

CB/18-02501

30 October 2020

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Dear Sir/Madam

Re: Discharge of Conditions 3, 4, 5 and 6 under Planning Permission APP/19/00703 at Langstone Technology Park, 2B Langstone Road, Havant PO9 1SA

On behalf of our client, A.G. Langstone BV and Trinity Investment Management, we have been instructed to submit a discharge of conditions application in respect of conditions 3, 4, 5 and 6 under planning permission APP/19/00703 granted in July 2020 at the above site.

The application has been submitted via the Planning Portal (PP-09199482) alongside the following information in respect of each condition as listed below in turn.

Payment to your Local Authority in lieu of the application fee (£116) has been made under separate cover.

Condition 3 (Phased Programme for Implementation)

Pursuant to this condition, please find attached the following:

- Development Programme – Phases (Drawing No: 0402 REV B), prepared by AWW UK.
- Development Programme – Phases (Drawing No: 0403 REV B), prepared by AWW UK.
- Car Parking Appraisal (October 2020, Ref: RJM/20428-09e), prepared by David Tucker Associates.
- Drainage Phasing Note (dated 12th October), prepared by Clancy Consulting.

As set out within the above documentation, it is envisaged that the development will be implemented across four phases to ensure adequate parking is provided on site in advance of the first use of the new industrial units and adequate foul drainage capacity:

- Phase 01 – part demolition of buildings 1000 (bays 1 and 2), strip out of bay 3, and construction of contractor's compound.
- Phase 02 – construction of new industrial units including provision of new car parking, and sub-station.
- Phase 03 – construction of new replacement car parking.
- Phase 04 – construction of new B1000 envelope and adjacent new replacement car parking.

The attached information confirms that the proposal can be implemented in a phased matter which is acceptable in terms of the matters referred to in the reasoning of the condition – namely parking provision and drainage matters.

Condition 4 (Existing and Finished Floor and Site Levels)

Pursuant to this condition, please find attached the following:

- Phase 01 – Existing and Proposed Levels (Drawing No: 0401 REV B), prepared by AWW UK.

As demonstrated, this part of the development will have an acceptable impact of the character and appearance of the area, in line with policy.

Condition 5 (Tree Protection – Phase 1)

Pursuant to this condition, please find attached the following:

- Phase 01 – Tree Protection Plan (Drawing No: 0400 REV B), prepared by AWW UK.

As demonstrated by the enclosed plan for Phase 01, existing vegetation will be safeguarded, and amenities of the locality protected.

Condition 6 (Construction Management Plan)

Pursuant to this condition, please find attached the following:

- Phase 01 – De-Construction Management Plan (Building 1000), prepared by General Demolition.

Again, as demonstrated by the enclosed plan, the amenities of the locality in addition to highway safety shall be safeguarded.

I trust the information submitted to accompany this application is sufficient to enable the full discharge of condition 3, and part discharge of conditions 4,5 and 6 as they relate to Phase 01, under planning permission APP/19/00703 and look forward to receiving confirmation of validation and the earliest possible positive determination of the application.

Should you require any additional information, however, please do not hesitate to contact me on the phone number and email address below.

Yours sincerely,

A black rectangular box redacting the signature of Chloe Ballantine.

Chloe Ballantine

BA (Hons) MSc MRTPI

Associate - Town Planning

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