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Our Ref: APP/22/00172
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20 December 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application - Split Decision**

Application Number: APP/22/00172

Site Address: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Description: 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.(22.12.23). Request to discharge conditions 5, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33 and 36 (Rcvd 02.01.24). Request to discharge conditions 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 45 (Received 29.03.24). Request to discharge condition 24 (Received 12.09.24).

This decision relates to your request to discharge conditions 10, 12, 30, 31, 32, 33, 34, 36, 37, 38, 39, 45 which were valid from 29th March 2024.

This decision also relates to your request to discharge condition 24 which was valid from 12 September 2024.

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00172.

The conditions in respect of which information has been submitted are:

Condition 10:

Notwithstanding the submitted details no phase of the development shall be commenced (including site clearance and demolition) unless and until full details of tree protection and mitigation have been submitted to and approved in writing by the Local Planning Authority for each phase. The tree protection measures relevant to each phase shall be in place prior to commencement and retained during the course of the demolition and construction works and the works carried out in accordance with the approved details of each phase.

Reason: To ensure the retention of important trees having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arboricultural Method Statement (Tree Survey, Tree Protection Plan, Method Statement) Phase 2 SJ

Condition 12:

Prior to the commencement of development in any phase, a detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline measures detailed within the Preliminary Ecological Appraisal (Phlorum, February 2022) and Biodiversity Net Gain Assessment (Phlorum, February 2022) unless otherwise agreed in writing by the local planning authority.

The Strategy shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; details of the ongoing management of all compensatory/enhancement habitat; location, type and number of all bat/bird boxes and other ecological enhancements; details of lighting. All ecological compensation/enhancement measures shall be installed/implemented in accordance with ecologist's instructions and retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Ecological Mitigation, Compensation and Enhancement Strategy Phlorum – Phase 2 dated 22nd March 2024

Condition 24:

Construction Environmental Management Plan:

Prior to the commencement of development in each phase (including demolition) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CEMP shall include, but not be limited to, the following:

In relation to the impact on the strategic road network and environmental impacts

Construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

- Construction Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods);
- an estimate of the daily movement of the construction traffic;
- the hours of construction work and deliveries;
- area(s) for the parking of vehicles of site operatives and visitors;
- area(s) for the loading and unloading of plant and materials;
- area(s) for the storage of plant and materials used in constructing the development;
- details of waste management arrangements;
- consideration of emissions to air, water and land. Including noise & vibration, dust, general discharges and appropriate mitigation strategies;
- the storage of materials and construction waste, including waste recycling where possible;
- Risk Assessments and Method Statements for the works; and
- contact details of personnel responsible for the construction works.

In relation to minerals recovery:

A statement providing the following:

- i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use;
- and,
- ii. a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Local Planning Authority in consultation with the Minerals Planning Authority.

In relation to steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the Spas functional land:

- Noise/visual/vibrational impacts
- Visual screening (for SPA birds)
- Storage of construction materials/chemicals and equipment;
- Dust suppression
- Chemical and/or fuel run-off from construction into designated sites
- Waste disposal.

All measures forming part of the approved CEMP for each phase of development including demolition shall be implemented in full through the course of development operations within that phase.

Reason: To mitigate any adverse impact from the development on the A27 and to ensure that the A27 continue to be effective parts of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. To ensure that environmental impacts are controlled and where necessary mitigated including impacts on the SPA. All having due regard to policies CS11, CS15, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction Environmental Management Plan (CEMP) Masterplan Phase 2 Phlorum March 2024

Construction Traffic Management Plan (CTMP) Langstone Technology Park, Phase 2 Mildren
Construction August 2024

13508 – Havant Phase 2: - Engineers Response to planning condition 24 Baynham Meikle dated 20th February 2024

Arboricultural Method Statement (Tree Survey, Tree Protection Plan, Method Statement) Phase 2 SJ

Stephens Associates Report Date 24th July 2024 Project No. 1746

Tree Protection Plan Drawing No. 1746-03

Condition 30:

Prior to the commencement of each phase of development hereby approved (other than any above ground site clearance, demolition of above-ground structures, or consequential works for the purpose of ensuring structural stability of retained construction-), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority for that phase.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Site investigation appropriate to both the previous & approved uses of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not contribute to-, is not put at unacceptable risk from- nor is adversely affected by-, unacceptable levels of contamination. This condition is in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 183-185 of the National Planning Policy Framework 2021. Prior investigations suggest that soil contamination may be present within previously un-investigated areas of the site that could pose a risk to controlled waters, buildings & services, and/or future occupants.

Details submitted:

13508 – Havant Phase 2: - Engineers Response to planning condition 30 Baynham Meikle dated 1st March 2024

Report on Ground Investigation at Langstone Technology Park - Phase 2 Applied Geology Report No. AG3544-23-AR52 February 2024

Condition 31:

Prior to the commencement of each phase of development (excluding site clearance and demolition), details for the on site provision of cycle storage facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved cycle parking shall be provided on site and made available for use prior to the occupation of each phase of development, and shall thereafter be retained at all times.

Reason: To ensure the adequate provision of on site facilities for cyclists, to provide non-car based travel in the interests of sustainability and having due regard to policies DM11 and DM14 of the Havant Borough Local (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Proposed Cycle Storage Facilities Condition 31 Drawing No. 11629 PL 071 Rev A

Condition 32:

Prior to the commencement of each phase of the development full details of the car parking proposed for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved parking shall be provided for each phase of the development prior to the occupation of the units within the phase, and shall thereafter be retained at all times.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Proposed Car Parking Plan Drawing No. 11629 PL 072 Rev A

Condition 33:

Prior to the commencement of each phase of the development details of the Ecological Mitigation, Compensation and Enhancement Strategy requirements secured under condition 12 and how they relate to the relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority for that phase.

All ecological compensation/enhancement measures for the relevant phase shall be installed/implemented in accordance with ecologist's instructions and retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Ecological Mitigation, Compensation and Enhancement Strategy Phlorum – Phase 2 dated 22nd March 2024

Condition 34:

Prior to the commencement of development in each phase (excluding site clearance and demolition), details of sustainable features such as Green Roofs, Photovoltaic cells and heat pumps for that phase shall be submitted to and approved in writing by the Local Planning Authority for that phase. The approved features shall be provided on site prior to the buildings in that phase being brought into use and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and in the interests of sustainability having due regard to policy CS14 of Havant Borough Local Plan and the National Planning Policy Framework.

Details submitted:

Sustainability Features Condition 34 Discharge: Issue 3 Watkins Payne November 2024

Condition 36:

Prior to the commencement of each phase of the development details of lighting proposed for that phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to avoid light spill beyond the site and to protect ecology. The lighting subsequently installed shall accord with the approved details and no other lighting shall be installed on site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid light pollution and impacts on ecology having due regard to policies CS11, CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

External Lighting Assessment Issue 8 Watkins Payne August 2024

Condition 37:

No development shall take place on each phase of the development (excluding site clearance and demolition) until details of existing and finished floor and site levels for that phase relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning

Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development has an acceptable appearance in terms of the visual amenities of the area and residential amenities having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

13508 – Havant Phase 2: - Engineers Response to planning condition 37 Baynham Meikle dated 20th February 2024

Proposed Levels Plan Drawing No. 13508-120 Rev P03

Condition 38:

With the exception of demolition work and temporary works, no development hereby permitted shall commence within each phase until a specification of the materials to be used within that phase for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development permitted within that phase shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

Details submitted:

Proposed External Materials Site Plan Drawing No.11629 PL 070 Rev A

Condition 39:

Notwithstanding any description of materials in the application no above ground construction works shall take place within each phase until samples and a full specification of the materials to be used externally on the buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved for that phase shall be used, in accordance with any terms of such approval.

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

Details submitted:

Proposed External Materials Site Plan – Unit5 Drawings Ref: 11629 PL068 (Elevations U5)

Proposed External Materials Site Plan – Units 6 & 7 Drawing Ref: 11629 PL069 (Elevations U6 U7)

Condition 45:

No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed in each phase of the development until and unless details of the external appearance and acoustic and odour prevention performance of the same have been submitted to and approved in writing by the Local Planning Authority for that phase.

Any plant, machinery or structures required for ventilation or filtration purposes shall be provided and maintained in accordance with the approved details.

Reason: To protect the residential amenities of nearby residents having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Extent of this Condition Discharge:

These conditions are discharged in relation to PHASE 2 of this development only.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 20 December 2024