

28 March 2024

Our Ref: 32283/A3/DM/SS

F.A.O David Eaves
Planning and Development
Havant Borough Council
Public Sector Plaza
Civic Centre Road
Havant
PO9 2AX

Dear David,

**LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32,
33, 34, 36, 37, 38, 39 AND 45 OF PLANNING PERMISSION (REF: APP/22/00172)**

We have been instructed by our client XLB Property Ltd ("XLB") to submit details pursuant to Conditions 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39 and 45 of Planning Permission (Ref: APP/22/00172) at Langstone Park, 2B Langstone Road, Havant, PO9 1SA which permits the following development:

'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'.

Background

Planning Permission (Ref: APP/22/00172) was granted on 22 December 2023 for what is referred to as the 'Masterplan' scheme which will see the phased re-development of the Site over an anticipated 10-year period. Condition 5 attached to the permission requires a Phasing Plan and Schedule to be submitted for approval prior to the commencement of development.

A Phasing Plan pursuant to Condition 5 has already been submitted for approval in order to facilitate Phase 1 of the development (being the demolition of B6000) and at the time of writing is pending approval. The Phasing Plan has subsequently been subject to refinement in terms of the extent of works proposed within Phase 2 and an updated Phasing Plan pursuant to Condition 5 is therefore submitted as part of this application. The submitted Phasing Plan (Drawing Ref: 11629-PL006) sets out the following approach to phasing:

Table 1: Masterplan Phasing

Phase	Works	Status
1	Demolition of B6000 building to form development platform	Not started
2	Development of up to 9,000 sqm GEA and creation of new road link alongside extended site works	Not started
3	Demolition of B5000 to develop new employment buildings alongside construction of building on B6000 development plot	Not started

Phase	Works	Status
4	Demolition of B7000, creation of new road link and development of new employment and site facility buildings	Not started
5	Demolition of B1000, B4000 and central plant area to develop new employment buildings	Not started

This submission runs in parallel with a Reserved Matters Application ('RMA') relating to Phase 2 of the development which, as shown on the submitted Phasing Plan (Drawing Ref: 11629-PL006), is located within the south-eastern corner of the Site, directly adjacent to the newly built units delivered under planning permission Ref: APP/21/00405. Within Phase 2 it is proposed to deliver 3No. flexible employment units with associated parking and landscaping, alongside extended site works including improvements to Footpath 51 and along the eastern access road adjoining Langstone Road, and the installation of the traffic barrier to maintain restricted access to the Site from the east.

In order to facilitate the delivery of Phase 2 in due course, this application seeks to discharge the following conditions specifically in relation to Phase 2.

Condition 5 – Phasing Plan

Condition 5 requires a Phasing Plan and Schedule to be submitted prior to the commencement of development (which includes demolition). As noted above, a Phasing Plan has already been submitted for approval in order to facilitate Phase 1 of the development (being the demolition of B6000) and at the time of writing is pending approval. The Phasing Plan has subsequently been subject to refinement in terms of the extent of works proposed within Phase 2 and an updated Phasing Plan (Drawing Ref. 11629-PL006) pursuant to Condition 5 is therefore submitted as part of this application.

In accordance with the requirements of Condition 5, the updated Phasing Plan shows the location of each phase and the quantum of development of each phase. In terms of the SuDS to be provided, details for Phase 2 are submitted pursuant to Condition 25 (Drainage). In terms of access, details for Phase 2 have been provided as part of the submitted RMA but is also shown on details submitted pursuant to Condition 32 (Car Parking). Details of proposed new landscaping and ecological mitigation for Phase 2 have also been submitted as part of the RMA and also pursuant to Conditions 10, 12 and 33. These works will be completed prior to occupation of Phase 2.

Condition 10 – Tree Protection

Condition 10 requires full details of tree protection and mitigation to be submitted for approval. An updated Arboricultural Impact Assessment ('AIA') (March 2024) has been prepared and submitted which proposes a slight adjustment to the tree protection previously recommended around the works to Footpath 51 following further detailed design. Approval is sought for the updated AIA under the provisions of Condition 10.

Conditions 12 and 33 – Ecological Mitigation, Compensation and Enhancement Strategy

Conditions 12 and 33 require an Ecological Mitigation, Compensation and Enhancement Strategy ('EMCES') to be submitted for approval prior to the commencement of each phase.

A detailed EMCES (dated 22 March 2024) for Phase 2 has been prepared and is submitted pursuant to Conditions 12 and 33. A copy of the EMCES has also been submitted as part of the RMA.

As detailed within the EMCES, the conservation objectives for Phase 2 are to avoid any negative impacts to protected species within the works area, and to enhance the biodiversity of the site where possible. Specific measures are set out within the submitted EMCES.

Condition 24 – Construction Environmental Management Plan (CEMP)

The purpose of Condition 24 is to manage and minimise potential environmental impacts during the construction period and therefore necessarily requires details to be submitted which are specific to each phase of development. The Condition is divided into three parts dealing with the following matters:

- i) Construction traffic;
- ii) Minerals recovery; and
- iii) Protection of the adjacent Chichester and Langstone Harbours SPA, Ramsar and SPAs functional land.

At this stage, we are not in a position to discharge of part i) Construction traffic as the phase-specific CTMP will need to be prepared by the appointed contractor in due course. We are therefore currently proposing the part discharge of Condition 24 in relation to parts ii) and iii) only, and specifically in relation to Phase 2 only.

In terms of the potential for minerals recovery, this has been considered for Phase 2. However, as outlined within the Engineers response to Planning Condition 24 prepared by Baynham Meikle (dated 20 February 2024), the Site is to be raised c.1.0m above the existing site levels and as such the potential for encountering recoverable minerals following ground improvements is therefore considered unlikely.

In terms of the 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, these are set out within the Construction Environmental Management Plan (March 2024) prepared by Phlorum which has been prepared specific to Phase 2.

Conditions 25, 26, 27, 28 and 29 – Drainage

Details pursuant to Conditions 25, 26, 27, 28 and 29 are set out within the following notes prepared by Baynham Meikle (dated February 2024):

- 13508 – Havant Phase 2: - Engineers Response to planning condition 25 (including Proposed Drainage Strategy Plan, Drawing Ref 13508-121);
- 13508 – Havant Phase 2: - Engineers Response to planning condition 26 (including Drawing Ref. 13508-116);
- 13508 – Havant Phase 2: - Engineers Response to planning condition 27 (including Foul Drainage Plan, Drawing Ref 13508-121);
- 13508 – Havant Phase 2: - Engineers Response to planning condition 28 (including Proposed Drainage Strategy Plan, Drawing Ref. 13508-121, along with the SuDs Maintenance Plan and hydraulic calculations); and
- 13508 – Havant Phase 2: - Engineers Response to planning condition 29 (including Drawing Ref. 13508-129, CCTV survey carried out by Greenhatch Surveys and Drawing Ref 13508-121).

Condition 30 – Contamination

Condition 30 requires an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage for each phase of development. Details pursuant to this condition are set out within the Engineers Response to planning condition 30 prepared by Baynham Meikle (dated 01 March 2024). This notes that the GA risk assessment has indicated a low risk to human health and controlled water receptors based on the Phase 2 development. No further action is therefore considered warranted.

Condition 31 – Cycle Storage Facilities

In accordance with the requirements of Condition 31, details of the on-site provision of cycle storage facilities for Phase 2 are shown on Drawing Ref. 11629-PL071 (Proposed Cycle shelter plan), prepared by PRC. A total of 60 cycle spaces are proposed to be provided within 2No. shelters which is in excess of the minimum requirement for 52No. spaces based on the adopted standards. Details of the proposed two-tier cycle storage is also shown on Drawing Ref: 11629-PL071.

Condition 32 – Car Parking

In accordance with the requirements of Condition 32, details of the proposed car parking for Phase 2 are shown on Drawing Ref: 11629 PL072. The car parking layout for Phase 2 proposes a total of 193 car parking spaces which is in accordance with the standards based on a requirement for 1 space per 45 sqm and an overall proposed floorspace of 8,690 sqm GEA.

This level of provision includes 9No. disabled spaces; 9No. car sharing spaces; 20 No. active EV charging spaces; and 33No. passive EV charging spaces.

Condition 34 – Sustainable Features

The Sustainable Features Note (February 2024) prepared by Watkins Payne provides details of the sustainability features to be installed as part of the Phase 2 development for the purposes of discharging condition 34. This includes provision for the installation of PVs and Air Source Heat Pumps.

Condition 36 - Lighting

In accordance with the requirements of Condition 36, the enclosed External Lighting Assessment prepared by Watkins Payne (dated March 2024) provides details of the external lighting scheme to serve Phase 2.

The report confirms that the operational external lighting design criteria is met in each separate functional area of the Site and that the proposed luminaires have no upward light output. The external lighting scheme has been prepared in consultation with Phlorum in order to protect ecology.

Condition 37 – Finished Floor Levels

Condition 37 requires details of existing and finished floor and site levels for each phase. For Phase 2, these details are enclosed within the Engineers Response to planning condition 37 prepared by Baynham Meikle.

This confirms that the existing site is relatively flat, falling from north to south with levels to the north at circa 5.00m AOD and levels to the south of circa 4.00m AOD.

The finished floor levels of the proposed units have been set to 5.500m AOD in accordance with the approved Flood risk assessment report, Ref. 13023 / R102 Rev 5 and as required by Condition 7.

The proposed levels strategy (Drawing Ref: 13508_120) and Topographical Survey are also provided.

Conditions 38 and 39 – External Materials (Hard Surfacing) and (Buildings)

In accordance with the requirements of Condition 38, details of the specification of the materials to be used within areas proposed areas to be hard-surfaced are shown on Drawing Ref: 11629_PL070, prepared by PRC.

In accordance with the requirements of Condition 39, details of the specification of materials to be used externally on the buildings are shown on Drawings Ref: 11629_PL068 (Elevations U5) and 11629_PL069

(Elevations U6_U7), prepared by PRC. This draws on a similar palette of materials used in the adjacent newly-built units to the west of Phase 2. Physical samples will be couriered to the Council under separate cover.

Condition 45 – External Plant

In accordance with the requirements of Condition 45, a Noise Technical Note (dated 20 March 2024) has been prepared to assess the proposed plant equipment proposed to serve Phase 2. Specification details of the proposed condenser units is also provided.

Submission Material

In support of this application, the following information has been submitted via Planning Portal (Ref: PP-12924300):

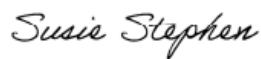
Document	Date / Reference	Author	Relevant Condition
Application Form	28 March 2024	Stantec	-
Covering Letter (this document)	28 March 2024	Stantec	-
Phasing Plan	Drawing Ref. 11629 PL006		5
Arboricultural Impact Assessment	13 March 2024	SJ Stephens Associates	10
Ecological Mitigation, Compensation and Enhancement Strategy	22 March 2024	Phlorum	5, 12 & 33
Construction Environmental Management Plan	March 2024	Phlorum	24
Engineers Response to planning condition 24	20 February 2024	Baynham Meikle	24
Engineers Response to planning condition 25	20 February 2024	Baynham Meikle	25
Engineers Response to planning condition 26	20 February 2024	Baynham Meikle	26
Engineers Response to planning condition 27	20 February 2024	Baynham Meikle	27
Engineers Response to planning condition 28	20 February 2024	Baynham Meikle	28
Engineers Response to planning condition 29	20 February 2024	Baynham Meikle	29
Engineers Response to planning condition 30	01 March 2024	Baynham Meikle	30
Proposed Cycle Shelter Plan	Drawing Ref: 11629 PL071	PRC	31
Proposed Car Parking Plan	Drawing Ref: 11629 PL072	PRC	32
Sustainable Features	February 2024	Watkins Payne	34
External Lighting Assessment	March 2024	Watkins Payne	36
Engineers Response to planning condition 37	20 February 2024	Baynham Meikle	37
Proposed External Materials Site Plan	Drawing Ref: 11629 PL070	PRC	38

Document	Date / Reference	Author	Relevant Condition
Proposed External Materials Site Plan – Unit 5	Drawing Ref: 11629 PL068	PRC	39
Proposed External Materials Site Plan – Units 6 & 7	Drawing Ref: 11629 PL069	PRC	39
Technical Note – Noise Conditions	20 March 2024	Phlorum	45
VRV 5 heat recovery Air Conditioning Technical Data	REYA -A	Daikin	45

A payment of £145, being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has also been made via Planning Portal.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Dan Melling at this office.

Yours sincerely



SUSIE STEPHEN
Associate Director

STANTEC UK LIMITED