing the provision on an appropriate parking layout prior to first occupation of each respective unit:

20179\_DP-UMC-500-XX-DR-A-1017\_Unit 500 Site Plan [P01] – B2 User  
 20179\_DP-UMC-500-XX-DR-A-1017 [F]\_Unit 500 Site Plan - B8 User\*  
 20179\_DP-UMC-501-XX-DR-A-1021\_Unit 501 Site Plan [P01] – B2 User  
 20179 DP UMC 501 XX DR A 1021 Rev F Unit 501 Site Plan – B8 User\*  
 20179\_DP-UMC-502-XX-DR-A-1025\_Unit 502 Site Plan [P01] – B2 User  
 20179 DP UMC 502 XX DR A 1025 Rev F Unit 502 Site Plan – B8 User\*

\*As detailed above, the layouts pertaining to the B8 use are those approved under APP/21/01267.

## (iii) – Scale

The scale of the buildings are unchanged from Application ref. APP/21/01267.

## (iv) Appearance

The appearance of the buildings are unchanged from Application ref. APP/21/01267.

## (v) Landscaping

The landscaping scheme approved under Application ref. APP/21/01267 was worked up iteratively in liaison with the Council's Landscape Officer. No amendments are sought to the approved scheme.

## **Other Matters (B5)**

### (a) Parking Provision

This current application seeks reserved matters permission for 3no. B2/B8 units totalling 6,877 sqm. The units are being built speculatively, so the scheme has been designed in such a way that the Plots can be laid-out to deliver a sufficient level of parking dependent on the eventual occupier.

The current adopted parking standards for non-residential development within Havant Borough Council are set out in the Havant Borough Parking Supplementary Planning Document (SPD) which was adopted in July 2016. All the Borough's parking standards are now detailed within the new SPD, which is a valuable supplement to Policy DM14 (Car and Cycle Parking on Development (excluding residential) of the Local Plan (Core Strategy).

The SPD requires the following minimum standards:

- B2: 1 space per 45 square metres
- B8: 1 space per 90 square metres

The proposed level of parking provision on each Plot is detailed below:

| Plot                      | B2                                                                                                                                                                                                                                                               | B8 (as approved under APP/21/01267)                                                                                                                                                                                                                              |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>500</b><br>(2,905 sqm) | <b>62 staff &amp; visitor car spaces</b> , of which:<br>3no. are accessible (equating to 5% of the total)<br>4no. are 'active' electric charging spaces with the balance to be ducted for future provision;<br>20 covered, secure external cycle parking spaces; | <b>39 staff &amp; visitor car spaces</b> , of which:<br>2no. are accessible (equating to 5% of the total)<br>4no. are 'active' electric charging spaces with the balance to be ducted for future provision;<br>10 covered, secure external cycle parking spaces; |
| <b>501</b><br>(2,322 sqm) | <b>49 staff &amp; visitor car spaces</b> , of which:<br>3no. are accessible (equating to 6% of the total)<br>4no. are 'active' electric charging spaces with the balance to be ducted for future provision;<br>20 covered, secure external cycle parking spaces; | <b>26 staff &amp; visitor car spaces</b> , of which:<br>2no. are accessible (equating to 8% of the total)<br>4no. are 'active' electric charging spaces with the balance to be ducted for future provision;<br>10 covered, secure external cycle parking spaces; |
| <b>502</b><br>(1,649 sqm) | <b>32 staff &amp; visitor car spaces</b> , of which:<br>2 is accessible (equating to 6% of the total)<br>2no. are 'active' electric charging spaces with the balance to be ducted for future provision;<br>10 covered, secure external cycle parking spaces;     | <b>14 staff &amp; visitor car spaces</b> , of which:<br>1 is accessible (equating to 7% of the total)<br>2no. are 'active' electric charging spaces with the balance to be ducted for future provision;<br>10 covered, secure external cycle parking spaces;     |
|                           | <b>Total: 143 spaces (Ratio of 1:48)</b>                                                                                                                                                                                                                         | <b>Total: 79 spaces (Ratio of 1:87)</b>                                                                                                                                                                                                                          |

To conclude, the proposed levels of parking within Plots 500-502 will broadly meet the minimum requirements of the Parking SPD.

- B2 – 143 spaces (1:48)
- B8 – 79 spaces (1:87)

As it can be seen above, under the B2 scenario Plots 500-502 will deliver a parking ratio of 1:48, being only 3 sqm short of the Council's requirement. Under the B8 scenario (as already approved under APP/21/01267) the Plots will exceed the Council's requirements.

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 and the emerging Local Plan (Policy IN3).

A suitably worded compliance condition can be agreed securing the appropriate provision prior to first occupation of each unit.

#### (b) Delivery and Vehicle Turning

Details have been submitted showing tracking for commercial vehicles. The information demonstrates that on-site turning can be safely achieved for all vehicles.

Tracking for the B2 use has been undertaken based on a rigid axel vehicle up to 7.5 tonnes which is the largest vehicle typically expected for a unit of this type (B2) manufacture/general industrial).

For the B8 use tracking has been undertaken based on an articulated lorry, more typically associated with a storage and distribution use of this type.

#### (c) Levels

No amendments to the existing or proposed ground levels are proposed above those approved under APP/21/01267.

#### (d) Sustainability

A BREEAM Preliminary Assessment for each the unit has been submitted, each of which achieves BREEAM Excellent standard as per APP/21/01267.

#### (e) Waste storage and recycling

Drawings have been submitted showing the location and specification of waste storage and recycling facilities. These facilities mirror those approved under APP/21/01267.

#### (f) Crime Risk

Site Security Plans have been submitted for the individual buildings, as per APP/21/01267.

#### (g) Lighting

An Amended (Rev F) Lighting Report has been submitted to reflect the new areas of car parking provided within the scheme. The principles of the lighting scheme approved under APP/21/01267 have been carried through.

The scheme has been developed to reduce the impact that the external lighting would have on the surrounding areas including residential zones to the north west and woodland to the west. The design incorporates 2.4m solid fences along the eastern service yards for Units 501 & 502, to help minimise lux spill onto shrubbery running alongside the eastern site boundary. To further help reduce spill, fittings within the service yards have been reduced in height and power, with backwards light shields provided to the fittings on the eastern boundary.

#### (h) Noise

The Noise Report submitted and approved under APP/21/01267 is resubmitted in support of this application. In addition, a Technical Design Note (Hydrock, April 2023) has been prepared and submitted to Discharge Condition 6 of APP/21/01267.

The additional noise calculations presented in Section 2.1 of the Note, indicates specific external plant noise levels of 74.9 dB (at source) would equate to noise levels being 10 dB below the background sound level at properties off Calshot Road. This would satisfy the requirements of Havant Borough Council by more than 5 dB. External plant noise levels would need to be approximately 81 dB in order to fail the requirements of HBC, i.e. rating level 5dB below background calculated at properties off Calshot Road.

Based on the additional calculations provided in Table 1 of the Technical Note, and the examples of typical plant noise emissions presented in Table 3, Condition 6 has been submitted for full discharge.

#### (i) Traffic Routing Plan

The Traffic Routing Plan approved under APP/21/01267 has been resubmitted herein. The Report identifies that site traffic is to be directed towards Junction 3 of the A3(M) to the west via Fitzwygram Way.

### **Pre-Commencement Conditions**

The following conditions are sought for formal discharge as part of this Reserved Matters Application:

| <b>Condition</b>                         | <b>Document(s) Submitted</b>                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A3 – Phasing Update                      | Savills Phasing Update – January 2022                                                                                                                                                                                                                                                                                                                                                                                 |
| A5 – Materials                           | 20179_DP-UMC-500-XX-DR-A-1303_Unit 500 External Materials [P01]<br>20179_DP-UMC-501-XX-DR-A-1304_Unit 501 External Materials [P01]<br>20179_DP-UMC-502-XX-DR-A-1305_Unit 502 External Materials [P01]                                                                                                                                                                                                                 |
| A10 – Trees                              | AMS (Greengage, September 2021)                                                                                                                                                                                                                                                                                                                                                                                       |
| A11 - CEMP                               | CEMP (Glencar, March 2022)                                                                                                                                                                                                                                                                                                                                                                                            |
| A12 & 13 – Contractor Parking & Compound | Site Logistics Plan (Glencar)                                                                                                                                                                                                                                                                                                                                                                                         |
| A14 – Contaminated Land                  | Ground Investigation Report (Hydrock, RP-GE-1004-P3)<br>Remediation Strategy and Verification Report – 19453-HYD-XX-XX-RP-GE-3001<br>Remediation Verification Report – 19453-HYD-500-XX-RP-GE-5000-P1                                                                                                                                                                                                                 |
| A17 & A18 – Ecology                      | Units 500-502 Ecological Appraisal (Greengage, September 2021)*<br>Bat Survey Report (Greengage, December 2022)*<br>Greengage Ecology Letter (14 <sup>th</sup> April 2022)*<br>Greengage Ecology Update Note (31 <sup>st</sup> May 2022)*                                                                                                                                                                             |
| B9 – Access Roads                        | Hydrock Drawings:<br>DR-C-7200 (External Works Plan 1)<br>DR-C-7201 (External Works Plan 1)                                                                                                                                                                                                                                                                                                                           |
| B10 – Drainage                           | DRAINAGE REPORT (Stage 3) 24 <sup>th</sup> Jan 2022<br>19453-HYD-XX-XX-RP-C-0003 – SUDS Maintenance Strategy<br>DP HYD 00 ZZ DR C 7000 – Drainage_Strategy_Sheet_1 (P01)<br>DP HYD 00 ZZ DR C 7001 – Drainage_Strategy_Sheet_2 – (P01)<br>DP HYD 00 ZZ DR C 7010 Rev P02 Drainage Layout Plan 1 (P01)<br>DP HYD 00 ZZ DR C 7011 Rev P02 Drainage Layout Plan 2 (P01)<br>DP HYD 00 ZZ DR C0001 Hydraulic Calculations* |
| B11 – Lighting                           | DP-CPW-ZZ-XX-DR-E-2201-I- Unit 500, 501, 502 Proposed External Lighting Layout<br>DP-CPW-ZZ-XX-RP-E-2201-F - Unit 500, 501, 502 External Lighting Report                                                                                                                                                                                                                                                              |

### **Summary**

This Reserved Matters Application follows the successful grant of planning permission for 3no. B8 units on Plots 500-502 in December 2022 (APP/21/01267). Notwithstanding the previous approval, in order to meet occupier demand and better deliver upon the requirements of the Solent Free Port, Portsmouth City Council (PCC) are seeking to broaden the use classes on Plots 500-502 to include for B2.

The layout, scale and appearance of Plots 500-502 remain as consented under APP/21/01267 and do not need to be revisited under this application. However, alterations have been made to the configuration of the service yards and parking courts in order to accommodate the differing operational requirements of B2 and B8 operators respectively.

I would kindly request that the application be approved. I trust all is in order however should you have any queries, please do not hesitate to contact me.

Kind regards



**Jim Beavan**  
**Savills Planning**

cc Matthew Evans, Portsmouth City Council

## Appendix A: Application Document Schedule

*\*Approved under APP/21/01267 and unamended*

### Architectural Pack

#### Site Wide

20179\_DP-UMC-00-XX-DR-A-1000 E - Location Plan\*  
 20179\_DP-UMC-00-XX-DR-A-1002\_Site Plan [P01]  
 20179\_DP-UMC-500-XX-DR-A-1016\_Plot 5 Site Constraints Plan [P01]  
 20179\_DP-UMC-XX-XX-DR-A-1048\_Site Levels Plan [P01]  
 Plot 5 - Design and Access Statement  
 Plot 5 Site Logistics Plan (C11 & C13)\*  
 20179 DP UMC ZZ XX DR A 1046 Rev C Proposed Substation\*

#### Unit 500

20179\_DP-UMC-500-GF-DR-A-1062\_Unit 500 Cycle Storage [P01]  
 20179\_DP-UMC-500-GF-DR-A-1072\_Unit 500 Bin Store [P01]  
**20179\_DP-UMC-500-XX-DR-A-1017\_Unit 500 Site Plan [P01] – B2 User**  
**20179\_DP-UMC-500-XX-DR-A-1017 [F]\_Unit 500 Site Plan - B8 User\***  
 20179\_DP-UMC-500-XX-DR-A-1052\_Unit 500 Site Security [P01]  
 20179\_DP-UMC-500-XX-DR-A-1303\_Unit 500 External Materials [P01]  
 DP UMC 500 ZZ DR A 1203 D Unit 500 Elevations & Section\*  
 DP UMC 500 RF DR A 1020 C Unit 500 Roof Plan\*  
 DP UMC 500 GF DR A 1018 B UNIT 500 Building Plan\*  
 DP UMC 500 ZZ DR A 1019 B UNIT 500 Office Plan\*  
 DP UMC 500 XX DR A 1082 Rev D Unit 500 Vehicle Access Route\*

#### Unit 501

20179\_DP-UMC-501-GF-DR-A-1063\_Unit 501 Cycle Storage [P01]  
**20179\_DP-UMC-501-XX-DR-A-1021\_Unit 501 Site Plan [P01] – B2 User**  
**20179 DP UMC 501 XX DR A 1021 Rev F Unit 501 Site Plan – B8 User\***  
 20179\_DP-UMC-501-XX-DR-A-1053\_Unit 501 Site Security [P01]  
 20179\_DP-UMC-501-XX-DR-A-1073\_Unit 501 Bin Store [P01]  
 20179\_DP-UMC-501-XX-DR-A-1304\_Unit 501 External Materials [P01]  
 DP UMC 501 ZZ DR A 1204 B UNIT 501 Elevations & Section\*  
 DP UMC 501 GF DR A 1024 C UNIT 501 Roof Plan\*  
 DP UMC 501 GF DR A 1022 B UNIT 501 Building Plan\*  
 DP UMC 501 ZZ DR A 1023 B UNIT 501 Office Plan\*  
 DP UMC 501 GF DR A 1073 Rev C Unit 501 Vehicle Access Route\*

#### Unit 502

20179\_DP-UMC-502-GF-DR-A-1064\_Unit 502 Cycle Storage [P01]  
**20179\_DP-UMC-502-XX-DR-A-1025\_Unit 502 Site Plan [P01] – B2 User**  
**20179 DP UMC 502 XX DR A 1025 Rev F Unit 502 Site Plan – B8 User\***  
 20179\_DP-UMC-502-XX-DR-A-1054\_Unit 502 Site Security [P01]  
 20179\_DP-UMC-502-XX-DR-A-1074\_Unit 502 Bin Store [P01]  
 20179\_DP-UMC-502-XX-DR-A-1305\_Unit 502 External Materials [P01]  
 DP UMC 502 ZZ DR A 1205 D UNIT 502 Elevations & Section\*  
 DP UMC 502 RF DR A 1028 C UNIT 502 Roof Plan\*  
 DP UMC 502 GF DR A 1026 B UNIT 502 Building Plan\*

DP UMC 502 ZZ DR A 1027 B UNIT 502 Office Plan\*  
 DP UMC 502 XX DR A 1084 B UNIT 502 Vehicle Access Route\*

### Landscape

DP BCA ZZ XX DR L0003 Rev G Landscape Cross Sections  
 DP BCA ZZ XX DR L0002 Rev G Landscape Concept Plan  
 DP-BCA-ZZ-XX-DR-L-053-Rev D Detailed Planting Plan – Sheet 1\*  
 DP-BCA-ZZ-XX-DR-L-054-Rev D Detailed Planting Plan – Sheet 2\*  
 Plots 500-502 – Landscape Design Statement – September 2021\*  
 Units 500-502 LVIA Supplement - January 2022\*  
 Plots 500-502 - 10 Year Maintenance and Management – October 2021\*

### Ecology

Units 500-502 Ecological Appraisal (Greengage, September 2021)\*  
 Bat Survey Report (Greengage, December 2021)\*  
 Greengage Ecology Letter (14th April 2022)\*  
 Greengage Ecology Update Note (31st May 2022)\*

### BREEAM

Unit 500 – BREEAM 2018 Preliminary Assessment (30<sup>th</sup> July 2021)\*  
 Unit 501 – BREEAM 2018 Preliminary Assessment (30<sup>th</sup> July 2021)\*  
 Unit 502 – BREEAM 2018 Preliminary Assessment (30<sup>th</sup> July 2021)\*

### Drainage

DRAINAGE REPORT (Stage 3) 24th Jan 2022\*  
 19453-HYD-XX-XX-RP-C-0003 - SUDS Maintenance Strategy  
 DP HYD 00 ZZ DR C 7000 - Drainage\_Strategy\_Sheet\_1 (P01)\*  
 DP HYD 00 ZZ DR C 7001 - Drainage\_Strategy\_Sheet\_2 – (P01)\*  
 DP-HYD-00-ZZ-DR-C-7200 – External Works Plan 1 (P04)\*  
 DP-HYD-00-ZZ-DR-C-7201 – External Works Plan 2 (P04)\*  
 DP HYD 00 ZZ DR C 7010 Rev P02 Drainage Layout Plan 1 (P01)\*  
 DP HYD 00 ZZ DR C 7011 Rev P02 Drainage Layout Plan 2 (P01)\*  
 DP HYD 00 ZZ DR C0001 Hydraulic Calculations\*

### Ground Conditions

Hydrock Remediation Verification Report Ref. 19453-HYD-500-XX-RP-GE-5000 (02/02/2023)

### Lighting

DP-CPW-ZZ-XX-DR-E-2201-I- Unit 500, 501, 502 Proposed External Lighting Layout  
 DP-CPW-ZZ-XX-RP-E-2201-F - Unit 500, 501, 502 External Lighting Report

### Noise

Noise Impact Assessment - Plots 500 -502\*  
 Technical Design Note (Hydrock, March 2023)

### Planning

Savills Cover Letter – May 2023



Parking Statement – Savills, April 2023  
Dunsbury Phasing Plan Update – Savills, January 2022\*  
CIL Form – May 2023