

These consents and particularly the Outline Planning Permission establish the principle of the redevelopment of the site in a phased manner. The current Reserved Matters planning application is for Phase 2 of the development and relates to the south-east part of the wider technology park. The application is considered to fully meet the parameters established by the Outline Consent and in particular the planning conditions applied to that permission. For example, in relation to the amount of floorspace anticipated; the height of the building (the current proposal is 3.55m lower than the maximum height approved); positioning of buildings relative to residential properties located to the east of the site; and sustainable features of the development.

The proposed development would provide modern flexible business units similar to those built in the south-west of the site which have been successful in attracting businesses to the site. The Technology Park and its redevelopment is considered a key part of Havant Borough's business offer providing high quality modern premises and employment opportunities.

The proposed buildings and the layout of the site is considered to result in an attractive business development which picks up on the design features of the original buildings with the design and materials providing a strong horizontal emphasis to the buildings and reflecting the recent development in the south-west of the site. It is anticipated that this approach will follow through to further phases of the wider site's redevelopment such that an attractive 'campus' feel to the park will be maintained.

The site is visually relatively self-contained and it is considered that the height of the proposed buildings will be appropriate for the site and are lower than those anticipated at the Outline stage.

The proposed development is set well off adjoining buildings and it is noted that there is a high level of landscaping between the site and residential properties to the east including an internal road, landscaped bank with extensive trees, additional landscaped planting, Langbrook River and extensive rear gardens of the nearest properties. Nevertheless, it is considered important to ensure that potential noise from vehicles manoeuvring into the loading bays are minimised. This has resulted in the units closest to residential properties having their loading bays located on the western side of the building. This will help to minimise noise outbreak to residential receptors. In addition, plant noise will need to be minimised in accordance with a planning condition imposed on the outline consent. Lighting has also been designed to minimise light spill beyond the site. Overall, it is considered that subject to the conditions imposed at Outline stage that the impact on residential properties will be limited and acceptable.

In relation to landscaping, whilst some trees would need to be felled within the existing parking area, this was anticipated at the Outline stage. The proposed landscaping includes new tree planting, native hedging and other planting, and it should also be noted that further tree planting has been secured to the bank to the east of the site and in other areas of the site. The proposals are considered acceptable in terms of landscaping.

The Outline planning permission considered in detail the highway implications of the redevelopment and included measures to prevent HGV access from Langstone Road and limit other access during the peak morning period from the east. The proposals meet the anticipated floorspace and provide parking in accordance with the Council's Parking Standards (SPD).

In terms of Flood Risk and Drainage, again flood risk was considered at the Outline Stage. There are appropriate conditions on the Outline consent to ensure that foul and surface water drainage is appropriate.

The proposals include sustainable design features and the development is required to meet BREEAM Excellent standards (which exceed the existing policy requirements). Other matters such as contamination issues are controlled by conditions imposed at the Outline stage.

Overall, it is considered that the development of Phase 2 of the wider site can be supported as part of a strategically important re-development of the wider Langstone Technology Park site helping to improve business and employment opportunities in a sustainable manner without unacceptable impacts on the environment and neighbouring residents. Reserved Matters consent can therefore be recommended.

1 Site Description

- 1.1 Langstone Technology Park is located to the south of the A27 dual carriageway, to the west of the A3023 Langstone Road and to the east of Brookside Road and the Southmoor Lane Industrial Estate and to the north of Penner Road industrial units.
- 1.2 The site is accessed from Langstone Road to the east and Brookside Road to the west. Both accesses are joined by interior service roads. The eastern access road also serves the Premier Inn Hotel and the Langbrook Farm public house/restaurant.
- 1.3 The site has a 'campus' appearance originally forming an IBM business park with extensive buildings developed in the 1970's with substantial footprints and a horizontal emphasis with a conformity of materials. The buildings are surrounded by extensive car parking and landscaping. The site is now occupied by a range of individual companies including high tech uses.
- 1.4 In general terms the park is divided into three areas:
 - The northern section which incorporates Building 1000 and parking (part of Building 1000 has been demolished)
 - The central section, which contains office buildings, a data centre and acts as an amenity core for the park (including a nursery), and
 - The southern section, which is predominantly parking, with re-development of industrial units having taken place to the south-western part.
- 1.5 In relation to the site's surroundings, the park is located in a mainly commercial area as set out below:

South:

To the south is a commercial business development off Penner Road including Luxor Park and Pyramid Park. These are large business units of modern design and a variety of sizes with parking servicing the developments. Further south of this commercial development is open land leading to Langstone Harbour.

West:

To the west beyond the wider site are a variety of commercial business premises fronting Southmoor Lane and Brookside Road. There are also a small number of residential properties in Brookside Road. Further West is Budds Farm sewerage works.

North:

To the north of the wider site runs footpath 50 with the A27 west bound slipway from the Langstone roundabout and the A27 dual carriageway beyond. Footpath 51 runs north from the northeast corner of the wider site towards Havant Town Centre, Solent Road and Havant bus and train stations.

East:

To the east of the site is footpath 51 and the Langbrook River, there are also trees to the eastern part of the site boundary. Beyond these features are a Premier Inn and the Langbrook Public House/Restaurant to the north- east of the application site. To the eastern side of the site are residential properties in Brookmead Way and Langbrook Close.

- 1.6 This application follows the Granting of Outline Planning Permission reference APP/22/00172:

Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

This application was considered at the Planning Committee of the 17th January 2023.

- 1.7 The wider redevelopment of the Park is taking place as a phased development and the current application relates to Phase 2 only which is the south-eastern part of the wider site.

2 Planning History

- 2.1 The application site has been subject to numerous planning and advertisement consent applications, the more significant/relevant applications are listed below:

92/50238/022 - Single storey extension to Building 24, undercroft area enlarged fire exit lobby/link from Building 26, new facade to night security entrance, PERMITTED, 07/09/1992

92/50238/024 - Variation of condition 2 of P.P.18838/82 for 2,000000sq.f of industrial/office floor space to extend time period for submission of reserved matters from 6 to 8 years. PERMITTED, 15/10/1992

93/50238/031 - Construction of new building for class B1 (business) use together with parking and service areas, access roads and landscaping (site area 3.32 hectares), PERMITTED, 05/08/1994

94/50238/038 - Infill of building 25 undercroft area to provide additional floorspace, PERMITTED, 18/01/1995

94/50238/041 - Extension of existing car park (South) to provide approx. 250 replacement spaces, PERMITTED, 16/02/1995

95/50238/044 - Extension of existing car park to provide approximately 216 new spaces., PERMITTED, 11/05/1995

95/50238/049 - Extension of existing car park (south) to provide 77 new spaces., PERMITTED, 05/09/1996

96/50238/061 - Creation of new ditch and culverts for the purposes of diverting the existing water courses, including the construction of a new footbridge along the line of the existing footpath (No.49), PERMITTED, 06/11/1997

00/50238/068 - 1) Demolition of buildings (21 and part 24) on A27 frontage and redevelopment with DIY Retail Store (11,288 sq.m), Garden Centre (2,787 sq.m) External Trade Area (1,858 sq.m) and car parking (640 spaces), with vehicular access to Langstone Road (A3023) and Brookside Road (incorporating revised junction layout arrangements), new cycleway and landscaping. 2) Erection of 2 No. B1 Production Units (9, 290 sq.m) in south west corner with service access road, 310 parking spaces and landscaping. 3) Demolition of building (16) and revised parking layout for remainder of site including landscaping. 4) Demolition of 4 dwellings (39a, 39b, 43 and 47 Brookside Road) (Re-Consultation), REFUSED, 16/07/2001

02/50238/076 - Demolition of four dwelling houses. New access road layout, including formation of new roundabout with Brookside Road and construction of car park adjacent to northern boundary with A27. PERMITTED, 21/01/2003

APP/10/00272 - Demolition of existing steel clad building and two portacabins to make way for a single storey timber framed building to house a 52 place nursery school., PERMITTED, 10/09/2010

APP/11/01298 - Installation of 4No. roof mounted cooling units and chiller plant; extension at ground floor (level 1) to provide room for 2No. stand-by generators with attenuating exhaust baffles and louvred roof top air intake housing., PERMITTED, 04/10/2011

APP/14/00631 - Variation of Condition 1 of Planning Permission APP/11/01297 (which varied condition 3 of original Planning Permission APP/10/00272) to remove restriction on catchment area., PERMITTED, 17/10/2014

APP/15/00484 - Change of use from store to gym facility., PERMITTED, 09/07/2015

APP/15/01225 - Installation of 2No. roof mounted condenser units and associated chiller pipe work to support 2No. additional internal computer room air conditioning units., PERMITTED, 11/12/2015

APP/19/00297 - Proposed alteration to the existing east facing elevation to accommodate a new entrance threshold and associated external works., PERMITTED, 13/06/2019

GEN/19/00354 - EIA Screening Opinion - Erection of new industrial units and rationalisation of south car park, demolition of part of the northernmost building with new elevation on the remaining part of the building, new screen on adjacent building and extension to existing car park.- Not EIA development 29/05/19

GEN/19/00370 - Development Consultation Forum (DCF) proposal for (1) outline permission for part demolition and reconfiguration of Building 1000 and reconfiguration of car park layout and (2) detailed permission for new employment (B1c, B2 and B8) units. **Officer Comment:** Development Consultation Forum held 21st May 2019

GEN/19/00681 - Notification of application for listed building status, 19/08/2019
Officer Comment: This request in relation to Building 6000 was considered by English Heritage who confirmed on the 3rd February 2020 the following:
We have taken into account all the representations made and completed our assessment of the building. Having considered our recommendation, the Secretary of State for Digital, Culture, Media and Sport has decided not to add the former IBM Building 6000, Langstone Technology Park, Havant to the List of Buildings of Special Architectural or Historic Interest. Building 6000 is not therefore a Listed Building.

APP/19/00703 - Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access and felling of two trees subject to a Tree Preservation Order (Norway Maples). (22.07.20). Request to discharge conditions 3,4,5 & 6 (02.11.20). PERMITTED 22/07/20

APP/19/00806 - Variation of Condition 2 of Planning Permission APP/19/00296 (Erection of a new building entrance structure, reception/lobby refurbishment and associated hard and soft landscaping works) to amend approved plans., PERMITTED, 09/10/2019

APP/21/00134 - Application for non material change to Planning Permission APP/19/00703 relating to change to approved plans and amendment to proposed elevations., REFUSED, 18/03/2021

APP/21/00405 - Variation of Conditions 2, 3, 8, 18, 19, 22 and 25 of Planning Permission APP/19/00703 relating to the erection of the flexible use industrial units in the south-western corner of the site (Phase 1). (25.08.21). Request to discharge conditions 4,7,9,10,11,12,13,14 & 15 (06.09.21). Request to discharge conditions 5 & 6 (24.12.21)., PERMITTED, 25/08/2021

APP/21/00517 - Display of 4No. non-illuminated totem signs; 2No. non-illuminated marketing board signs; 1No. illuminated wall mounted sign. – PERMITTED, 13/08/2021

APP/21/00926 - Application for non-material change to Planning Permission APP/21/00405 relating to amendments to Condition 2 plans approved (changes to elevational treatment of Buildings 1000 and 4000) – PERMITTED, 01/10/2021

GEN/22/00093 - Screening Opinion - Proposed Redevelopment of land at Langstone Technology Park, Havant. The proposals include phased demolition of existing buildings (predominantly office but including labs, industrial, data centre and ancillary uses) and construction of up to 52,000 sqm Gross External Area (GEA) flexible use employment floorspace (Use Classes E(g) (i)-(iii) / B2 / B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works (all matters reserved except access).– Opinion Issued 1st April 2022 Development not EIA development
Officer Comment: *This relates to the current development proposals.*

APP/22/00172 - Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access. PERMITTED, 22/12/23
Officer Comment: *The current Reserved Matters application relates to Phase 2 of this Outline Consent.*

APP/22/00360 - Display of 1No. wall mounted fascia sign. PERMITTED, 10/06/22

APP/22/00615 – Application for non-material change to planning permission APP/21/00405 relating to amendment of parking provision. PERMITTED, 24/10/22

APP/24/00043 - Application for Non-material amendment to condition 2 of Planning Permission APP/21/00405, to alter door openings, provide dock levellers with associated excavation, and revisions to drainage - all relating to Unit 3, PERM, 21/03/2024

APP/24/00058 - Application for non-material amendment to planning permission
APP/22/00172 relating to condition 35 BREEAM., PERM,12/04/2024

APP/24/00156 - Display of 1No. boxed illuminated fascia sign., PERM,22/04/2024

2.2 Applications for commercial development to the east of the site:

APP/12/00467 - Erection of budget hotel and family restaurant, new access from Langstone Technology Park service road, and associated parking and landscaping.
PERMITTED, 14/06/2013

APP/14/01300 – Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park.,
PERMITTED, 26/05/2015

APP/15/01266 – Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park.
Request to Discharge Condition 19 of Planning Permission APP/14/01300 (04.11.15).,
PERMITTED, 20/01/2016

3 **Proposal**

3.1 This application follows the outline planning permission APP/22/00172 which established the principle of the re-development of most of the Langstone Technology Park and included access to the site. Planning permission for the re-development was granted on the 22nd December 2023 and included detailed planning conditions, which can be viewed at **Appendix J**. The consent was subject to an associated S106 Agreement dated 20th December 2023 (securing cycle/footpath improvements, Travel Plan requirements and public access rights).

3.2 The Outline permission was for the majority of the wider Langstone Technology Park area. This application for Reserved Matters relates to the south-eastern part of the site only (Phase 2). The description of the current application is as follows:

Submission of reserved matters (appearance, landscaping, layout and scale) for Phase 2 only (excluding phases 2a and 2b) pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works.

3.3 The Reserved Matters application relates to the appearance, landscaping, layout and scale of development. Phase 2 relates to the provision of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8).

3.4 The main elements of the current Reserved Matters subject to this application are as follows:

- The development of 3No employment units within 2No. buildings comprising a total 8,690 sqm Gross External Area floorspace within flexible use class E(g)(ii)-(iii)/B2/B8 with ancillary offices.
- The provision of yard areas, parking and associated landscaping;

- The creation of a new access road to serve the units from the north, alongside the associated relocation of the existing traffic barrier (installed pursuant to permission Ref: APP/21/00405) in order to facilitate access from the west.

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 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 Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
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)
DM18	(Protecting New Development from Pollution)
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

Building Control HBC

No comments received.

Coastal Engineering, Havant Borough Council

Final Comments

I can confirm we have no objection in principle to the proposed development.

Coastal Partners concur with the comments proposed by the Environment Agency and their previously recommended planning condition.

Further Comments dated 13th May 2024

Thank you for consulting with Coastal Partners on the above application. We refer back to our comments sent on 6th June 2022 following the removal of our holding objection, in response to the submission of the revised Flood Risk Assessment (FRA) for the development in 2022.

Whilst our previous comments still stand, as the FRA is now significantly outdated. Flood risk guidance and modelling is frequently updated and a FRA that is older than 6 months should not be submitted unless accompanied by an addendum, even if it is to inform that the information within the FRA is still current. It is recommended that the applicant supply an updated statement or addendum on how flood risk will be mitigated over the lifetime of the development.

Councillor Gillian Harris – St Faiths

No comments received.

Former Councillor Imogen Payter – St Faiths

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Councillor Daniel Berwick – St Faiths

No comments received.

Countryside Access Team (Rights of Way)

No comments received.

County Archaeologist

Thank you for your consultation regarding the phased implementation of reserved matters at this site. I am happy to confirm that I would not raise any archaeological issues.

County Waste Management

No comments received.

National Highways

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In the case of this development proposal, our interest is in the A27.

We have reviewed information available on your planning portal and note that this application is for reserved matters (appearance, landscaping, layout and scale) for Phase 2 only, pursuant to outline planning permission APP/22/00172. Condition 2 of the Outline Permission therefore requires details of the appearance, landscaping, layout, and scale for each phase to be submitted to and approved by the Council prior to the commencement of development of that phase and Condition 1 requires the submission of reserved matters to be made prior to the expiration of 10 years from the date of the permission (i.e. by 22 December 2033).

The Phase 2 is located within the southeastern corner of the site and directly adjacent to the now completed Phase 1 development and as such there is unlikely impact to the safe and efficient operation of the A27 from the reserved matters and we therefore offer 'No Objection'.

Southern Water

Southern Water would have no objections to the reserved matters application for appearance, landscaping, layout and scale for Phase 2.

Ecologist HBC

The application is accompanied by a Langstone Park, Havant: Ecological Mitigation, Compensation and Enhancement Strategy – Phase 2 (Phlorum, March 2024). This document includes details of proposed ecological avoidance and mitigation measures pertaining to conditions 9 (percussive noise), 10 (tree protection), 12 (ecological mitigation, compensation and enhancement), and 36 (lighting). The key ecological constraint identified within the Phase 2 area is nesting birds, and it is stated that works affecting potential nesting habitat will be undertaken outside the nesting season (March to September inclusive) unless supervised by an ecologist and preceded by checks. It is also stated that excavations are covered at night or fitted with a ramp for animals to egress safely. It is the legal responsibility of the applicant and their appointed agents to ensure that these ecological measures are organised and implemented as described.

It is stated that no percussive or piling works exceeding 69dbAmax (measured at the sensitive receptor) will occur between October to February inclusive.

The proposed site will include areas of native woody plantings and associated grassland seeding.

The proposed lighting strategy (Watkins Payne, March 2024) shows sharp cut-off of artificial light spillage at the site boundaries.

The proposed landscaping plans show indicative locations of ecological compensation and enhancement features such as bat and bird boxes and habitat piles.

In summary, the submitted details are satisfactory.

Economic Development

No comments received.

Engineering/Drainage

No comments received.

Environment Agency

Environment Agency Position

We have no objection to the reserved matters application as submitted.

Please note that we recommended a planning condition in our response to the outline application (our reference HA/2022/124038/04-L01, dated 07 November 2022).

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environmental Health HBC

I can advise that with regard to this application, that the reserved matters scheme is considered acceptable in relation to potential nuisances being caused to nearest residential receptors.

Lighting: The lighting plan and assessment provided under the External lighting assessment for Phase 2 dated August 2024 and numbered Issue 8, concludes: 'The pre and post curfew external lighting installation does not cause any obtrusive light onto the neighbouring residential properties'. It is also stated that calculations show that light will not reach these properties pre & post curfew.

Odour issues: This issue may only arise, dependent upon the type of business being conducted in a respective unit.

Noise: From what is understood, there will be no HGV access to these units from the Langstone road access point, plus units 6 & 7 will provide a barrier to the residential properties to the east as all access and loading is on the western side of these units. The Masterplan noise assessment provided under App/22/00172 concludes that noise from equipment and activity on the proposed industrial development has been assessed in accordance with BS4142, and that at night-time, the noise rating level is predicted to be, at worst, no more than the background sound level.

It should however be noted that being an industrial site, if any specific noise, odour or lighting complaints were to arise from local residents, these would be investigated by this office under nuisance legislation.

Hampshire Constabulary

No comments received.

Hampshire County Council County Minerals

No comments received.

Hampshire Fire and Rescue Service

I confirm that Hampshire & IOW Fire and Rescue Service (HIWFRS) has received your application, dated 01 May 2024. The inspector named above has considered the information provided and has made the following comments:

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Hampshire Act 1983 Section 12 – Access for Fire Service

Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High-reach Appliances

High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for firefighting may be necessary. You should contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss your proposals.

Fire Protection

HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.

HIWFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested, and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.

Firefighting and the Environment.

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam.

The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

If have any queries concerning these matters may be directed to the inspector named above, but all correspondence should be addressed to the Chief Officer.

Langstone Harbour Board

No comments received.

HCC Arboricultural Consultancy

Further Comments 15th August 2024

I am guided by the previous comments made by my colleague Wayne Isaacson, issued in June 2024.

The arb method statement (AMS) provided by SJ Stephens Associates, ref: 1746 dated 24/07/24, is noted.

As there are no trees to be retained within this element of phase 2, I am content that the AMS provides reassurance of proposed tree planting within the confines of the phase 2 boundary.

The proposed landscape detail, provided by PRC Architecture and Planning, indicates the use of three tree types to be planted as 18-20cm girth rootballed trees.

I would suggest that this stock size, particularly for rootballed trees, is too large to encourage reasonable establishment and planting success.

The applicant would be well advised to re-visit the stock sizes, and down-size to much smaller container grown specimens, which would generally be less expensive to purchase, and would give a much better chance of reasonable establishment success if well maintained. Such trees to be planted in the very tree-hostile tarmac environment of the car park will need to be extremely heat and drought tolerant, whilst also being resilient to salt laden winds.

In order to assess the likely success of acceptable soil volume, I am guided by the GreenBlue Urban Soil Volume Guide, version 1.1.

This guide states that soil volumes required for successful establishment and growth for "small" trees; with canopy diameters in maturity of around 3m, would be around 5.5 cubic metres.

The guide recommends the acceptable soil volume for "medium" trees; with a canopy diameter in maturity of around 4.5m, as 10cubic metres.

The current tree choice proposed by the applicant is:

Acer campestre "William Caldwell" – (Field maple with an upright canopy) an upright variety.

Carpinus betulus "Frans Fontane" (Hornbeam with a broadly upright canopy)– a pyramidal canopy shaped tree.

Corylus columna (Turkish hazel) – a broadly pyramidal canopy shaped tree.

All three of these trees are described in the Soil Volume Guide as being "medium", with

the field maple being described as “medium to large” in maturity. Therefore the proposed tree soil volumes appear to be too small for the selected tree types.

Also, field maple is well known for dropping sticky “honeydew” caused by aphid infestations during the summer months; and Turkish hazel frequently produces and drops fist-sized clusters of spiky covered nuts during the later summer months – both of which make them questionable choices in terms of their seasonal maintenance burden when used near car parking areas.

The hornbeam variety starts life as an upright canopied tree, but soon becomes more spreading as it matures, and it often requires very much more space in maturity than it does as a semi-mature tree. Hornbeam also has been observed to produce honeydew caused by aphid infestations, and this under-reported phenomenon appears to be on the increase owing to our hotter summers.

It is unlikely that the projected canopy radius after 25 years, as shown on the landscape general arrangement plan, will be accurate, as the hornbeam and Turkish hazels in particular will usually be much larger trees at this age, than indicated on the plan.

I appreciate that the tree choice may be a matter for the landscape architect team to comment upon, but from a professional arboricultural viewpoint, the genus/species choice appears to be inappropriate, the stock size is too large, and the soil volumes seem too small to encourage reasonable establishment and allow the trees to thrive.

Perhaps the applicant may wish to re-assess the tree planting layout on the northern and eastern elements of the scheme, where currently the plans indicate the use of “drought tolerant turf” and a “double staggered native hedge”. Instead, perhaps move trees from the northern and eastern parking bays, incorporate acceptable build-outs, and plant trees in a co-joined planting trench along the northern and eastern element of the scheme. This would go some way to address the soil volume inadequacies.

Please do come back to me to discuss as necessary.

Officer Comment: *Further revised details have been submitted and members will be updated in relation to any further comments received.*

Original Comments

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume the submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.

2. My comments relate to the phase 2 reserved matters application.

3. There is no specific Arboricultural information provided as yet on the HBC portal. This would be needed in accordance with BS5837:2012 to prevent damage to retained trees during construction. Notably for the path to the north, and the wooded area to the east.

4. Mitigation for tree loss is evident on the submitted landscape plans. However, many of the new trees are specified as large nursery stock over 5m tall and with large girth. Whilst using such large stock provides instant impact, establishing trees of this size is not easy. Once removed from the daily intensive care of the nursery, they will require continued maintenance and care if they are to provide amenity value into the future.

5. The planting methods/pit designs have not been shown. It is very important that there is sufficient favourable rooting volume in the soil surrounding the tree pits for the trees to mature. This should be incorporated into the design, and section drawings submitted to show how this will be achieved, whilst providing suitable area for car parking and roads etc.

6. The species selected for tree planting are all cultivars, so will have very close if not identical DNA. In the event of a pest or disease outbreak these will have a lower resilience than a tree population with genetic diversity.

7. I hope you find these comments useful.

Hampshire Highways

Final Comments

Within the Highway Authority's response dated 23rd May 2024, comments were raised regarding Phases 2a and 2b concerning the details of the shared use path and Footpath 51 works. These works are subject to ongoing discussions between the applicant, Havant Borough Council and the Highway Authority.

The resubmitted documents removes Phases 2a and 2b from the application and focuses on the delivery of Phase 2 only. The Highway Authority are satisfied that these phases are delivered separately from Phase 2 because the Section 106 obligates the applicant to ensure that the works have been constructed to the satisfaction of the Highway Authority prior to occupation of any of the units.

On the basis, the Highway Authority raises no objection to the proposed development.

Original Comments dated 23rd May 2024

Thank you for consulting the Highway Authority on the above reserved matters application. The submission follows the outline permission granted under APP/22/00172 for the re-development of Langstone Technology Park and covers Phase 2 of the site.

The redline boundary for Phase 2 is shown in drawing number 001. The redline encapsulates Units 5, 6 and 7 covering a total 8,690 sqm, the internal access road and the Footpath 51 improvement works.

Footway/Cycleway Improvements

The footway/cycleway works along the northern side of the site access road are covered under Condition 23 of the outline permission but, given that they are also being shown within the application for Phase 2, the Highway Authority has commented on the proposed amendments. LTN 1/20 sets out that shared use routes should be a minimum 3.0m in width; however, drawing number 005 notes that the path is to be widened to 2.5m. As identified within the Highway Authority's response to the outline application, the path should be widened to 3.0m to safely accommodate pedestrians and cyclists routing from Langstone Road towards the development and vice versa.

Furthermore, the plan does not indicate that the parapets over the bridge will be raised. Given that the route will now accommodate cyclists, the parapets will need to be raised to a minimum of 1.5m. The works will need to be supported by a Stage 1 Road Safety Audit.

A Section 278 design check submission has not been submitted for the Footpath 51 improvement works. In the absence of an agreed scheme, the Highway Authority is unable to confirm whether the works shown in drawing number 003 are suitable.

Further information and amendments are required before the Highway Authority can accept the access road and Footpath 51 improvement works.

Site Layout

Phase 2 is to be accessed via a bellmouth junction on the southern side of the site spine road. The Highway Authority previously reviewed tracking drawings for an articulated vehicle entering this parcel of the development through the outline planning application. Although it is noted that the internal layout of Phase 2 has changed, the width of the access appears to have remained the same so although updated tracking has not been undertaken, the Highway Authority are satisfied with the access proposal.

Pedestrian crossing points are provided across the sections of formal footway within the site, whilst the remainder of the site is subject to a section of virtual footway. Although the virtual footway is located across the HGV servicing areas, it is considered unlikely that there will be a high level of pedestrian movements across these areas given the location of the car parking areas and the building entrances.

Car Parking

The proposed parking layout is set out in drawing number 072. The Highway Authority are satisfied with the proposed layout, although Havant Borough Council should confirm whether they are satisfied that the quantum of parking meets adopted parking standards in their capacity as local parking authority.

Cycle Parking

A total of 3 covered cycle stores are proposed within the site, located in close proximity to the building entrances. 60 cycle spaces will be provided across this phase of development which is considered suitable.

Recommendation

The Highway Authority requires additional information before a recommendation can be made on the proposed development.

HSE - Hazardous Substances Consent

Officer Comment: *HSE consultation was carried out at the Outline application stage with the following result:*

The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Admin User at Havant District (B) on 18 November 2022.

Landscape Team, Havant Borough Council

Final Comments 27th August 2024

No landscape objection.

Further Comments 24th May 2024

In terms of details for the shared path at the North East of the site, we would need to see material specification and construction details (including cross sections) to understand any impacts of the proposed path on the landscape.

Officer Comment: *The works to the shared path are a matter for the S278 requirements secured in the S106 Agreement and subject to detailed consideration by Hampshire County Council and will also be considered further in the Reserved Matters Application for that phase of development.*

Original Comments May 2024

From a landscape perspective we have the following comments:

- We are pleased to see a fairly decent number of trees being planted which will help break up the massing of the car park and screen the development.
- It is unclear where the landscape mitigation planting is being proposed within the phase footprint. I was on the understanding that this mitigation planting was to the East of this site boundary to enhance the existing screening.
- We require details of the proposed cycle track which is of the north east of the site to ensure there is no detrimental impact on the existing trees. The loss of the trees would be to the detriment of the character of this area.

Local Lead Flood Authority HCC

Further Comments 10th October 2024

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:

- 13508 – Havant Phase 2: - Response to Lead Local Flood Authority comments - Baynham Meikle - 4th September 2024

In order for us to provide a substantive response, the following information is required:

The outline drainage strategy was agreed for the wider development. The development discharge rates which were approved have been satisfactorily explained. Due to the method of calculation of discharge rate, the LLFA requires assurance that the development will not increase the downstream flood risk. The existing site appears to have more than one surface water drainage discharge point, where the outline planning development drainage strategy is to discharge phases 1 and 2 (formerly 3A and 3B) to a single outfall, the total discharge rate from phase 1 and 2 was determined by the capacity of the proposed discharge location (existing 375mm private drain). The strategy is acceptable providing the downstream network has sufficient capacity to convey the design flow. An assessment is required of the capacity of the private network downstream to ensure this will not be exceeded and not increase flood risk downstream of the site.

There does not appear to be an adequate level of treatment of surface water runoff evidenced in the submitted documents. The proposed drainage strategy design drawing shows, for example, the service yard, understood to be concrete paved, with one stage of treatment in a full retention separator, it also shows access roads understood to be macadam paved, with no apparent treatment. Each area of the site should be reviewed to ensure the appropriate level of treatment is achieved. The pollution control simple index approach summary submitted, requires further detail. The mitigation index used for each treatment stage should be included in the table to show how the total mitigation index has been calculated. The drainage strategy report should specify any proprietary treatment systems and include manufacturers data sheets to show how the pollution mitigation index is derived. It is noted that previously submitted datasheet for Psel ESR Puraceptor does not meet total stated mitigation index unless combined with another treatment stage. If different levels of treatment are proposed for different areas of the site, then this should be reflected in the table.

The proprietary treatment systems should be included in the maintenance schedule.

The other points raised in the LLFA last response have been addressed.

We are satisfied with the principles of the development and the points raised are relatively minor, but given that the layout will be fixed, we would recommend that these points are addressed prior to approval of the reserved matters application.

If you require additional guidance on providing the correct information, we recommend you use our Surface Water Management Pre-application service which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit:
<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on pre-application advice request form.

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Officer Comment: revised details / clarifications have been received, however surface water drainage is also subject to a condition on the Outline Planning Permission which will require separate clearance.

Original Comments 28th August 2024

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:

- Flood Risk Assessment & Drainage Strategy Report rev 1

The Flood Risk Assessment identifies that the site currently discharges into an existing 375mm diameter connection into the private surface water sewer network and that this connection would be retained at a restricted rate of 19.1l/s.

The proposed discharge rate appears reasonable but evidence should be included to demonstrate previously agreed details and connection points as approved during the outline application stage.

Permeable paving and cellular storage is proposed but it is not clear whether this is to be tanked. The potential for groundwater ingress needs to be assessed given the depth of these features and a suitable clearance to the water table needs to be provided. This will also require an assessment to ensure sufficient water treatment is provided.

At present there does not appear to be any water treatment beyond isolated areas of permeable paving. This needs to be reviewed and assessed in line with the Ciria SuDS manual simple index approach.

The maintenance strategy is insufficient. This needs to be detailed for each different drainage feature.

Exceedance flow plans need to be provided to address the pre and post development scenario to show where water would flow and pond during extreme events.

Given that the layout will be fixed, we would recommend that these points are addressed prior to the approval of the reserved matters application.

If you require additional guidance on providing the correct information, we recommend you use our Surface Water Management Pre-application service which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit:
<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>
and click on pre-application advice request form.

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Natural England

Natural England has no comments to make on this Reserved Matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland, ancient and veteran trees which you can use to assess any impacts on ancient woodland or trees.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals

may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Sites of Special Scientific Interest Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/localplanning-authorities-get-environmental-advice>.

Open Space Society

No comments received.

Planning Policy HBC

This RMA will help to deliver the quantum of floorspace delivered by the outline consent. I can also see they're meeting the BREEAM Excellent conditions required by condition, so I'm content with the proposals in that respect.

Property Management (formerly County Estates Department) Hampshire County Council

No comments received.

Ramblers Association, South East Hants Group

Final Comments August 2024

There are still no details of the proposed changes to PRow footpath Havant51 as raised in our comments of 14May2024. This application is only for part of the site and does not cover the footpath so although our previous comments still apply we do not object to this application. We await further details regarding the footpath changes.

Original Comments May 2024

The provided application gives little detail on the intentions for the part of the PRow footpath (Havant51) which runs along the north east edge of the site apart from saying it will be tarmacked and increased in width to 3m. The supplied plan 'Proposed Extended Site Works (Drawing Ref: 11629-PL005)' should have the location of the PRow marked on it but does not. There is no mention of what the future legal status of this path is intended to be. We do not object to the widening of the path or allowing the use of cycles but this must not be to the detriment of walkers. The legal status of the path must not change such that it loses its status as a PRow recorded on the Definitive Map. Thus it must not be fully converted to a Cycle Track but only partially. If a Cycle Track is to be created it must be alongside the PRow footpath not replacing it. (i.e. 2m for the cycle track and 1m for the footpath). For SE Hants Ramblers.

SEEDA (South East England Development Agency)

No comments received.

Southern Electric

No comments received.

Southern Gas

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 65

Number of site notices: 4

Statutory advertisement: 10/05/2024

Number of representations received: 5

It should be noted that this planning application originally included parts of the wider site which included an area adjacent to the Langbrook Stream and the access road to the site from Langstone Road where a cycle/footpath link has been secured under the outline planning consent APP/22/00172 and its associated S106 Agreement. The application has since been amended and now excludes these areas and therefore comments relating to the footpath/cycleway are not relevant to the current application but are included below for completeness.

The comments include a representation on behalf of Langstone Residents Association and Havant Climate Change Alliance and Havant Friends of the Earth

Comments Received:

We have objections, there are also aspects of plan we can support e.g.

- Buildings on brownfield site
- Built to Excellent BREEAM standards of sustainability.
- Includes good levels of insulation with some areas of green roof, solar PV panels.
- Car park includes 60 parking spaces and 10 EV charging points with ducting for more if needed.
- Plans to increase biodiversity around site i.e. planting 26 native trees and shrubs around site.
- Retention of trees around footpath and wooded area east of site
Officer comment: These areas are outside the current application site.
- Some bat and bird boxes to be installed.
- CEMP states work will only take place in daylight hours and should be restricted to times of year when protected species will not be affected.

Objections and concerns:

- Will be a need to be initial clearance of some vegetation, trees and shrubs from around the site to allow building. Not clear how far new planting will mitigate for this and enhance bio-diversity. How far will it re-enforce the wildlife corridor along boundaries. A high potential for hedgehogs and stag-beetles has been noted.
- Will there be impact on stream running to east of site – Water Voles are known to be present.

- Although some Solar PV panels proposed on buildings, these will face east – West. Electricity generation could be maximised having panels facing south – could building orientation be changed?
Officer comment: *The orientation of the buildings are considered to reduce potential noise impacts to nearby residential properties the proposal still provides PV provision.*
- Could car parking area be built with canopies, carrying Solar PV Panels (planned in Portsmouth for Lakeside North Harbour).
- BREEAM excellent rating whilst covering reduction in energy use and low carbon design, does not specify heat or power sources needed. Would like to see ground source heat pumps to work with solar panels. No fossil fuels should be used.
Officer Comment: *The sustainability of the development is addressed in Part 7.*
- Although work will only take place within daylight hours, will there be lighting from wider Langstone site. Various restraints on this are noted. How far does this meet standards for bat conservation?
Officer Comment: *See part 7 and HBC Ecologist comments in part 5.*

Positive observations:

- i) the planned buildings are a lower height than that granted in the original planning application
Officer Comment: Noted
- ii) the installation of a barrier for access from Langstone Road to limit car access and prevent all HGV access.

Negative Observation:

The existing buildings in the South West of the Park are light grey with a white surround and this merges to an extent with the sky, the new buildings Eastern elevation shown in the document Proposed Elevations U6U7 are light grey with a dark grey surround. Will this not stand out more and be contrary to a consistent look and feel across the Park. Could the developers revisit the colours, maybe they have CAD/CAM that can model different colours to determine best for merging with an autumn and winter sky.

Officer Comment: *See part 7.*

Requests:

Noise - Technical Notes Noise Conditions implies that the noise from the buildings air conditioning units etc will not increase normal background noise levels that exist today. Can the Planning Officer please confirm this.

Officer Comment: *See part 7.*

Noise: I could find no analysis of noise resulting from traffic serving the buildings, noise from machines inside the buildings etc. A condition needs to be applied to limit noise to an acceptable low level. The Council should be able to enforce constraints on building use if any activity is an unacceptable level to local residents.

Officer Comment: *Noise issues have been assessed by Environmental Health at the Outline stage and are addressed in Part 7.*

Smells: Future occupiers may create unpleasant smells. The Council should be able to enforce constraints on building use if there are any such smells.

Officer Comment: *This would be a matter that could be investigated by the Councils Environmental Health Team.*

Residents Outlook: Residents in 7, 9 and 11 Brookmead Way have not gained from the additional plantings on the Eastern bank. The existing ever green trees by the stream are dying as the ground is water logged due to the stream being excessively high (issued raised many times with the Environment Agency: but ignored). Can tall evergreen trees be planted on the lower part of the bank to the West of these properties so that the buildings are shielded from these properties in the future.

Officer Comment: *Landscaping is considered in part 7 and planting to the bank has included Scots Pine.*

Drainage: I could find no documents on sewage and surface water drainage. Can the Planning Officer please confirm that there will be no discharges from the site into the drains shared with local residential drains and that no surface water will be discharged into the Lavant Stream that is already over flowing its banks.

Officer Comment: *Drainage is being considered under the Outline Planning conditions and is considered further in part 7.*

Clearly this proposed development will add considerably to the traffic accessing the site via Langstone Road which is already quite frequently overloaded.

I note there is no formal use proposed of the alternative access to the west which leads directly to and from both the A3 and M27. Surely this is an oversight which in my opinion must be addressed before any permission to proceed is granted.

Officer Comment: *These matters were considered and addressed at the outline planning permission stage with HGV movements from the western access only and limited access for other vehicles from Langstone Road during peak morning hours controlled by barriers.*

Comments in relation to footpath /cycleway routes **not considered relevant** to this application:

Request that the other end of footpath 51B be included for improvement as it has been waterlogged and impassible for months. Path dropped significantly due to flooding and in need of repair/urgent attention.

Officer Comment: *The improvements to the footpath south of the Langstone Technology Park entrance from Langstone Road were not part of the Outline Planning Permission and are not relevant to the consideration of the current Reserved Matters application.*

Is it intended to tarmac and widen footpath 51 for cyclists? Needs to be marked with a dividing line, so walkers can feel safer using it.

Officer Comment: *This is not relevant to the consideration of the current application, details of the footpath/cycle route are being secured through the S106 Agreement linked to the outline planning permission and will need to meet HCC requirements.*

Footpath which runs at the back of the garden has been waterlogged and impassable for months. The path has dropped significantly in height due to being flooding and is in need of repair. In order for footpath 51B to be used/ passable then this section needs urgent attention.

Officer Comment: *This would need to be raised with the Countryside Section at Hampshire County Council and is not relevant to the consideration of this planning application.*

I feel it would be much more logical, and safer, to reroute the footpath along the edge of the newly completed car park in the Technology Park. It would be a question of some temporary metal fence barriers, would be a shorter and safer route and would lessen the difficulties of people who want to start or continue their walk through less of a road dominated path. **Officer Comment:** *This is not relevant to the current application.*

The same path here is terribly flooded as the River height as increased so much. People turn back all the time as they can't get through the mud / water. It would be great if you could repair this at the same time as the Technology Park. **Officer Comment:** *This is not relevant to the current application.*

I am not happy that the route of the footpath be re-routed during the proposed works alongside the main road and slip-road as this is not particularly safe for pedestrians and is also unhealthy due to heavy concentrations of fumes. I suggest the path is re-routed via the LTP carpark which is quiet generally and is unlikely to disturb anyone. They have recently resurfaced the car park so obviously building work is unlikely to be interrupted by this diversion.

Officer comment: *This is not relevant to the current application and would be part of a temporary footpath diversion under the jurisdiction of Hampshire County Council.*

I think its extremely dangerous to push more pedestrians etc towards the main road and the A27 slip road where there are minimal barriers and fast cars. I think it would be better to have the footpath works done prior to the main rebuild so that the footpath deviation could go through the car park area.

Officer comment: *This is not relevant to the current application and would be part of a temporary footpath diversion under the jurisdiction of Hampshire County Council.*

Whilst I welcome the repair and upgrading of the footpath alongside Langbrook Stream. The proposed alternative route, while this is being done, is not practical as the bushes next to the path and the Premiere Inn have become so overgrown. The path is almost impassable especially for anyone in a wheelchair or pushing a pram. **Officer comment:** *This is not relevant to the current application and would be part of a temporary footpath diversion under the jurisdiction of Hampshire County Council.*

Langstone Residents' Association do not wish to comment further on the proposed alterations to this once iconic site. Details of temporary diversion route of footpath requested. **Officer Comment:** *This element does not form part of the current proposals.*

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
- (ii) Business Case
- (iii) Economic Benefits
- (iv) Impact upon the character and appearance of the area
- (v) Impact upon residential amenity
- (vi) Landscaping
- (vii) Highway Matters including parking
- (viii) Flood Risk/Drainage
- (ix) Sustainable design
- (x) Other Environmental Impacts- contamination / air quality
- (xi) S106 Agreement

(i) **Principle of development**

- 7.2 The application site is situated within an urban area as defined by policies CS17 and AL2 in the adopted Local Plan where there is a presumption in favour of sustainable development subject to other detailed considerations as set out in this report. The National Planning Policy Framework (NPPF) also emphasises the need to support sustainable development.
- 7.3 The principle of the development of the wider site including Phase 2 (the subject of this application) has already been established by Planning Permission APP/22/00172 which granted consent for:

Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

- 7.4 It should be noted that the access to the site has been established by the outline planning permission and is not part of the consideration for this application. The matters to be considered at this reserved matters stage are:

- Appearance;
- Landscaping;
- Layout; and
- Scale

- 7.5 This application relates only to the phase 2 area in the South-East part of the site and there will be further Reserved Matters applications for subsequent phases of development on the wider Langstone Technology Park site.
- 7.6 The Outline consent included a planning condition (No.4) which set out the floorspace permitted as follows:

4 The development hereby permitted shall provide a maximum of:

• 52,000 sqm GEA floorspace within use classes E(g)(i)-(iii)/B2/B8 and ancillary uses Use Classes E(b), E(d) and E(f);

• of which a maximum of 500 sqm GEA can be for ancillary uses Use Classes E(b), E(d) and E(f);

The development shall not be used for any other use class purposes within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: *To ensure that the development can provide for a range of business and employment opportunities, including knowledge based businesses, in accordance with policy CS2 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

- 7.7 The current proposal is for 8,690 sqm of floorspace and this accords with the Outline Consent in terms of the floorspace anticipated for this part of the site and the overall floorspace limit controlled by condition 4 above.

- 7.8 In terms of use, the units have been designed to accommodate Class E(g)(ii)-(iii), B2 and B8 uses (with ancillary office floorspace), which is in accordance with the uses approved under the Outline Permission (as set out within Condition 4). Within Phase 2, no other ancillary uses are proposed.
- 7.9 The principle of development is therefore established by the previously approved outline planning permission. The current application therefore needs to be considered only in relation to the relevant reserved matters.

(ii) Business Case

- 7.10 A full business case was considered at the outline planning permission stage (this will not be repeated in full here as the principle of the re-development has been established) and the main aspects considered at Outline stage related to the limitations of the buildings on site and opportunities provided by re-development:

- Site developed in 1970's by IBM to accommodate their UK manufacturing headquarters.
- The park represents the largest concentration of commercial floorspace in the Borough and is recognised as a key employment area.
- At outline stage the submitted economic Benefits Statement confirmed: Occupancy levels across the Park have significantly fallen over recent years. The Park has a current overall vacancy level of circa 40% (Lambert Smith Hampton 29/11/21).
- The original buildings and central plant facilities had changed little externally since their construction and were seen as having limited suitability for occupants, inefficient and dated.
- Market review demonstrated difficulties in attracting new occupants and a need for a more flexible approach.
- An over-provision of office floorspace was also identified.
- The aim of the development is to seek to ensure that the site can operate efficiently in modern buildings to meet changing market needs, providing an opportunity to attract inward investment.
- The proposed floorspace could provide location options to a multitude of occupiers, including the existing local businesses on-site looking to expand or SMEs looking to relocate to the area.

- 7.11 In relation to employment in the Outline consent it was stated that: *It is estimated that the indicative Masterplan Development could support between 837 and 1,793 gross FTE on-site jobs, depending on the proposed use.* Overall, it is considered that the phased redevelopment of the site should ensure ongoing and sustainable employment provision at the site which is critical to the Council's aspirations at this key employment hub.

(iii) Economic Benefits

- 7.12 The Economic Benefits Statement submitted with the Outline Application set out the Economic Benefits of the redevelopment of the wider site as follows:

- Construction Jobs over a 10 year period – Direct 120, Indirect 117
- Construction Gross Value Added - £123m over construction period of 10 years
- Flexible Employment Opportunities – between 837 and 1,793 (direct jobs dependant on the range of uses)
- Gross Value Added - £44.4m to £133.7m per annum

- Supply Chain – Supporting 1,088 to 2,332 indirect jobs
- Supply Chain – Approximately £57.4m to £123.0m in Gross Value Added per annum
- Business Rates - £1.7m to £3.1m per annum.

7.13 It should be noted that part of the wider site (south- west part) has been developed under a separate planning permission (Ref: APP/19/00703 and subsequent Non-Material Amendment applications). This resulted in the erection of four industrial units of a similar design to those proposed in Phase 2. The planning agent has provided the following information with regards to these units:

The lease up of Phase 1 has gone well, demonstrating the depth of demand for space within the Borough. So far, we have let 97,000 sq. ft with a single 25,000 sq. ft unit remaining which we have terms out on.

We have successfully attracted three high quality businesses (listed below), one of which has moved into the Borough, the other two have expanded locally. The businesses are anticipating having c. 200 employees on site carrying out skilled functions across the biotech, electronic and life safety sectors.

- Unit 2 Cytiva Life Sciences
- Unit 3 Apollo Fire Detectors
- Unit 4 Reconext

Unit 4 is now operational. Units 2 and 3 still in the process of fitting out but are expected to be operational early in the new year.

This indicates that the redeveloped units have proven attractive to business users and is already providing employment opportunities.

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

7.14 The wider Langstone Technology Park area is a large 'campus style' industrial site which is relatively 'self contained' in character. The site is located to the south of the A27 dual carriageway which is partly elevated above the park and south west of Langstone Roundabout and the west bound slip road onto the A27 from Langstone Road and Havant. Footpath 50 runs along the wider site's northern boundary. To the east are the relatively recent developments of the Premier Inn Hotel and Langbrook Farm Public House/Restaurant. Residential properties in Langbrook Close and Brookmead Way are also to the east and south-east of the site. The Langbrook stream and footpath 51 run to the eastern side of the site.

7.15 To the south and west of the site are business developments including to the South, Endeavour Business Park, Penner Road (Luxor Park, Pyramid Park, Alexander Park) and to the West Southmoor Lane Industrial Estate and industrial units in Brookside Road.

7.16 The existing buildings on the site include an element of uniformity which although varying in heights have a considerable degree of continuity of material finishes with grey cladding and flat roofed designs. The buildings generally have a horizontal emphasis with banding and glazing adding to this emphasis. The buildings also generally have extensive footprints. The design of the buildings in the main reflect the IBM business requirements from the early development of the site.

7.17 To the south-west part of the site development has taken place under planning permission APP/21/00405 for new flexible use industrial buildings.

- 7.18 The south-eastern part of the site is currently mainly laid to parking with some landscaping areas. The immediate surroundings are existing Langstone Technology Park buildings to the north including the three storey Building 6000.
- 7.19 To the east is an existing estate road which would be retained, then an area of landscaping including a bank with extensive tree planting approximately 22m wide, beyond this is a Public Right of Way with Langbrook River beyond. On the eastern side of the river are residential gardens with houses beyond.
- 7.20 The Outline Planning Permission included an Indicative Master Plan, Indicative Plots Drawing, and Proposed Building Heights plan. These provided information that was considered in the determination of that application (however it should be noted that as all matters except access were reserved matters they did not in themselves fix the form of the development of Phase 2). In addition, the Outline Consent included conditions in relation to the Reserved Matters phases of development as follows:

Condition 4 (total floorspace and use mix – see 7.6 above)

Of particular importance to the Phase 2 area:

Condition 15

The maximum height of buildings within any phase of the development shall not exceed those shown on Proposed Building Heights Drawing No: 003.

Reason: *In the interests of the character and appearance of the area and the amenities of nearby residents having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

Drawing N: 003 indicates a maximum height for the Phase 2 area of 15.8m. The Reserved Matters application has a maximum building height of 12.25m therefore 3.55m lower than the maximum height established at the Outline stage.

Condition 16

Any building(s) erected within the area annotated as Plot A on drawing No. 004 shall be sited a minimum of 4m to the west of the adjacent eastern estate road (as shown on the Indicative Master plan drawing No. 005).

Reason: *To ensure an appropriate relationship to residential properties to the east and having due regard to policy CS16 and the National Planning Policy Framework.*

A 4.1m distance is achieved in the siting of units 6 and 7 meeting this requirement.

Condition 19

The Reserved Matters stage submission(s) shall demonstrate how they have incorporated the design principles set out in the Design and Access Statement and Principles Document Revision A. In particular the phased development shall seek to provide a whole site design aesthetic and provide a degree of continuity in building designs, detailing and materials.

Reason: *In the interests of providing a high quality of design across the site and a campus style of development reflecting the attractiveness of the business site and the existing campus style development of Langstone Technology Park having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

This is considered further in (ix) below.

- 7.21 The application has been submitted with a Design and Access Statement Report (DAS) and this sets out the approach to the building design and the following are extracts from the DAS:

The majority of the existing buildings throughout the technology park make use of rectilinear forms through the use of horizontal and vertically laid concrete cladding panels. Building elevations are broken up with vertical steel work details and a combination of punched windows and ribbon glazing running along the entirety of prominent elevations.

The Design Principles which are in keeping with Phase 1 are a mix of metal cladding and colours. Profiled vertical built up metal cladding is used at high level side, and a goal post detail. With horizontal profiled cladding to the rear of buildings and around loading areas. To define office areas, a mix of vertical metal cladding panels and horizontal built up metal cladding are incorporated.

The proposed scheme aims to be sympathetic to the existing building stock in surrounding area, whilst offering modern and contemporary accommodation that will attract occupiers in the current letting market.

The proposed buildings incorporate low pitched profiled metal roofs with a parapet detail which is reflective of the existing building accommodation. Green roofs are proposed over the office areas.

Grey vertical metal cladding is proposed to frame the new buildings, providing vertical separation between office areas, warehouse/production space and each unit providing clear legibility. Contrasting horizontally laid silver arc profiled metal cladding will be applied to the warehouse areas to provide horizontal emphasis.

The main office areas will consist of an active frontage with contrasting horizontal profiled built up cladding, this will give the main façades an impactful, contemporary appearance that will contribute to the estate and its historic high tech context.

The proposed buildings will incorporate profiled metal cladding to the majority of the elevations with composite metal cladding in contrasting colours, accentuating office accommodation and entrances creating a crisp, hi-tech appearance.

The combination of materials and contrasting colours will visually articulate the uses in the buildings and provide separation between each unit providing clear legibility. Creating Visual interest through the contrasting colours and textures of the materials.

The units will consist of multiple layers to them adding visual interest, entrance doors with feature canopies, enhanced legibility and recessed windows provide modern aesthetic tones to the façade.

The buildings will feature large sections of full height curtain walling to offices and entrance areas to provide legibility and high quality design features. Canopies will frame building entrances providing a clear distinction creating focal points and strong legibility. Additional interest will be added to glazed areas with contrasting 'eyebrow' projections framing windows.

Windows to the entrance areas will be layered with vertical tapered fin projections in line with mullions in order to provide contemporary detailing to further enhance the design with visual interest and depth to create striking elevations.

- 7.22 Overall it is considered that the layout of the site and the design of the proposed units provides a modern and flexible model of unit provision suiting various business needs. The design picks up on the horizontal form of the original Langstone Technology Park buildings and the combination of cladding colours, horizontal glazing and entrance features add interest to these large flexible use industrial buildings.
- 7.23 The development is considered to accord with the expectations set at the outline stage and whilst a different colour pallet is proposed to the Phase 1 development the design and scale of the buildings together with the horizontal design emphasis is a consistent feature and it is anticipated that this will continue with the wider phased redevelopment of the site.
- 7.24 Overall the design of the buildings and the layout of the development is considered to be acceptable and would result in an attractive modern appearance to the development which is anticipated to continue the model of building provision over the remainder of the site.

(v) Impact upon residential amenity

- 7.25 The main impacts on residential amenity are considered to relate to the built form of the development, potential noise, fumes, lighting and traffic impacts. The nearest residential properties to the site are to the east in Langbrook Close and Brookmead Way.

Built Form

- 7.26 As set out in 7.20 above the Outline Planning permission set out parameters for the built form to come forward in the Reserved Matters applications and this was particularly the case for Phase 2, the area of the current application. The current proposal including the positioning of the buildings and the height of buildings has met the conditions of the Outline Permission.
- 7.27 The proposal has been assessed in terms of potential impacts on buildings in Brookmead Way and Langbrook Close. These properties are detached properties generally backing onto the site with the Langbrook Stream and an area of extensive landscaped banking with significant trees. The impact of units 6 & 7 with a maximum height of 12.5m on these properties has been assessed in detail and sections showing the potential relationship have been provided. In addition, the existing landscaping and tree cover to the eastern side of the site was previously assessed at the Outline stage and additional tree planting secured with Pine trees, Horse Chestnut and Oak trees being planted.
- 7.28 The layout shows the nearest units 6 & 7 set approximately 74m from the closest residential property (No.11 Langbrook Close). The other dwellings are set off approximately 102m. The set off combined with the existing bank and trees are considered to result in a significant and appropriate separation between the built form of the development and the nearest residential property.

Potential Noise/Fumes

- 7.29 The proposals have been designed to accommodate Class E(g)(ii)-(iii), B2 and B8 uses (with ancillary office floorspace) which is in accordance with the Outline Planning Permission and the uses are therefore already permitted. This range maximises business flexibility on this important site. The uses applied for are:

- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E (g) (i) Offices to carry out any operational or administrative functions,
 - E (g) (ii) Research and development of products or processes
 - E (g) (iii) Industrial processes
- B2 General Industrial – Use for industrial process other than one falling within class E (g) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- B8 Storage or distribution – This class includes open air storage.

7.30 With this range of uses the Outline Consent included conditions required to limit potential impacts on residential amenity and to guide the Reserved Matters stage. These conditions include the following conditions:

- 8. Construction Management Plan
- 9. Piling/Works with heavy machinery noise
- 18. Reserved Matters applications designed to minimise impacts on residential amenities.
- 20. Delivery and Servicing Management Plan – including HGV routing via Brookside Road.
- 21. Traffic movement barriers restricting two way movements via Langstone Road between 07:30-09:00.
- 24. Construction of Environmental Management Plan.
- 36. Lighting condition.
- 44. Plant and Machinery noise.
- 45. Future plant and machinery requirements.

These conditions are considered to ensure that the development would have a limited and acceptable impact on the residential amenities of adjoining residents.

7.31 The layout of the proposed buildings and in particular the positioning of loading bays to the western side of units 6 & 7 is considered critical to ensuring that external noise/fumes are concentrated away from residential properties which are protected by the proposed buildings where there are no significant openings on the eastern side.

7.32 Many of the Outline Consent conditions are currently under consideration in consultation with the Council's Environmental Health Team, however, it is not considered that the current proposals would result in any impacts that cannot be controlled under the existing conditions to ensure that noise and odour impacts would not result in unacceptable impacts on neighbouring residents.

Lighting

7.33 The application is accompanied by an External Lighting Assessment. This sets out the lighting approach for the phase including the following points:

The requirements of the ILP Guidance Notes for the Reduction of Obtrusive Light have been considered in the development of the external lighting scheme during pre and post curfew.

The curfew represents the time where the external lighting is turned off or dimmed during the nighttime.

The curfew starts at 23:00 and ends at 7:00.

- 7.34 The most sensitive area for lighting in terms of neighbours' amenities and ecology is lighting to the east of units 6 and 7. Within this area lighting would have a pre-curfew level of 10 lux and post curfew level of 2 lux. The lighting will be designed to avoid light spill/pollution. These measures also ensure that impacts on bats and wildlife are minimised. The proposed lighting is considered acceptable in principle and is also controlled by Condition 36 of the outline consent.

Traffic Impacts

- 7.35 This Reserved Matters application fits the requirements of the outline planning permission where the traffic movements to the site were considered in detail. There is therefore no need to consider this matter at the Reserved Matters stage. The Outline Consent confirmed that:

There would be no significant alteration to traffic generation at the site when compared to the existing development (including the consented development).

It is also noted that HGV movements would be from Brookside Road and barriers would restrict the number of vehicular movements to the site from Langstone Road in the morning peak hours.

- 7.36 As confirmed above the layout confirms that loading to the units would not take place to the eastern side of units 6 and 7, thus ensuring that noise and activity is concentrated in the internal part of the site and away from residential properties.

(vi) Landscaping

- 7.37 In relation to the Phase 2 area, much of the existing site is an existing car parking area. Notwithstanding this approximately 25 trees would be felled to facilitate the development. Many of these are very small and others are Category U (Unsuitable for Retention Trees) or C (low quality). There are, however 6 category B2 (moderate quality trees) that are included for removal in Phase 2. The Outline Consent anticipated tree removal to facilitate the development within this area, however it is important to ensure that replacement planting is provided where appropriate within the Phase 2 area.

- 7.38 Twenty six trees are proposed to be planted to the northern and southern parts of the site. These trees comprise:

Birch, Oak, Serviceberry and Callery Pear.

In addition, there would be other areas of lower level planting including double staggered Hornbeam hedging, double staggered native hedging, Native thicket mix, Pittosporum, Dogwood etc.

- 7.39 The Council's Landscape officer has raised no objection to the proposals following the submission of a revised landscaping scheme.

(vii) Highway Matters

- 7.40 The Outline Planning permission included access to the site and there is no need to revisit wider highway aspects which were fully considered at that stage in relation to this Reserved Matters application. Whilst it is acknowledged that a number of representations have been made in relation to footpath/cycleway matters, following the removal of Phases 2a and 2b this aspect no longer forms part of the consideration in relation to the current application.
- 7.41 In relation to parking the proposed floorspace within Phase 2 is 8,690sqm GEA flexible employment floorspace within Use Classes E(g)(ii)-(iii)/B2/B8. Havant Borough Council's Parking SPD sets out parking standards. The Parking Standards reference former use classes, however in the table below these have been updated with the latest equivalent use class:

Land Use	Car Parking Standard	Cycle standard (minimum)	
	Minimum parking standard	Long stay	Short stay
B1 (a) office now E(g)(i) Offices to carry out any operational or administrative functions	1 space per 30 sqm Refer to note 1	1 stand per 150 sqm GEA note	1 stand per 500 sqm GEA
B1 (b) (c) high tech/light industry now E(g)(ii) Research and development of products or processes and E(g)(iii) Industrial processes	1 space per 45 sqm	1 stand per 250 sqm GEA note	1 stand per 500 sqm GEA
B2 general industrial	1 space per 45 sqm	1 stand per 350 sqm GEA note	1 stand per 500 sqm GEA
B8 warehouse	1 space per 90 sqm	1 stand per 500 sqm GEA note	1 stand per 1000 sqm GEA

Notes 1. Subject to a condition or legal agreement restricting consent to the specified use.

- 7.42 Given the confirmation that these units will be used for E(g)(ii)-(iii)/B2/B8 uses it is considered appropriate to require parking at 1 space per 45 sqm and this would equate to the provision of 193 spaces which is achieved in the scheme. In addition, 9 disabled spaces, 9 car sharing spaces and 20 active and 33 passive EV charging spaces are proposed. The Outline Consent included condition 43 which required EV charging points shall be provided on the basis of a minimum of 10% of parking spaces and with a minimum of 20% of parking spaces passively equipped. The EV points are acceptable but the passive charging would need to be increased to meet the condition and this is being addressed with the planning agent. Subject to the clarification on passive charging provision this car parking provision is considered acceptable.

- 7.43 In relation to Cycle parking standards it is considered appropriate to use the standard for E(g)(ii) Research and development of products or processes and E(g)(iii) Industrial processes as an appropriate provision for this mixed use scheme. This would require 35 Long Stay and 17 Short Stay cycle parking spaces (total 52 spaces). The application proposes 60No. cycle spaces in two-tier cycle stores and this is considered to represent appropriate cycle parking provision.
- 7.44 Subject to the comment in 7.42, it is considered that parking has been appropriately addressed in relation to this phase of the development.

(viii) Flood risk/Drainage

- 7.45 The principle of development on Phase 2 has been agreed under the Outline Planning Permission. It is noted that at outline stage a number of planning conditions were imposed in relation to Foul and Surface Water drainage.

Foul Drainage

- 7.46 The proposal is as anticipated at Outline stage for foul drainage to enter the existing Foul Sewer which crosses the wider Langstone Technology Park site from east to west. It should be noted that Condition 27 of the Outline Consent remains to be discharged from the outline planning permission and this reads:

27 Prior to the commencement of each phase of development (excluding site clearance and demolition) details of the proposed means of foul sewerage disposal based on the principles set out in the Flood Risk Assessment and Outline Drainage Strategy Report, shall be submitted to, and approved in writing by, the Local Planning Authority. The development in each phase shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure that the development provides acceptable drainage to avoid flood risk and pollution having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

- 7.47 Southern Water have raised no objections to this Reserved Matters application and with the condition remaining in place it is considered that appropriate foul drainage can be secured.

Surface Water

- 7.48 In relation to Surface Water disposal, the proposal is for Phase 2 to be drained by porous surfaces, pipes and drainage channels with links to attenuation tanks which would attenuate flows into an existing manhole to the south of the recently constructed units in the south west part of the wider Technology Park.
- 7.49 At the time of writing this report the Local Lead Flood Authority have requested further information which has been provided by the Planning Agent and re-consultation has taken place. Members will be updated in relation to any further comments received. It should be noted however that Conditions 28 and 29 of the Outline Consent relate to the requirement for a detailed surface water drainage scheme and connection to sewers to be approved under those conditions. The Outline Planning Permission can be viewed at **Appendix J**. With the conditions remaining in place, it is considered that appropriate surface water drainage can be secured.

(ix) Sustainable Design

7.50 The redevelopment of the wider Langstone Technology Park offers the potential to replace the existing tired and inefficient buildings with a high-quality, modern and attractive employment floorspace which is better suited to current occupier standards and environmental requirements.

7.51 The outline consent included conditions to ensure that the Reserved Matters applications meet sustainable design requirements. These conditions require the following:

- Condition 34 – Details of sustainable features such as Green Roofs, Photovoltaic cells and heat pumps.

The current proposal includes green roofs to the office parts of the three units. Photovoltaic cells are proposed to each of the units' roofs. Air Source Heat Pumps are provided to each building.

- Conditions 35 and 36 – BREEAM standards

These conditions require the development to meet BREEAM 'excellent' standards and this exceeds the current adopted policy requirement to meet 'very good'.

- Condition 43 - Electric Vehicle Charging

This condition requires each phase of the development to provide EV charging points on the basis of a minimum of 10% of parking spaces and with a minimum of 20% of parking spaces passively equipped.

The parking provision would provide 193 spaces with 20 active EV charging spaces (10%) and 33 passive spaces (17%). The passive spaces are therefore slightly below the requirement of the condition (this would require 39 spaces to have passive provision). This has been raised with the Agent and subject to clarification on this matter the development is considered to represent a sustainable development meeting the parameters set by the Outline Planning Permission.

(x) Other Environmental Impacts- contamination / air quality

7.52 The original Outline Consent considered contamination and air quality issues and conditions 30 and 42 were imposed in relation to contamination. Subject to the discharge of these conditions, contamination impacts can be appropriately addressed.

(xi) Section 106 Agreement

7.53 The Outline Consent was subject to a S106 Agreement which secured improvements to footpath 51 and cycle improvement works along the site access, Travel Plan requirements and public access rights along the private access road between Langbrook Farm and Langstone Technology Park.

8 Conclusion

- 8.1 In conclusion, it is important to recognise that the Principle of Development has been previously established by the Outline consent. The current application is considered to accord with the Outline Consent including parameters set by the planning conditions imposed on Planning Permission APP/22/00172, whilst it is recognised that a number of these conditions require separate approval.
- 8.2 The development provides modern flexible Business development similar to that approved on the south-west part of the wider site that has proven to be attractive to business users. The original buildings on the wider site have become less suitable to users and expensive to operate and maintain. The principle of redevelopment has been set by the Outline Consent.
- 8.3 The site is critical within the Borough in terms of employment and this development is considered to help to ensure the longer term success of the Technology Park.
- 8.4 The proposed buildings and layout are considered to provide an attractive modern business development and will integrate with future phases of development together with the new units to the south-west of the site. This should result in a unified and consistent approach to the re-development and a 'campus style' development. The scale of development including floorspace is as anticipated by the outline consent.
- 8.5 In terms of the impacts on neighbouring residents, this was carefully assessed at outline stage with conditions proposed in relation to the construction and operation stage. The height and positioning of the proposed buildings have met the outline constraints including a reduction below the maximum height condition. Loading bays have been positioned to limit impacts on neighbouring properties. It is considered that the impacts on nearby residents would be limited and acceptable.
- 8.6 The development includes landscaping and tree planting to replace trees lost by the re-development.
- 8.7 The access to the site was established at the outline stage which fully addressed vehicular impacts and improvements to pedestrian/cycle routes to Havant Town Centre. Parking provision is considered acceptable to serve this phase of the development.
- 8.8 Flood risk was considered at the outline stage and drainage is subject to conditions imposed and would require a separate clearance in consultation with the LLFA and Southern Water.
- 8.9 Phase 2 is part of a wider redevelopment of the site which will replace inefficient existing buildings with new buildings which would meet BREEAM excellent standards. In addition, the proposal incorporates sustainable measures such as Green Roofs, PV panels, Air Source Heat Pumps and EV charging. These proposals are considered acceptable.
- 8.10 Contamination issues are addressed by conditions imposed on the outline planning permission.
- 8.11 Overall, the proposal is considered to represent an important part of the redevelopment of Langstone Technology Park and Reserved Matters permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/24/00274 subject to:

- A) The receipt of an appropriate response from the Local Lead Flood Authority in relation to drainage;
- B) The receipt of acceptable EV charging provision, and;
- C) The following condition:

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

Plans

Site Location Plan Drawing No. 001 Rev A
Proposed Site Plan Drawing No. 004 Rev A
Phasing Plan Drawing No. 006 Rev A
Proposed Ground Floor Plan Unit 5 Drawing No. 009
Proposed First Floor Plan Unit 5 Drawing No. 010
Proposed Ground Floor Plan Unit 6 and 7 Drawing No. 011
Proposed First Floor Plan Unit 6 and 7 Drawing No. 012
Proposed Elevations and Section Unit 5 Drawing No. 014 Rev P2
Proposed Elevations and Section Unit 6-7 Drawing No. 015
Proposed Roof Plan Unit 5 Drawing No. 018
Proposed Roof Plan Units 6 & 7 Drawing No. 019
Proposed Site Sections & Proposed Street Elevation Drawing No. 020
Landscape General Arrangement Plan Sheet 1 of 2 Drawing No. 060 Rev C
Landscape General Arrangement Plan Sheet 2 of 2 Drawing No. 061 Rev C
Landscape Detail Drawing No. 062
Proposed Elevations Unit 5 External Materials Drawing No. 068
Proposed Elevations Unit 6-7 External Materials Drawing No. 069
Proposed External Materials Site Plan Drawing No. 070 Rev A
Proposed Cycle Storage Facilities Drawing No. 071 Rev A
Proposed Car Parking Plan Drawing No. 072 Rev A
Tree Protection Plan Drawing No. 1746-03

Documents

Design and Access Statement July 2024 Phase 2 (Plot A) PRC
Flood Risk Assessment Baynham Meikle Havant Phase II Report Ref: R100 Rev 1.0
External Lighting Assessment Watkins Payne Issue 8
Baynham Meikle 13508 Havant Phase 2 Letter dated 21st October 2024: - Response to Lead Local Flood Authority
Baynham Meikle 13508 Havant Phase 2 Letter dated 4th September 2024: - Response to Lead Local Flood Authority
Arboricultural Method Statement 24th July 2024 Project No 1746
BREEAM UK NC V6 Pre-Assessment Report AES Sustainability Consultations Ltd 16 February 2024
Ecological Mitigation, Compensation and Enhancement Strategy – Phase 2 Phlorum 22nd March 2024 Ref: RS/12747 EMCES/BC

Technical Note: Noise Conditions 20th March 2024 - Langstone Phase 2
Sustainability Features Langstone Technology Park Phase 2 Condition 34
Discharge: Issue 3

Other Details Considered in the Decision

Planning Statement Stantec Langstone Park - Phase 2 Project Ref:
333100007

Landscape Mitigation Option Drawing No. 002 Rev C

Landscape Mitigation Option SK003 B

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan
- (B) Proposed Site Plan
- (C) Phasing Plan
- (D) Proposed Floor Plans Unit 5
- (E) Proposed Elevations & Section Unit 5
- (F) Proposed Floor Plans Units 6 & 7
- (G) Proposed Elevations & Section Units 6 & 7
- (H) Proposed Landscaping
- (I) Proposed Car Parking Plan
- (J) Outline Planning Permission APP/22/00172 Decision Notice