

From: [Ben Christian](#)
To: [Murray, Polly](#)
Cc: [Howard, Lucy](#)
Subject: [REDACTED]
Date: 09 February 2026 09:07:11
Attachments: [image002.png](#)
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[23_01470_FUL-DECISION_NOTICE-2790463.pdf](#)

Hi Polly,

As discussed, I can confirm that the Bus Depot is progressing as per the planning application (23/01470/FUL). Decision attached.

We have submitted the pre-commencement conditions discharge which are being determined.

Kind regards,

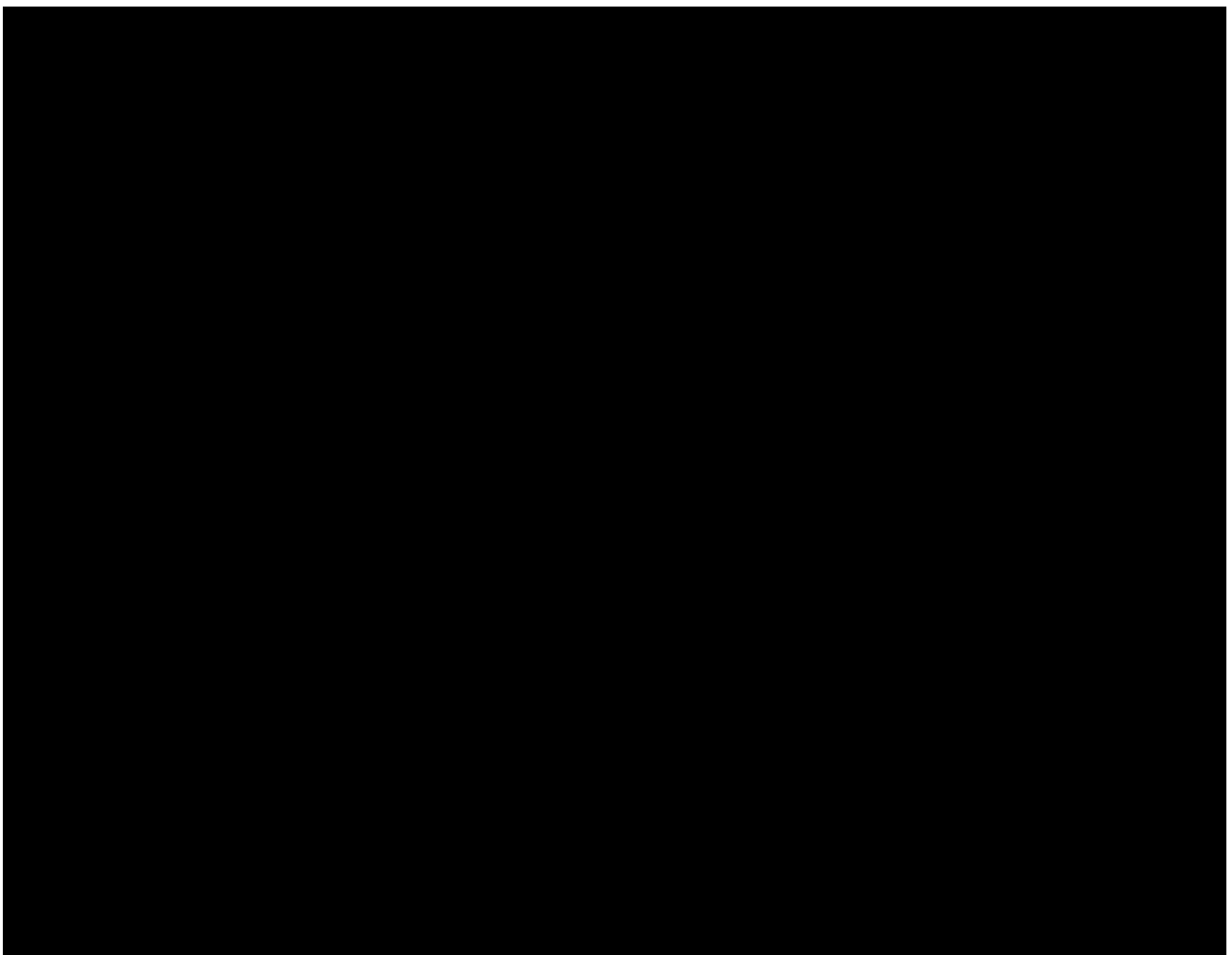
Ben Christian

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For and on behalf of Vail Williams LLP



Birmingham Bournemouth Brighton Crawley Heathrow Leeds London Oxford Portsmouth Reading Southampton Woking



Ben Christian
Vail Williams LLP
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SO14 3TJ

On behalf of: C/O Agent First Hampshire and Dorset Ltd

LOCATION:

The News Centre, London Road, Hilsea, Portsmouth, PO2 9DG

DESCRIPTION OF DEVELOPMENT:

Construction of a Bus Depot (Sui Generis)

In pursuance of powers under the above mentioned Acts the City Council, as Local Planning Authority, **GRANT PLANNING PERMISSION** for the development indicated above in accordance with the application, drawings and other particulars valid on 24 November 2023 **and subject also to compliance with the following conditions: -**

1) TIME LIMIT

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) APPROVED PLANS

Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings:

- 1200-200A Planning - Location Plan
- 1200-201 Planning - Existing Site Plan
- 1200-202C Planning - Proposed Site Plan
- 1200-203B Planning - Proposed Boundary Details
- 1200-204B Planning - Proposed Landscape Details
- 1200-205B Planning - Proposed Site Building Details
- 1200-206B Planning - Proposed Streetscapes
- 1200-210D Planning - Depot GA Floor Plan & Elevations
- 1200-211C Planning - Depot GA Floor Plan & Elevations
- 1200-224 Planning - External Materials

Reason: To ensure the development is implemented in accordance with the permission granted.

3) MATERIALS

Prior to any development hereby approved commencing above ground level, details and samples of all external walling and roofing materials shall be submitted to and approved by the Local Planning Authority. Development shall thereafter be carried out in accordance with the agreed material schedules.

Reason: In the interests of the visual amenity of the area and objectives of the National Planning Policy Framework (2024) and Policy PCS23 of the Portsmouth Plan (2012).

4) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

The development hereby approved shall be carried out in accordance with the Construction Environment Management Plan (CEMP) by Janus Architecture (Document Ref. 1200 - Hilsea - CEMP) dated 21st May 2024 or an alternative CEMP that is submitted and approved by the Local Planning Authority and thereafter implemented in full prior to first occupation of the development.

Reason: To minimise the potential for conflict with users of the surrounding highway network and to protect the amenity of nearby occupiers having regard to the absence of any site curtilage and proximity to sensitive uses in accordance with Policies PCS17 and PCS23 of the Portsmouth Plan (2012).

5) CONTAMINATED LAND

PRIOR TO COMMENCEMENT

- i) No below ground works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority or within such extended period as may be agreed with the Local Planning Authority:
- a) A Phase 1 Desk Study (undertaken following best practice including BS10175:2011+A2:2017 'Investigation of Potentially Contaminated Sites Code of Practice') documenting all the previous and current land uses of the site. The report shall contain a conceptual model (diagram, plan, and network diagram) showing the potential contaminant linkages (including consideration of asbestos), including proposals for site investigation if required (the sampling rationale for all proposed sample locations and depths should be linked to the conceptual model) and once this report is accepted by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority;
- b) A Phase 2 Site Investigation Report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the conceptual model in the desk study (to be undertaken in accordance with BS10175:2011+A2:2017 and BS8576:2013 'Guidance on investigations for ground gas - Permanent gases and volatile organic compounds (VOCs)'). The

report shall refine the conceptual model of the site and confirm either that the site is currently suitable for the proposed end-use or can be made so by remediation;

And once this 'Phase 2' report is accepted by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority;

- c) A Phase 3 Remediation Method Statement Report detailing the remedial scheme and measures to be undertaken to avoid risk from contaminants and/or gases when the development hereby authorised is completed, including proposals for future maintenance and monitoring, as necessary. If identified risks relate to bulk gases, this will require the submission of the design report, installation brief, and validation plan as detailed in BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings and have consideration of CIRIA 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases. The remedial options appraisal shall have due consideration of sustainability as detailed in ISO 18504:2017 Soil quality — Sustainable remediation. It shall include the nomination of a competent person to oversee the implementation of the remedial scheme and detail how the remedial measures will be verified on completion.

PRIOR TO OCCUPATION

- ii) The development hereby approved shall not be occupied until there has been submitted to, and approved in writing by, the Local Planning Authority a stand-alone verification report for the relevant phase by the competent person approved pursuant to condition (i)c above. The report shall demonstrate that the remedial scheme has been implemented for the relevant phase fully in accordance with the remediation method statement. For the verification of gas protection schemes the applicant should follow the agreed validation plan. Thereafter the remedial scheme shall be maintained in accordance with the details approved under conditions (i)c.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Further info is available at: <https://www.gov.uk/guidance/land-affected-by-contamination>.

6) FLOODING AND DRAINAGE

The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy by Paul Basham Associates dated November 2023 (Document No. 020.5869/FRADS/1) and the subsequent Addendum (Document No. 020.5869/FRA/1) dated April 2024 including any temporary provisions and relocation during construction and shall be completed prior to the first occupation of the development.

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and

ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policies PCS12 and PCS16 of the Portsmouth Plan (2012) and NPPF (2024).

7) LOCAL HIGHWAY IMPROVEMENTS

No part of the development shall be operational until the access arrangements and internal layout are constructed, as shown in plan 020.0869-0013p1 of the Transport Assessment or an alternative plan that is submitted and approved by the Local Planning Authority and thereafter implemented in full prior to first occupation of the development.

Reason: to ensure the development preserves conditions of highway safety and the free flow of traffic in accordance with Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

8) LANDSCAPING - DETAILS (HARD AND SOFT)

Prior to the completion or first occupation of the development hereby approved, whichever is the sooner; full details of all hard and soft landscaping for the development, including proposed tree planting for the relevant phase, shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting and landscaping shall be carried out in accordance with those details and at those times.

Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development and accords with the requirements of policies PCS13 and PCS23 of the Portsmouth Plan (2012) and NPPF (2024).

9) ARBORICULTURAL SITE SUPERVISION

The Arboricultural Impact Assessment WC-209.1b dated 03 November 2023 submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in SectA3.9 of the report, by a suitably qualified tree specialist.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with policies PCS13 and PCS23 of the Portsmouth Plan (2012) and pursuant to section 197 of the Town and Country Planning Act 1990.

10) BOUNDARY TREATMENT

The proposed boundary treatment and means of enclosure shall be carried out in accordance with the approved details shown on Drawing 1200-203B Planning -

Proposed Boundary Details hereby approved or an alternative boundary treatment and means of enclosure that is submitted and approved by the Local Planning Authority and thereafter implemented in full prior to occupation of the development.

Reason: In the interests of the visual amenity of the area and objectives of the NPPF (2024) and Policy PCS23 of the Portsmouth Plan (2012).

11) LIGHTING SCHEME

The external lighting within the development shall be carried out in accordance with the External Lighting Report by CPW (Document Ref. 230447 Rev P03) dated 10th November 2023 or an alternative external lighting scheme that is submitted and approved by the Local Planning Authority and thereafter implemented in full before the development is occupied.

Reason: To protect the amenities of the area and accord with Policy PCS23 of the Portsmouth Plan (2012) and NPPF (2024).

12) NOISE MITIGATION

The development hereby approved shall not be occupied until the following mitigation measures, as set out in the Noise Impact Assessment by Hydrock (document ref: 31327-HYD-XX-XX-RP-AC-0001-P02-S2 NIA) dated November 2023 hereby approved, have been undertaken and permanently retained thereafter:

- Installation of a 2.8m high acoustic barrier surrounding the southern boundary of the site, including the emergency exit;
- Transformers to be located on the northern boundary of the site;
- EV chargers on a gantry system;
- Base chargers for gantry system to be located away from noise sensitive receivers;
- Outdoor pressure washing to be carried out on the far side of the wash building (near the staff parking area);
- Workshop doors to be closed when noisy works are being carried out; and
- Doors to the chassis wash to be kept closed when in use.

Reason: To protect the amenities of the neighbouring occupants of the residential units within the development and accord with the requirements of Policy PCS23 of the Portsmouth Plan (2012) and the NPPF (2024).

13) ECOLOGICAL ENHANCEMENT MEASURES

Prior to commencement of development of above ground works (excluding demolition), details of a Landscape and Ecological Enhancement and Management Plan (LEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include details of all measures to provide a biodiversity gain of at least 10%, including but not limited to details of wildlife-friendly planting; bird and bat boxes and other measures to promote biodiversity. The approved LEMP shall be completed prior to the occupation of the development.

Reason: To ensure that the proposed development complies with Policy PCS13 of the Portsmouth Plan (2012) and the NPPF (2024).

14) SUSTAINABILITY MEASURES

The proposed development shall be undertaken in accordance with the submitted Sustainability Statement by CPW (document ref. 230672 Hilsea Bus Depot) dated 25 October 2023 and BREEAM Pre-assessment Summary Report by Eco Doodle dated 17 November 2023. Confirmation of the measures adopted shall be submitted to the Local Planning Authority prior to the first occupation of the development.

Reason: To ensure that the development as built will minimise its need for resources and be able to fully comply with Policy PCS15 of the Portsmouth Plan (2012).

15) CAR PARKING

The proposed development shall not be occupied, until the area shown as vehicle parking spaces on drawing 1200-202C Planning - Proposed Site Plan hereby approved have been provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved parking spaces.

Reason: To ensure the development provides adequate parking for vehicles and complies with the requirements of Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

16) CYCLE PARKING AND ASSOCIATED AMENITIES

Prior to occupation of the development hereby approved, a scheme for the siting, dimensions and appearance of secure and weatherproof cycle parking and associated amenities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented in accordance with the approved scheme and retained for the storage of bicycles at all times.

Reason: To ensure the development accords with aims of Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

17) PROVISION OF REFUSE AND RECYCLING FACILITIES

Prior to the occupation of the development hereby approved, an operational waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted operational waste and recycling strategy shall include details of the arrangements for storage and collection of waste from the development. The measures detailed in the approved operational waste and recycling strategy each building within that shall be installed prior to first occupation of the relevant building within that Phase and operated and maintained in accordance with the approved operational waste and recycling strategy in perpetuity save for any temporary provisions and relocation required during construction or for the delivery of other phases.

Reason: To ensure the development accords with aims of Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

18) ARCHAEOLOGY

No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority. The assessment should take the form of trial trenches located in areas within the proposed development not currently occupied by standing buildings to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded. The development should be implemented in accordance with the Written Scheme of Investigation and reported.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets in accordance with the requirements of Policy PCS23 of the Portsmouth Plan (2012) and the NPPF (2024).

19) TRAVEL PLAN

Prior to the occupation of the development hereby permitted, a full final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and maintained for 5 years post completion of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the sustainable transport objective related to the development of this site and to reduce potential impact on the surrounding area in accordance with the aims of Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

20) EV CHARGING (INCLUDING PUBLIC ACCESS MANAGEMENT PLAN)

The development shall not be occupied until full details of the 12 electric vehicle charging spaces shown on drawing 1200-202C Planning - Proposed Site Plan hereby approved together with a Public Access Management Plan has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained save for temporary provision required during the construction of the development.

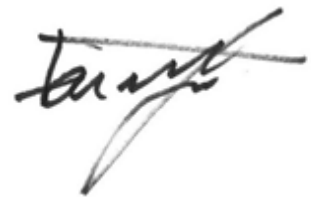
Reason: To ensure the development accords with the aims of Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

21) DELIVERY AND SERVICING PLAN

Prior to the occupation of the development hereby permitted, a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall thereafter be carried out in accordance with the approved details.

Reason: To protect neighbouring and occupier amenity and ensure there is no traffic congestion resulting from delivery vehicles to and from the site in accordance with the aims of Policy PCS17 of the Portsmouth Plan (2012) and NPPF (2024).

Planning and Economic Growth
Civic Offices
Guildhall Square
Portsmouth PO1 2AU
Telephone (023) 9282 2251



Ian Maguire
Assistant Director, Planning and Economic Growth
5 June 2025

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TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

IT DOES NOT CONSTITUTE AN APPROVAL UNDER THE BUILDING REGULATIONS

You should also be advised that you may have obligations under the Party Wall Act 1996

THE APPLICANT IS RECOMMENDED TO KEEP THIS DOCUMENT WITH THE TITLE DEEDS OF THE PROPERTY

THE APPLICANT IS NOW ADVISED TO REMOVE ANY SITE NOTICES FROM AROUND THE PROPERTY