

Dunsbury Hill – DCF Note

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| Project: | Dunsbury Hill Farm | To: | Alex Sebbinger, Stephen Cantwell |
| Subject: | Development Consultative Forum | From: | Joanne Farrar |
| Date: | 13 Sep 2011 | cc: | David Ball |

Background to the Proposed Development

1. The Core Strategy (Policy CS18) states that “Dunsbury Hill Farm is a key strategic employment site for the borough and the wider sub-region, which will form a new businesses gateway to South Hampshire from the A3(M). The creation of a high quality business and technology park with excellent transport connections will deliver a large number of jobs in close proximity to Leigh Park. It will provide new first class employment floorspace for start-up and growing businesses. It could provide approximately 60,000 square metres of new employment floorspace. This is about a third of the total requirement for new employment in the borough up to 2026.”
2. Atkins Ltd has been commissioned by Portsmouth City Council (PCC) to prepare a planning application for the development of Dunsbury Hill Farm for employment uses and a quality hotel with conference facilities. The application will be a hybrid application, which seeks to secure outline consent for the entire development site and full consent for the access junction and road link. The Core Strategy states that an Environmental Impact Assessment (EIA) leading to the production of an Environmental Statement (ES) is required to support the planning application.

Site Description

3. The application site is a 43ha site located on undeveloped land between Waterlooville and Leigh Park on the north western side of Havant Borough, as shown in Figure 1. The site lies immediately to the east of the A3(M) motorway Junction 3, and the A3(M) runs along the western edge of the site.
4. The residential area of Waterlooville lies to the west of the site, while the Leigh Park estate, Havant lies to the east. Open countryside consisting of blocks of woodland and agricultural fields lie to the north of the site. There is a further area of woodland and agricultural fields to the south of the site, with superstores located further south on Purbrook Way.
5. The slip road leading off the A3(M) is the B2150 Hubert Road, which runs on the western side of the site, and is proposed to provide access for the scheme.
6. The site comprises a series of extensive open fields enclosed with established hedgerows. It is dissected across the north east corner by Park Lane which connects Waterlooville with the Leigh Park estate. The site slopes gently from north to south, down to the Hermitage Stream which runs on the south western side of the Site from Waterlooville to Leigh Park. A 50m section of the Stream is canalised where it runs eastwards from the A3(M). The Stream is located within Flood Zone 3 and is subject to fluvial flooding.
7. Belts of woodland lie to the south and west of the Site which are identified as Sites of Importance to Nature Conservation (SINCs), namely Beech Wood East, Cherry Tree Row and Bushy Lease. There are a number of trees located within and adjacent to the Site.
8. High voltage power lines and a mains gas pipeline run through the Site along the eastern side.
9. The site is owned by Portsmouth City Council. The majority of the land is let to two agricultural tenants.

Description of Proposed Scheme

10. The proposed development includes 20.2 hectares which will be developed for employment uses and a hotel with conference facilities. The rest of the site will be developed to provide a comprehensive landscape framework for the scheme, and supporting infrastructure including a new link road. The proposed Masterplan is provided by Figure 3.

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11. Phase 1 of the development is located in the southern and central portions of the Site and, in line with the requirements of the Core Strategy, comprises 13.2 ha of land which will accommodate:
 - 46,450 m² of employment floor space – This floorspace includes up to 4,000 m² for an Enterprise Centre. The employment floorspace will be provided in the following proportions: B8 (storage and distribution) 20%; and B1 (business) and B2 (general industrial) 80%. The employment floorspace may include small areas of ancillary uses such as canteens and gyms which will be required to support the Site, and may be provided as part of the employment development; and
 - 5,574 m² of hotel floor space.
12. Phase 2 comprises 7ha and could provide an additional 15,329 m² of new employment floorspace and would be located in northern section of development area.
13. The proposed development landscaped buffer of 150-180m wide between the employment uses and the A3(M) will form part of a comprehensive landscape framework which provides broad bands of woodland planting to create woodland “fingers” extending eastwards into the development from Beech Wood. The scheme includes the retention of existing important trees, particularly protected trees, and hedgerows, within the development. Enhanced green infrastructure links between Havant Thicket Reservoir and Dunsbury Hill Farm are proposed.
14. The scheme also seeks to preserve the Site’s important habitats and features of ecological value as far as possible.
15. The development will be designed to be an exemplar for sustainable construction and design. All commercial buildings constructed on the site after 2012 will be required to achieve at least BREEAM ‘excellent’ standard. The development will contribute to the PUSH target of delivering 100MW of renewable energy by 2020 by maximising on-site renewable energy production and resource efficiency.
16. The scheme includes the enhancement of the Hermitage Stream corridor through the restoration of a section of the Stream and provision of a new wetland feature to provide both wildlife benefits and increased flood storage capacity. The scheme will be developed with appropriate sustainable drainage system (SUDS) techniques to ensure that greenfield run-off rates are achieved.

Consultation

17. A pre-application meeting was held with Havant Borough Council on 29th March 2011. Information was subsequently provided by Atkins to HBC inform a formal pre-application response which was received 12th July 2011.
18. An EIA Scoping Report was submitted by Atkins to Havant Borough Council on 4th March 2011 to confirm the scope of the Environmental Statement which is required to accompany the planning application. HBC provided a Scoping Opinion on 18th April 2011.
19. The EIA scoping report was subject to statutory consultation and submitted to the following consultees:
 - Havant Borough Council Officers;
 - Natural England;
 - English Heritage;
 - Environment Agency;
 - Hampshire Wildlife Trust;
 - Hampshire Police;
 - Hampshire County Council;
 - Winchester City Council;
 - East Hampshire District Council;
 - Portsmouth City Council;
 - Health and Safety Executive;
 - Southern Gas Networks;
 - Ofcom;
 - DEFRA;
 - Secretary of State for Transport.

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20. The first draft Masterplan was presented at the following Community Boards/Forums:

- Leigh Park, Havant & Bedhampton (20/06/11);
- Waterlooville North and South (29/06/11);
- Warren Park Neighbourhood Forum (22/09/11).

21. Following this Development Consultative Forum, a public exhibition will be held.

22. The pre-application response, EIA Scoping Opinion and stakeholder consultation have informed this second draft Masterplan and a draft Environmental Statement.

Applicant

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