
Site Address:	Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA		
Proposal:	Application for non-material change to planning permission APP/21/00405 relating to amendment of parking provision.		
Application Type:	Non-material change		
Application No:	APP/22/00615	Expiry Date:	25/07/2022
Applicant:	XLB Property Ltd		
Agent:	Mrs Stephen Barton Willmore	Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

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.
- 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 recently 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 a gym and plant to the far west - construction is underway here for the erection of flexible use industrial units.
- 1.5 In relation to the sites 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 are a variety of commercial business premises fronting Southmoor Lane and Brookside Road. Further West is Budds Farm sewerage works.

North:

To the north of the 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 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 south-east 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 southern part of the eastern side of the site are residential properties in Brookmead Way.

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 fascade to night security entrance, PERM,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., PERM,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) , PERM,05/08/1994

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

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

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), PERM,06/11/1997 95/50238/044 - Extension of existing car park to provide approximately 216 new spaces., PERM,11/05/1995

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

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), REF,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. PER, 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., PERM,10/09/2010

APP/11/01297 - Variation of Condition No. 3 of Planning Permission APP/10/00272 relating to extending the childcare facilities to non LTP employees (using the access via the western access road)., PERM,05/12/2011

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., PERM,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., PERM,17/10/2014

APP/15/00484 - Change of use from store to gym facility., PERM,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., PERM,11/12/2015

APP/18/00018 - Change of use of site to Class B2 (engineering workshop with associated offices)., PERM,05/02/2018

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

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

GEN/19/00681 - Notification of application for listed building status, 19/08/2019 Officer Comment: This request in relation to Building 6000 has been 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). PERM 22/07/20

Officer Comment: This application was amended by APP/21/00405

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., PERM,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. REF 18/03/21

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). Request to discharge conditions 4, 5, 6, 7, 12, and 20 (received 15/08/2022). Request to discharge conditions 16, 17, 19 (received 30/08/2022)., PERM,25/08/2021

Officer Comment: This is the applicaiton the subject of the current Non-Material Amendment Application

APP/21/00517 - Display of 4No. non-illuminated totem signs; 2No. non-illuminated marketing board signs; 1No. illuminated wall mounted sign., PERM,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), PERM,01/10/2021

GEN/22/00093 - Screening Opinion., ,01/04/2022 - Not EIA Development

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. **Current Planning Application**

APP/22/00360 - Display of 1No. wall mounted fascia sign., PERM,10/06/2022

3 Proposal

3.1 Application for non-material change to planning permission APP/21/00405 relating to amendment of parking provision.

3.2 The background to this application is as follows:

Application reference APP/19/00703 included the following condition:

Condition 3:

No development shall take place until plans and particulars setting out a phased programme for implementation of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing programme unless an alternative is first agreed in writing with the Local Planning Authority.

Reason: *To ensure adequate parking is provided on site in advance of the first use of the proposed new flexible use industrial units and that adequate foul drainage capacity is available having due regard to policies CS15 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

This condition was discharged on the 8th February 2021.

Application APP/21/00405 was a Section 73 planning application and as the phasing condition had previously been approved in determining the S73 application the following compliance condition was imposed:

Condition 3:

The development hereby permitted shall take place in accordance with the phasing programme submitted in relation to the discharge of Condition No. 3 of planning permission APP/19/00703 as amended by the revised Car Park Phasing Plan (Transport Statement) unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure adequate parking is provided on site in advance of the first use of the proposed new flexible use industrial units and that adequate foul drainage capacity is available having due regard to policies CS15 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

- 3.3 With the advancement of the current Masterplan proposal (Application Ref: APP/22/00172), the proposal is to bring forward works around B1000/B4000 ahead of the elevation works and smaller pockets of parking to the south. This is intended to create a better fit with the proposed phasing of the Masterplan proposals which, if approved, would look to start within the southern parts of the site. The application must however consider the appropriateness of the phasing regardless of the Masterplan proposal which as an undetermined application does not have a current planning permission.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5. Consultation Responses

5.1 County Highways

The applicant is seeking to amend the phasing of works and the associated parking provision approved under planning references APP/19/00703 and APP/21/00405 secured via Condition 3.

The Highway Authority have reviewed the proposed quantum of parking with each phase of development and are satisfied that the provision is suitable, subject to confirmation from Havant Borough Council that they are also satisfied in their role as local parking authority.

Subject to receiving the above confirmation, the Highway Authority raises no objection to the proposed non-material change.

6 Planning Considerations

6.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

6.2 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) The impacts of the proposed phasing amendments on parking
- (iii) The impacts of the proposed phasing arrangements on foul drainage

(i) Principle of development

6.3 The application is for an amendment to the previously approved planning permission APP/21/00405 - relating to the erection of the flexible use industrial units in the south-western corner of the site. The principle of the development is therefore accepted and this S96a application seeks to vary the phasing of the development previously approved. The assessment below therefore relates only to the changes proposed and does not consider the principle of the original development which is already established.

(ii) The impacts of the proposed phasing amendments on parking

- 6.4 The proposal would not alter the quantum of parking within the site and the phase 2 industrial development (currently under construction) would continue to be provided with its own parking. The planning agent has provided tables of the approved phasing programme from APP/19/00703 as follows:

Table 1: Approved Phasing Programme

Phase	Works	Status
01	B1000 Demolition Works & Contractors Compound	Complete
02	Construct Industrial Units (including the provision of 287 new spaces)	In progress
03	Construct New Parking Areas (270 spaces overall) • 65 spaces South of B6000 • 83 spaces North of Industrial Units • 46 spaces East of B7000 • 39 & 37 spaces North/North East of B1000	Not started
04	Construction of New B1000 Envelope & Parking Area (418 spaces overall)	Not started

- 6.5 The amendments secured under APP/21/00405 altered the number of existing car parking spaces which would be lost as a result of the re-development of the south-east corner of the site and the total number of spaces to serve the new buildings was also reduced as a result of a reduction in floorspace - therefore a revised Parking Phasing Plan (appendix E of Transport Assessment) was approved as referenced in Condition 3 of APP/21/00405. This allows parking to be delivered over three phases as set out below by the planning agent:

Table 2: Approved Car Park Phasing Plan

Phase	Car Parking Area	Status
1	250 spaces for the new industrial units	In progress
2	153 spaces combining new parking areas to the south of B6000 and north of Industrial Units	Not started
3	546 spaces around B1000	Not started

- 6.6 There is currently a 'Masterplan' planning application under consideration for the re-development of the site under planning application reference APP/22/00172, this excludes the area of approved units in the South-West corner of the site. The applicants are seeking to better align the phasing of approved works with the wider aspirations for the materplanning re-development of the site. The agent advises that this is to create a better 'fit' with the proposed phasing for the Masterplan proposals, which if approved, would look to start within the southern parts of the site. In essence this it is intended to bring forward the works around B1000/B4000. It is important to consider whether this revised phasing would be acceptable regardless of the outcome of planning application APP/22/00172 which remains under consideration. The revised phasing now proposed is shown on Drawing No. 11319 PL 052 and is shown as:

Phase 1: B1000 Demolition works & Contractors Compound (this is complete)

Phase 2: Construction of new industrial units (SE corner of the site) - this includes provision of 250 new parking spaces (and the retention of 134 existing spaces to serve this development) - (in progress)

Phase 2a: New Car Parking (to east of B1000) - This is for construction of 240 spaces and associated footpaths and landscaping, new link road and access barrier and realignment of fire access track.- (not started)

Phase 2b: Construction of new B4000 elevations - (not started)

Phase 2c: Construction of new B1000 elevations - (not started)

Phase 3: Construction of 259 car parking spaces and associated footpaths and landscaping (north of building 7000)- (not started)

Phase 4: Construction of 200 car parking spaces and associated footpaths and landscaping (parking SE of B5000, south of B6000 and part eastern site boundary - (not started)

- 6.7 One of the reasons for the condition relates to the need to ensure that adequate parking is provided on site in advance of the first use of the proposed new flexible use units. The planning agent has provided a commentary to support the application in relation to car parking. This is summarised below:

As with original application - demand for parking linked to level of occupation

At time of S73 application - site 64% occupied

Has since dropped to 50% - very likely this will not be improved given condition of buildings and wider aspirations of site

XLB currently in discussion with remaining tenants of B6000 to relocate on site (largely within B1000)

Bay 3 of B1000 to remain a shell until demolished in line with Masterplan proposals - will not therefore be reoccupied

B6000 once vacant will also not be re-occupied

Even assuming remainder of existing buildings on site (c.36,755 sqm exc. new industrial units) were fully occupied (unlikely with relocation from B6000), to maintain 1 space / 32sqm of floorspace - would be requirement for 1,149 parking spaces.

Following phase 2a overall level of parking to serve the existing floorspace would be 1,256. In addition there would be 250 new spaces to serve the new industrial units - therefore 1,506 spaces to serve the site as a whole.

- 6.8 Overall, it is considered that the proposal would provide adequate phased parking on site to serve the needs of the existing buildings and the industrial units currently under construction (irrespective of the outcome of the current Masterplan proposals. It is also noted that Hampshire County Council as Highway Authority comment that: *The Highway Authority have reviewed the proposed quantum of parking with each phase of development and are satisfied that the provision is suitable, subject to confirmation from Havant Borough Council that they are also satisfied in their role as local parking authority.*

(iii) The impacts of the proposed phasing arrangements on foul drainage

- 6.9 With regards to drainage the proposals do not amend foul drainage proposals for the site as the new industrial units to the south east of the site are in phase 2 and currently under construction and all the other areas relate to parking where there is no alteration to the foul drainage proposed. It is noted that a further discharge of condition application has been submitted in relation to condition 7 of planning permission APP/21/00405 which states:

7 With the exception of demolition works, no development hereby permitted shall commence on a phase of the development until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme for each phase shall specify the measures for ensuring that potential pollutants from the site do not impact the wider water environment. Unless agreed otherwise in writing by the Local Planning Authority, the relevant phase of the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision for that phase in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality to reduce flood risk and protect the wider water environment having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The submission seeks to take account of the revised phasing now proposed.

7 Conclusion

- 6.1 Overall, the proposed amendment of parking provision phasing are not considered to result in a material change to the extant planning permission and the change is recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00615 subject to the following condition

- 1 The development hereby permitted shall take place in accordance with the phasing programme submitted in relation to the discharge of Condition No. 3 of planning permission APP/19/00703 as amended by the revised Car Park Phasing Plan (Transport Statement) Development Programme Phases Reference 11319 PL 052 dated May 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate parking is provided on site in advance of the first use of the proposed new flexible use industrial units and that adequate foul drainage capacity is available having due regard to policies CS15 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

The plans and documents listed under Condition 2 of planning permission APP/21/00405 as amended by the following revised details:

Location and Block Plan Drawing No. 0100 Rev C
Phasing Plan 11319 PL 052
Letter Barton Willmore now Stantec letter dated 23rd June 2022

Reason: To ensure provision of a satisfactory development.