

COMMITTEE REPORT

Site Address: 8 Downley Road, Havant, PO9 2JD
Proposal: Variation of Condition 2 and 23 of planning permission APP/24/00606.
Application Type: Removal/Variation of Conditions
Application No: APP/25/00603 Expiry Date: 16/12/2025
Applicant: Declan Burke
Royal London Property Fund
Agent: Mrs Fellows Case Officer: Kayleigh Taylor
Fellows Planning Limited
Ward: Leigh Park Central and West
Leigh

Reason for Committee Consideration: Large Scale Major Development

Development Manager Recommendation: **GRANT PERMISSION**

Executive Summary:

The application site benefits from an extant planning permission (APP/24/00606) for *'Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure.'*, granted on 08/05/2025 following Planning Committee consideration on 20/02/2025. The construction of this development has begun.

The current application seeks to vary planning conditions 2 (plan numbers) and 23 (drainage) of the extant planning permission APP/24/00606. The applicant has stated that *'Following review of the LLFA's consultation response, our drainage engineer has identified an alternative solution that improves the way surface water is managed on site. Specifically, the underground tanks have been reconfigured to be shallower and slightly larger in area. This enables all surface water to infiltrate within the site boundary. This also retains the required unsaturated freeboard area as previously requested.'* The Lead Local Flood Authority (LLFA) has raised no objection to the proposed amended drainage scheme.

The site is located within Groundwater Source Protection 1c for Bedhampton and Havant Springs. Following a consultation response from Portsmouth Water, Officers are satisfied that the proposed drainage scheme would not result in any material harm to groundwater.

The proposal would result in minor amendments to the car park layout and soft landscaping. There would be no loss in parking provision compared to the extant scheme and the County Highway Authority have raised no objection to the proposal. Likewise, the Council's Landscape Officer has raised no objection. Given the amendments to landscaping, during the course of the application an updated Biodiversity Net Gain calculation was submitted, in line with the relevant legislation. This has been reviewed by the Council's Ecologist who has raised no objection.

The extant planning permission was subject to a S106 Agreement, the obligations contained within this agreement would continue apply to this application. The planning

conditions contained on the original planning permission have been carried across to the new recommendation as set out at the end of this report and amended where necessary, having regards to previous discharge of condition applications.

1 Site Description

- 1.1 The application site, within New Lane industrial area measures approximately 1.7ha. The site is located on the eastern side of Downley Road, which has single yellow lines on both sides of the road. The site is bound by the railway line to the east, with residential properties beyond. The site is 1.5km from Warblington Train Station (approximately 20 minute walk) and 1.8km from Havant Train Station (approximately 23 minute walk). There are two pairs of bus stops within 1km of the site, located on St. Albans Road and Southleigh Road with bus services between Havant and Portsmouth and Rowlands Castle to Emsworth respectively.
- 1.2 The site was last occupied by Dunham-Bush (HVAC), who were manufacturers of air conditioning and heating products. Until recently, the site comprised large, vacant, dilapidated buildings with a large workshop to rear of the site with a saw-tooth roof design and attached offices to the front, which were two storeys in height with a flat roof design. The buildings on site have now been demolished under prior approval APP/24/00600 and the site benefits from planning permission under application APP/24/00606 for '*Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure.*', granted on 08/05/2025 following Planning Committee consideration on 20/02/2025. The development has begun.
- 1.2 The eastern side of Downley Road, where the application site sits has a higher ground level compared to the western side of Downley Road. The site is entirely in Flood Zone 1 and is outside any future flood zone.

2 Planning History

APP/24/00606 - Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure. PERMIT 08/05/2025

APP/24/00600 - Application to determine if prior approval is required for the proposed demolition of warehouse and office building. GRANT PRIOR APPROVAL 09/10/2024

APP/15/00062 - Construction of new plant room to eastern elevation., PERMIT 29/04/2015

98/56131/008 - 169 proposed car parking spaces to north of main building. PERMIT 02/10/1998

91/56131/000 - Erection of gas meter kiosk on north elevation. PERMIT

91/56131/003 - Loading bay and shutter door inserted into southern elevation. PERMIT

91/56131/004 - Retention of canopy to south elevation over access and loading bay.

PERMIT

92/56131/007 - Retention of Test Rig facility to south side of existing building. PERMIT

3 Proposal

3.1 The application seeks the variation of Conditions 2 (plan numbers) and 23 (drainage) of planning permission APP/24/00606.

3.2 The submitted covering letter states;

'Following review of the LLFA's consultation response, our drainage engineer has identified an alternative solution that improves the way surface water is managed on site. Specifically, the underground tanks have been reconfigured to be shallower and slightly larger in area. This enables all surface water to infiltrate within the site boundary, thereby removing the need to discharge to the public foul sewer

(Officer comment: The original approval under APP/24/00606 provided for connection to the public surface water sewer).

This also retains the required unsaturated freeboard area as previously requested.

The revised drainage solution is supported by an updated Flood Risk Assessment and Drainage Note (dated 23rd May 2025) prepared by I&L Consulting Ltd. We are therefore seeking to vary the wording of Condition 23 to reflect these updates.

For ease of reference, the current wording of Condition 23 is as follows:

"The development shall be carried out in full accordance with the submitted Flood Risk Assessment and Drainage Strategy (24-011-CAN Downley Road, Havant) uploaded 21/03/2025, I&L response to LLFA consultation comments (2) uploaded 10/04/2025 and Proposed Drainage Plan 24-011-I&L D00 P4, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."

We propose the following revised wording for Condition 23:

The development shall be carried out in full accordance with the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025),

including:

- *Proposed Drainage Plan (Construction) – Drawing No. 24-011-I&L D00 P5*
- *Drainage Calculations (Appendix B)*
- *Water Quality Assessment (Appendix C)*
- *Drainage Maintenance Plan (Appendix D)*

unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the site is adequately drained in a sustainable manner and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Please note that Condition 2 is also being amended to reference the revised drainage details described above, replacing Revision 4 of the previously approved drainage plan.

We would also like to amend the internal parking layout in response to the presence of a retaining wall along the southern boundary. As a result, the disabled parking bays have been repositioned to the north of this parking run, rather than being located in the

corner. Importantly, the overall parking provision remains unchanged.

The revised layout allows for an increased landscaped area in the southern corner, where standard-sized bays now replace the previously proposed larger disabled spaces. Additionally, the pathway leading to Unit 1 has been widened to ensure there is adequate space to accommodate electric vehicle (EV) charging infrastructure.'

3.3 A site plan comparison is included at Appendix B.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Employment Land Review September 2024

PfSH Economic, Employment and Commercial Needs Study

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Erosion Risk)
CS16	(High Quality Design)
CS2	(Employment)
CS3	(Skills and Employability)
CS6	(Regeneration of the Borough)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM16	(Freight Transport)
DM3	(Protection of Existing Employment and Tourism Sites)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Lead Local Flood Authority (LLFA)

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be

offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

The County Council has reviewed the following documents relating to the above application:

APP/24/00606 I&L proposal to amend drainage strategy Technical Note

The information provided has been reviewed and is considered sufficient to demonstrate the suitability of the revised drainage strategy.

As such, we have no objection to this application.

HCC Highway Authority

Thank you for your consultation on the above planning application. The applicant is seeking to vary conditions 2 and 23 of outline planning consent APP/24/00606. Condition 2 relates to highway matters and the applicant is seeking to vary the car parking layout, with the quantum approved under the planning consent to remain the same. A comparison of the approved and proposed parking layout is shown within drawing PL004 Rev P which outlines a relocation of disabled parking bays, motorcycle parking bays and further refinements to the internal layout design to accommodate this. Having reviewed the revised internal layout the Highway Authority have no concerns with the proposed car parking amendments and provide no objections to the variation of condition 2.

Landscape Team, Havant Borough Council

No landscape objection.

HBC Ecologist

Thank you for consulting me on this application. The applicant is seeking to vary conditions 2 and 23. This requires a slight modification to the site layout which itself necessitates revised Biodiversity Net Gain (BNG) calculations.

The application is accompanied by an amended BNG Statutory Metric, Biodiversity Gain Plan and Habitat Management & Monitoring Plan (all FPCR, November 2025). The recent amendments are minor, and I am happy that these documents provide sufficient detail.

Portsmouth Water

We have no objection to this application; the revised strategy is acceptable to Portsmouth Water from a groundwater quality perspective.

Environment Agency

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Local Code of

Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site notice 11/11/25	11/11/2025	02/12/2025	Is advertised in the public interest; Major Development as defined by the DMPO 2015
Press Advert	Press Advert			Is advertised in the public interest; Major Development as defined by the DMPO 2015

Number consulted: 44

Public comments - Number of representations received: 0

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development and planning history
- (ii) Flood Risk and Drainage
- (iii) Impact upon the character and appearance of the area
- (iv) Impact on residential amenity
- (v) Highways impacts and parking provision
- (vi) Pollution and Source Protection Zones
- (vii) Ecology and Biodiversity Net Gain
- (viii) Sustainability and BREEAM
- (ix) Community Infrastructure Levy and S106 Agreement

(i) Principle of development and planning history

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is also within a very long established industrial estate and comprises previously developed land. The site was formerly used for Class B2 (general industrial) use with ancillary Class E(g)(i) offices and comprised a large warehouse with attached offices which have now been demolished.

7.3 The principle of the development of '*Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure*' was established in the granting of planning permission APP/24/00606.

7.4 Whilst the applicant is applying for a variation of Conditions 2 and 23 of APP/24/00606, under Section 73A of the Town and Country Planning Act 1990 (as amended), this is in effect a fresh planning application.

7.5 In terms of planning policy, since the determination of planning application APP/24/00606 there have been no material changes in planning policy.

(ii) Flood Risk and Drainage

- 7.6 The site is situated within Flood Zone 1, which is considered to have a low probability of fluvial and tidal flood risk, the site is also at low risk of surface water flooding and medium risk of ground water flooding.

- 7.7 In the assessment of application APP/24/00606 it was considered that;

'In terms of the proposed surface water drainage the FRA&DS states that owing to the sites location within a Zone 1 – Subsurface Activity' Ground Water Source Protection Zone, infiltration has been ruled out due to contamination risks. There are no watercourses nearby to discharge to, so the proposal seeks to discharge surface water into the existing public sewer. The existing brownfield site is connected directly to the public sewer with no formal surface water runoff reduction in place. The proposal seeks to incorporate permeable asphalt in the carpark and underground restricted attenuation to reduce the discharge to the public sewer at a reduced Greenfield (urban) rate, including climate change allowances. There would be a petrol interceptor to control pollution.'

- 7.8 The current proposal now seeks to now discharge surface water runoff via infiltration. Originally infiltration was ruled out as a 1m unsaturated zone would not be achieved. The current strategy has been amended to lift the base of the soakaway tank to achieve a 1m unsaturated zone beneath. There would also be a by-pass oil separator.
- 7.9 The LLFA have raised no objection and is satisfied with the drainage strategy. The proposed amendment to condition 23 is therefore acceptable, and this condition is now condition 21 on the recommendation set out below. Further to this the LLFA have confirmed that the drainage maintenance plan that was contained in Appendix D of the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), is acceptable, as such former condition 24 of Planning Permission APP/24/00606 that required the submission of a drainage maintenance plan, has been replaced with a compliance condition (now condition 22). The proposal therefore accords with policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

(iii) Impact upon the character and appearance of the area

- 7.10 Under application APP/24/00606 it was considered that the proposal *'would have an acceptable layout, with the parking provision to the front of the site and the building set back closer to the railway line. The proposed building would have a large scale, bulk and mass but would be acceptable in the context of the industrial character of the area. The proposed building would have a contemporary design and would have acceptable materials and detailing. There would be adequate soft landscaping which would help to soften the appearance of the site.'*
- 7.11 The current proposal seeks minor amendments to the proposed landscaping as a result of the reconfiguration of the parking provision. This would not materially impact on the visual appearance of the site. The Council's Landscape Officer has commented *'No landscape objection.'* As such, it is considered that the proposal would accord with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 7.12 Details of external materials have previously been discharged, and as such the materials condition has been amended to reflect this. The soft landscaping condition has also been amended to reference the amended planting plan submitted with this

application.

(iv) Impact on Residential amenity

- 7.13 The revised scheme would not result in any change in its impact on residential amenity and appropriate conditions would be reattached to the new decision.

(v) Highways impacts and parking provision

- 7.14 Under application APP/24/00606 the proposal sought to retain the existing site access points and secured an enhancement by providing bellmouth junctions with pedestrian crossing facilities. The extant permission has 8 HGV loading bays and 136 car spaces. The current proposal seeks to amend the internal parking layout, however the overall parking provision remains unchanged and as such the proposed parking provision is considered to be acceptable, having regards to the extant planning permission and the justification put forward as part of APP/24/00606. The County Highway Authority have raised no objection to the amended plans.

(vi) Pollution and Source Protection Zones

- 7.15 In the assessment of application APP/24/00606 it was considered that *'The site lies within Groundwater Source Protection 1c for Bedhampton and Havant Springs. Portsmouth Water have confirmed 'The bedrock geology beneath the site is London Clay formation approximately 30 meters deep, which provides a layer of protection to groundwater. We therefore have no concerns regarding impacts to groundwater quality and do not recommend any planning conditions to be included on the planning permission'. Furthermore, the Environment Agency have raised no objection to the proposal.'*
- 7.16 Given that the proposal now seeks infiltration the above consultees have been reconsulted. No comments from the Environment Agency have been received, whilst Portsmouth Water have confirmed that they have no objection to the revised drainage strategy.
- 7.17 The contaminated land conditions previously recommended by the Council's Environmental Health Officer under APP/24/00606 have been appended to the recommendation on this application.
- 7.18 It is therefore considered that the proposal would accord with policies DM10 of the Havant Borough Local Plan (Core Strategy) and DM17 of the Havant Borough Local Plan (Allocations) 2014.

(vii) Ecology and Biodiversity Net Gain

- 7.19 The original application was accompanied by an Ecological Appraisal (FPCR, July 2024). The Council's Ecologist reviewed this report and was content that the site was not of significant value in terms of habitats. Consequently, the site was considered generally unsuitable for supporting populations of protected and notable species. The condition to ensure compliance with the ecological avoidance, mitigation, and enhancement measures as detailed in the Ecological Appraisal would be carried across to any new decision notice.
- 7.20 During the course of the current application, the applicant has updated the BNG Statutory Metric, Biodiversity Gain Plan and Habitat Management & Monitoring Plan (all FPCR, November 2025). The Council's Ecologist has commented *'The recent*

amendments are minor, and I am happy that these documents provide sufficient detail.'

- 7.21 BNG was secured through planning conditions on the original permission, and these conditions have been amended in the recommendation to reflect the latest documents submitted with this application. A BNG monitoring fee was secured as part of the S106 Agreement for the original permission. As such it is considered that the proposal would comply with the BNG legislation and would accord with policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(viii) Sustainability and BREEAM

- 7.22 Policy CS14 of the adopted Core Strategy requires non-residential development over 500 sqm to meet the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable. A BREEAM pre-assessment was undertaken as part of the original application which concluded an overall BREEAM rating of Excellent (78%). A condition requiring a post-construction BREEAM assessment would be carried across to any new decision notice.

(ix) Community Infrastructure Levy and S106 Agreement

- 7.23 The development is not CIL liable.

- 7.24 The original application (APP/24/00606) was subject to a S106 agreement which secured the following obligations;

- Employment and Skills Plan
- BNG monitoring fees
- HBC Monitoring fees
- A financial contribution of £50,544 with respect to sustainable transport improvements to be secured towards the following (in no priority order):
 - Bus stop improvements along Bartons Road
 - Wayfinding provision
 - Pedestrian and cycle improvements within the vicinity of the Crossland Drive/Petersfield Road junction
 - Crossing improvements at New Lane/Eastern Road junction
 - Provision of tactile paving at Littlegreen Avenue junction
- A S278 highways agreement with respect to the northern and southern site access works along Downley Road
- A full travel plan
- HCC fees in respect to approval and monitoring of the full travel plan
- Bond or cash deposit of £11,000 with respect to costed measures within the travel plan

- 7.25 The completed S106 contains provisions for future S73 applications (under section 24), as such officers are satisfied that the obligations would continue to apply to this current application.

8 Conclusion

- 8.1 The application site benefits from an extant planning permission (APP/24/00606) for *'Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car*

parking, yard areas, soft landscaping and associated infrastructure.’, granted on 08/05/2025 following Planning Committee consideration on 20/02/2025. The construction of this development has begun.

- 8.2 The current application seeks to vary planning conditions 2 (plan numbers) and 23 (drainage) of the extant planning permission APP/24/00606. The applicant has stated that *‘Following review of the LLFA’s consultation response, our drainage engineer has identified an alternative solution that improves the way surface water is managed on site. Specifically, the underground tanks have been reconfigured to be shallower and slightly larger in area. This enables all surface water to infiltrate within the site boundary. This also retains the required unsaturated freeboard area as previously requested.’* The Lead Local Flood Authority (LLFA) has raised no objection to the proposed amended drainage scheme.
- 8.3 The site is located within Groundwater Source Protection 1c for Bedhampton and Havant Springs. Following a consultation response from Portsmouth Water, Officers are satisfied that the proposed drainage scheme would not result in any material harm to groundwater.
- 8.4 The proposal would result in minor amendments to the car park layout and soft landscaping. There would be no loss in parking provision compared to the extant scheme and the County Highway Authority have raised no objection to the proposal. Likewise, the Council’s Landscape Officer has raised no objection. Given the amendments to landscaping, during the course of the application an updated Biodiversity Net Gain calculation was submitted, in line with the relevant legislation. This has been reviewed by the Council’s Ecologist who has raised no objection.
- 8.5 The extant planning permission was subject to a S106 Agreement, and the obligations contained within this agreement would continue apply to this application. The planning conditions contained on the original planning permission have been carried across to the new recommendation as set out below and amended where necessary, having regards to previous discharge of condition applications. The condition numbering has also been amended to reflect that the development has started and as such, no time limit condition would apply. These means the amended conditions 2 and 23 are now conditions 1 and 22 respectively.

9 RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00603 subject to:

A) No objections on material planning grounds being received prior to the expiry of the public consultation period associated with the press advert,

B) The following conditions:

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

Documents submitted with application APP/24/00606:

Application Form - Original Submission – Uploaded 07/08/2024

Certificate B – Uploaded 15/01/2025

CIL Form - Original Submission – Uploaded 07/08/2024

Employment & Skills Plan Downley Rd (November 2024 update) Fellows
 Planning - Revised Submission -Uploaded 17/01/25
 Statement of Community Involvement 060724 Fellows Planning - Original
 Submission -08.07.24
 23076 Design & Access Statement dated rev00 08.07.24 Hale Architecture -
 Original Submission -08.07.24
 23076-PL001A-Site Location Plan Rev A Hale Architecture - Revised
 Submission – Uploaded 03/01/2025
 23076-PL002B-Existing Site Plan Rev B Hale Architecture - Revised
 Submission - Uploaded 03/01/2025
 23076-PL005A-Extg_Prop Outline Plan Rev A Hale Architecture - Original
 Submission - – Uploaded 07/08/2024
 23076-PL010-Existing Site Sections Hale Architecture - Original Submission –
 Uploaded 07/08/2024
 23076-PL011D-Proposed Site Sections Hale Architecture - Original
 Submission — Uploaded 07/08/2024
 23076-PL015D-Unit GA Plan Hale Architecture - Original Submission -
 Uploaded 07/08/2024
 23076-PL016D-Proposed GA Elevations Hale Architecture - Original
 Submission – Uploaded 07/08/2024
 23076-PL018-Proposed Roof Plan Hale Architecture - Original Submission –
 Uploaded 07/08/2024
 BEA 2442 Arboricultural Impact Assessment - Dunham Bush Site, Downley
 Road, Havant – Uploaded 07/08/2024
 24-042-01-P01 A0 Tree Survey Plan BEA Landscaping - Original Submission
 - – Uploaded 07/08/2024
 24-042-02-P01 A0 Tree Constraints Plan BEA Landscaping - Original
 Submission - – Uploaded 07/08/2024
 24-042-03-P02 A0 Arboricultural Impact Plan BEA Landscaping - Original
 Submission – Uploaded 07/08/2024
 24-042-04-P01 A0 Tree Retention & Removal Plan BEA Landscaping -
 Original Submission – Uploaded 07/08/2024
 24-042-05-P04 A0 Tree Protection Plan BEA Landscaping - Revised
 Submission -Uploaded 17/10/24
 2442 Arboricultural Method Statement - Dunham Bush Site, Downley Road,
 Havant BEA Landscaping - Original Submission — Uploaded 07/08/2024
 Tier 1 Ground Investigation Report TRC - Original Submission -08.07.24
 Tier 2 Ground Investigation Report TRC - Original Submission -08.07.24
 Hoare Lea Air Quality Assessment - Original Submission – Uploaded
 07/08/2024
 Hoare Lea Noise Impact Assessment Rev. 01 - Original Submission –
 Uploaded 07/08/2024
 Transport Assessment V2 SLR (Vectos) -Original Submission – Uploaded
 07/08/2024
 Travel Plan Revision 04 (October 2024) SLR (Vectos) - Revised Submission
 Our Ref: APP/24/00606 -17.10.24
 FPCR Ecological Appraisal (January 2025 update) - Revised Submission -
 17.01.25
 Landscape & Ecological Specification & Management Plan 08.07.24 FPCR -
 Original Submission – Uploaded 07/08/2024
 Lighting Report 0465-ESC-00-ZZ-RP-Z-0016 P2 ESC - Original Submission –
 Uploaded 07/08/2024
 Lighting plan 0000-ESC-00-ZZ-DR-E-2100 P2 ESC - Revised Submission -
 22.01.25
 Sustainability Statement Rev 3 ESC - Original Submission – Uploaded

07/08/2024
 BREEAM Pre-Assessment V6 ESC - Original Submission – Uploaded
 07/08/2024
 Planning Energy Statement ESC - Original Submission – Uploaded
 07/08/2024
 SO1 Revision T1 Proposed Foundation Design T&L Constructing Ltd -
 Submission -22.01.25
 425.065366.00001 AT SK04 REVISION D - Proposed Site and Egress Plan
 SLR (Vectos) - Submission -22.01.25
 Downley Road Speed Survey Results - 15th January 2025 SLR (Vectos) -
 Submission -17.01.25
 Parking Survey Results/Photos Highway Technical Note (SLR) 24.12.24 SLR
 (Vectos) – Uploaded 10/01/2025
 Construction Management Plan (CMP) and Associated Appendices and pre-
 condition survey Metro - Revised Submission -30.10.24
 Walking and Cycling Assessment Rev 04 (October 2024) SLR (Vectos) -
 Submission -16.10.24 – Uploaded 17/10/2024
 SK0050 PO1 Unprotected Area North & South Elevations Hale Architecture
 Response to Building Control question - Submission -17.09.24
 SK0050 PO2 Unprotected Area North & South Elevations Site Plan Hale
 Architecture Response to Building Control question - Submission -17.09.24
 Flood Risk Assessment and Drainage Strategy (24-011-CAN Downley Road,
 Havant) – Revised submission uploaded 21/03/2025
 I&L response to LLFA consultation comments (2) uploaded 10/04/2025

Documents submitted with application APP/25/00603:

23076-PL004 P - Proposed Site Plan Rev P - Hale Architecture
 BEA-25-063-06 Rev C03 - Planting Plan (Planning ref: 24-042007 P07)– BEA
 Landscape Design
 BEA-25-063-07 Rev P02 –Urban Greening Factor Plan – BEA Landscape
 Design
 BNG Metric 4.0 - 25.11.25 FPCR
 BNG Report (November 2025) FPCR
 BNG Plan (24/11/2015) FPCR
 Habitat Management and Monitoring Plan (25/11/2025) FPCR
 Covering letter - Fellows Planning
 Updated Flood Risk Assessment and Drainage Note prepared by I&L
 Consulting Ltd (dated 23rd May 2025), including:

- Proposed Drainage Plan (Construction) – Drawing No. 24-011-I&L
D00 P5
- Drainage Calculations (Appendix B)
- Water Quality Assessment (Appendix C)
- Drainage Maintenance Plan (Appendix D)

Reason: - To ensure provision of a satisfactory development.

- 2 Development shall proceed in accordance with the ecological avoidance, mitigation, and enhancement measures as detailed in the Ecological Appraisal (FPCR, July 2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 The development shall be carried out in accordance with the BNG Statutory Metric (FPCR, November 2025), Biodiversity Gain Plan (FPCR, November 2025) and Habitat Management & Monitoring Plan (HMMP) (FPCR, November 2025). submitted with this application, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of securing biodiversity net gain (BNG) and having regard to the BNG hierarchy and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
- 4 Notice in writing shall be given to the Council when the:
(a) HMMP has been implemented; and
(b) habitat creation and enhancement works as set out in the HMMP have been completed.
Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
- 5 The approved HMMP under Condition 3 proposes onsite habitat creation and/or onsite habitat enhancement works, these works shall be carried out in full accordance with the approved details either prior to the first occupation of the retail unit hereby permitted or within the first planting season thereafter. Evidence of the completed onsite habitat works shall be submitted to the Local Planning Authority within 1 month of the completion of these works. In order to discharge this condition, the evidence must be approved in writing by the Local Planning Authority.

Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
- 6 The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
Reason: In the interest of securing biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
- 7 Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP
Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
- 8 Within 6 months of any part of the development first becoming occupied (unless an alternative timescale has been agreed in writing by the Local Planning Authority), written documentary evidence proving that the development has achieved at minimum 'Excellent' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the

Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

- 9 Prior to the first occupation of each industrial unit, an acoustic assessment to show that the rating level of any plant and equipment, as part of their unit, will meet the 'Noise Rating Level at nearest dwelling LAeq' as stipulated in the Hoare Lea Noise impact assessment Rev01 date July 2024 under Table 7 (A further correction would be applicable if the plant contains distinguishing features, as per BS4142:2014 guidance), shall be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have already been established in the forementioned assessment. Thereafter, there shall be no additional plant installed without prior agreement in writing by the Local Planning Authority.
Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 10 Prior to the first occupation of each industrial unit, the building envelope shall meet the requirements of the Hoare Lea Noise Assessment with regard to the stipulated minimum sound insulation performance and therefore sound insulation measures shall be retained in accordance with these requirements.
Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 11 There shall be no piling carried out on site unless a detailed methodology has been submitted to and approved in writing by the Local Planning Authority. The methodology should seek the least intrusive noise and vibration method of piling and shall detail proposed mitigation methods to be employed, to ensure minimal impact on the nearest residential receptors and minimise the risks to groundwater quality.
Reason: To safeguard the amenities of the locality and in the interests of safeguarding ground water quality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 There shall be no external lighting installed on site other than that on the approved documents Lighting Report 0465-ESC-00-ZZ-RP-Z-0016 P2 ESC - Original Submission -08.07.24 and Lighting plan 0000-ESC-00-ZZ-DR-E-2100 P2 ESC - Revised Submission -22.01.25, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the occupants of nearby residential properties, from any light disturbance / nuisance, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 13 Prior to each occupation of each of the units, a full Operational Management Plan (OMP) shall be submitted to and approved in writing by Local Planning Authority in consultation with the County Highway Authority. This should set

out the peak hour HGV trip generation for each associated unit and the associated HGV routeing. The OMP shall also provide a commitment to allow the formal variation of the OMP for each industrial unit should the operational needs vary from the operation and use of the units that have previously been assessed and secured.

Reason: In the interests of Highway Safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 The development shall be carried out in full accordance with the details contained within the 'External Materials: Specification Note' submitted and approved on 05/06/2025 for the discharge of condition 16 of APP/24/00606, unless agreed otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 The soft landscaping scheme shall be carried out in full accordance with the approved plans BEA-25-063-06 Rev C03 - Planting Plan (Planning ref: 24-042007 P07) by BEA Landscape Design and Landscape & Ecological Specification & Management Plan 08.07.24 by FPCR, prior to the first occupation of the development or within the first available planting season following the first occupation of the development. Thereafter the soft landscaping shall be maintained in accordance with Landscape & Ecological Specification & Management Plan 08.07.24 by FPCR unless otherwise agreed in writing by the Local Planning Authority. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season, unless agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 Prior to any construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown within the Tree Retention & Removal Plan and Tree Protection Plan prepared by BEA Landscaping shall be installed. No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Arboricultural Method Statement prepared by BEA Landscaping. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 17 Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any or any significant buried waste material or suspected contamination is encountered (e.g. significant made soils, or any obviously contaminated, stained, discoloured or odorous soil/groundwater); works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery and a

scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Investigation in the vicinity of the suspect material, sufficient to characterise it's nature, likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken & documented by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A written statement confirming that no suspected contamination was identified during development, OR;

B) Documentation in accordance with 1) & 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met.

Reason: Site investigation has concluded that there remains a risk that discrete deposits of contaminating material / contaminated soils which have not been intercepted by the initial intrusive works could still be present at the site, and that such deposits could potentially pose a risk to future occupiers of the site or to the local water environment. This is in line with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework.

- 18 The approved lines of site splays on 425.065366.00001_AT_SK02 Rev C and 425.065366.00001_AT_SK04 Rev D shall be provided prior to the first occupation of the site and shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway thereafter.

Reason: In the interest of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 The development shall be carried out in strict accordance with the submitted Construction Management Plan (CMP) and Associated Appendices prepared by Metro (submitted 30.10.24) and the agreed Framework Construction Traffic Management Plan (ref DPP_1592_R0) dated 08 October 2024, unless otherwise agreed in writing by the Local Planning Authority. Should at anytime the appointed principal contractor change, the Local Planning Authority and Council's Environmental Health Team shall be notified in writing prior to a new principal contractor starting on site and shall be provided with the relevant contact details.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

Framework

- 20 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or in any other statutory instrument amending, revoking and re-enacting that Order, the building hereby permitted shall be used for Use Classes E(g) (iii), B2 and B8 along with ancillary offices and for no other purpose. The floor areas of the ancillary offices shall not be increased without prior agreement of the Local Planning Authority in writing.
Reason: To safeguard the amenities of the locality and in the interests of ensuring sufficient parking provision and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 21 The development shall be carried out in full accordance with the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), including:
- Proposed Drainage Plan (Construction) – Drawing No. 24-011-I&L D00 P5
 - Drainage Calculations (Appendix B)
 - Water Quality Assessment (Appendix C)
 - Drainage Maintenance Plan (Appendix D) unless otherwise approved in writing by the Local Planning Authority.
- Reason:** To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 22 The long-term maintenance of the surface water drainage system shall be carried out in full accordance with the drainage maintenance plan contained in appendix D of the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Appendices

- A) Site Location Plan - PL001A (approved under APP/24/00606)
- B) Site Plan Comparison
- C) Site photograph taken 11/11/2025
- D) Decision Notice for APP/24/00606