

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

Via Planning Portal

32283/A3/SS
02 September 2021

Dear David,

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LANGSTONE TECHNOLOGY PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
APPLICATION FOR A NON-MATERIAL AMENDMENT TO APPLICATION REF: APP/21/00405

We have been instructed by our client XLB Property Ltd ("XLB") to submit a Section 96a application to amend Condition 2 attached to Planning Permission (Ref: APP/21/00405) at Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA which permits the following development:

'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)'

This application follows informal pre-application discussions with senior officers.

Background

Planning Permission (Ref: APP/19/00703) was originally granted on 22nd July 2019 for the benefit of, the then owners of Langstone Technology Park ("the Park"), A.G Langstone BV and Trinity Investment Management. In December 2020, the Park was sold and a detailed review of the planning permission was undertaken by the new owners, with XLB acting as Asset Manager on their behalf. As a consequence of this review, a number of amendments were sought to the original permission, which were subsequently approved by way of a S73 application (Ref: APP/21/00405) in August 2021.

The intention is to implement the S73 permission. However, in order to reflect the aspirations and objectives of the current owner, further minor revisions to the approved drawings are sought, specifically in relation to the proposed new elevations of Buildings 1000 and 4000. The proposed amendments are described in more detail below.

Building 1000

The approved elevations appear to have been designed with the intention of utilising the eastern end of Building 1000 as offices, with a large, centralised entrance and large areas of glazing aimed at increasing natural light into the building. However, the internal conditions within this part of the building (being very deep and with no natural light on two elevations) do not meet modern regulations and as such the space is considered unviable for office use.



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On the basis that Building 1000 will continue to be marketed for industrial/R&D use in the short-term, a simpler elevation is proposed which includes a band of glazing alongside bands of roughcast render aimed at matching the existing concrete panels. Three new entrance features are also proposed with canopies and signage to add interest.

Building 4000

The approved elevations for Building 4000 show a large, glazed entrance with canopy and additional glazing along part of the facade. However, this arrangement would necessitate substantial internal works including part demolition of the canteen which is considered a key amenity on the Park and needs to be retained. Instead, it is proposed to create a new main entrance towards the eastern end of the elevation, with a secondary access to the western end. Both access points include canopies and signage. A grey render feature band is proposed alongside the roughcast render, to mimic the glazed band proposed on Building 1000.

No changes are proposed to the approved layout or location of cycle parking in front of the new elevations.

Condition 2 (Approved Drawings)

In order to allow the proposed amendments to the elevational treatment of Buildings 1000 and 4000, it is proposed to amend Condition 2 of planning permission APP/21/00405) as follows (proposed changes are shown in **bold**):

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

Plans

Site Location Plan Drawing No.0100 Rev C

~~**Proposed Overall Site Plan Drawing No. PL 004 Rev B**~~

Proposed Overall Site Plan Drawing No. PL 004 Rev D

Proposed Site Plan (Part) Drawing No. PL 003 Rev A

Proposed Floor Plans Unit 1 Drawing No. PL 010

Proposed Floor Plans Unit 2 Drawing No. PL 011

Proposed Floor Plans Unit 3 Drawing No. PL 012

Proposed Floor Plans Unit 4 Drawing No. PL 013

Proposed Elevations and Sections Units 1-2 Drawing No. PL 020

Proposed Elevations and Sections Units 3-4 Drawing No. PL 021

Proposed Street Scenes and Site Sections Drawing No. PL 022

Proposed Roof Plan Units 1-2 Drawing No. 030

Proposed Roof Plan Units 3-4 Drawing No. PL 031

~~**Proposed Ground Floor Plan Building 1000 Drawing No. PL 110**~~

~~**Proposed Elevations Building 1000 Drawing No. PL 111**~~

Proposed Ground Floor / Site Plan B1000 Drawing No. PL 120

Proposed Elevations Building 1000 Drawing No. PL 121

Car Park Layouts Drawing No. PL 050

Parking Access and Management Plan Drawing No. PL 051

Proposed Drainage Strategy Drawing No. 102 Rev A

Indicative Drainage Details Sheet 1 of 2 Drawing No. 400410 Rev P1

Indicative Drainage Details Sheet 2 of 2 Drawing No. 400411 Rev P1

*Summary of Existing Surface Water Drainage for Proposed Development Areas
Drawing No. 4600 Rev P1*

100 Year Modelled Flood Levels – Created 16 September 2019

Drainage Strategy General Arrangement Sheet 2 of 2 Drawing No. 4401 Rev P1

Whilst there is no statutory definition of 'non-material', it is clear that the very minor proposed amendments do not undermine the original aims or objectives of the Planning Permission and there will be no material change to the outcome of the permitted development. The minor amendments do not seek to alter the amount of floorspace permitted, the scale of development or the approved layout of the scheme. It is therefore considered that the changes sought, when considered in the context of the overall scheme, constitutes non-material amendments and should be determined as such.

Submission Material

In support of this application, the following information has been submitted via Planning Portal (Ref: PP- PP-10177541):

- Application form, duly completed;
- Site Location Plan (Drawing Ref: 0100 Rev C);
- Approved Proposed Elevations Building 1000 Drawing No. PL 111;
- Proposed Overall Site Plan Drawing No. PL 004 Rev D;
- Proposed Ground Floor / Site Plan B1000 Drawing No. PL 120; and
- Proposed Elevations Building 1000 Drawing No. PL 121.

A payment of £234, 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 Paul Newton at this office.

Yours Sincerely



SUSIE STEPHEN
Associate