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Our Ref: APP/22/00172
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04 April 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).

This decision relates to your request to discharge conditions which was valid from 02 January 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 following conditions are part discharged:

Condition 8:

No development shall take place on site until a Framework Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority which sets the overarching construction traffic management principles the phase-specific Construction Traffic Management Plans must abide by.

Reason: To safeguard the amenities of the locality and in the interest of highway safety and having due regard to policies DM10 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Framework Construction Traffic Management Plan- Motion - October 2023
Health and Safety Plan - Hughes and Salvidge HSP247-23 Issue 2 October 2023
Covering Letter dated 30th December 2023

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:

Covering Letter dated 30th December 2023

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 Phase 1 (Phlorum, 25 September 2023).

Covering Letter dated 30th December 2023

Condition 26:

Prior to the commencement of each phase of development details of measures to protect public sewers 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 protection details.

Reason: To protect drainage infrastructure in accordance with policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Existing Site Constraint Plan Foul Water Drainage (Sheet 10 of 10) 13508-109

Existing Site Constraint Plan Storm Water Drainage (Sheet 9 of 10) 13508-108

Langstone Park Masterplan - Baynham Meikle (Drainage Note)

Proposed French/Land Drainage Plan - 13508 -117 Revision P1

Public Foul Sewage Easement - 13508 -116 Revision P1

Covering Letter dated 30th December 2023

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

Details submitted:

Health and Safety Plan - Hughes and Salvidge HSP247-23 Issue 2 October 2023
Cover Letter dated 30th December 2023

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 Phase 1 (Phlorum, 25 September 2023).
Cover Letter dated 30th December 2023

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:

Cover Letter dated 30th December 2023

Extent of discharge of conditions:

Conditions 8, 10, 12, 26, 32, 33 & 36 are part discharged in relation to Phase 1 of the development - Demolition of B6000 building 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: 03 April 2024