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UNITED KINGDOM

30 July 2024

Project/File: 33310007/A3

F.A.O David Eaves

Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear David,

**TOWN & COUNTRY PLANNING Act 1990 (AS AMENDED)
LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
PHASE 2 RESERVED MATTERS APPLICATION - REF: APP/24/00274**

Further to recent discussions in relation to the above application, we write to formally amend the application, to redefine the area within which reserved matters approval is sought.

Background

Outline planning permission (Ref: APP/22/00172) was granted on 22 December 2023 for what is referred to as the 'Masterplan' redevelopment of Langstone Park. The outline permission represents significant economic investment in Havant but also recognised that the development would come forward in phases over a period of years. The conditions attached to the outline permission are worded to allow for phased delivery.

A Phasing Plan (Ref: 11392-PL001 Rev D) has been approved pursuant to Condition 5 of the outline permission. This identifies five principal phases including an initial demolition phase (Phase 1) followed by the first 'build' phase (Phase 2).

As you are aware, the reserved matters application ('RMA') (Ref: APP/24/00274) principally seeks approval for details of the appearance, landscaping, layout and scale in relation to Phase 2. In parallel with the RMA, separate approval was also sought in relation to details pursuant to various pre-start conditions, again specifically in relation to Phase 2. At the time of writing, these are still pending determination.

As part of the conditions submission, approval was sought for an updated Phasing Plan (Ref: 11629-PL006) pursuant to Condition 5. This builds on the earlier approved Phasing Plan and introduces sub-phases under Phase 2 incorporating 'extended site works' required under the outline permission. Phase 2a relates to the provision of a new access barrier, kerb realignment and white lining to work with new barriers. Phase 2b relates to the widening of Footpath 51 to 3m in order to facilitate a new shared footway/cycleway. The detailed design of the latter is subject to technical approval by Hampshire County Council (HCC) as part of a separate s278 Agreement and is currently at the early stages of that process.

Reserved Matters Application

Whilst the RMA had initially incorporated Phases 2a and 2b within the RMA Site Area, given the on-going discussions with HCC in relation to the detailed design of the extended footpath in particular, it is now proposed to amend the RMA Site Area to focus solely on Phase 2, as defined by the updated Phasing Plan (Ref: 11629-PL006), the main components of which include:

The development of 3No employment units within 2No. buildings comprising a total 8,690 sqm GEA floorspace within flexible use class E(g)(ii)-(iii)/B2/B8 with ancillary offices.

The provision of yard areas, parking and associated landscaping;

The creation of a new access road to serve the units from the north, alongside the associated relocation of the existing traffic barrier (installed pursuant to permission Ref: APP/21/00405) in order to facilitate access from the west.

The necessary approvals for Phases 2a and 2b will be sought separately in due course and in accordance with the Conditions which govern the extended site works (namely Conditions 21 (Traffic Barriers) and 23 (Pedestrian/Cycle Link)).

Updated Documents

As a result of the proposed changes to the RMA Site Area, it has been necessary to update various drawings and documents originally submitted with the application. These are listed in the table below. For the purposes of clarity we have also taken the opportunity to refine the notes on the Phasing Plan (not previously submitted as part of the RMA) and to provide a Phase 2 specific Arboricultural Method Statement and Tree Protection Plan (again not previously submitted as part of the RMA) aimed at addressing the Arboricultural Officer's comments.

The Proposed Landscape GA plans have also been amended in response to the Arboricultural Officer's comments, and a new Landscape Detail plan is submitted which provides typical details for tree pits.

Document Title	Submitted Reference	Substitute Reference
Phasing Plan	-	11629 PL006 Rev A
Phase 2 Site Location Plan	11629 PL001	11629 PL001 Rev A
Existing Site Plan	11629 PL002	11629 PL002 Rev A
Proposed Site Plan	11629 PL004	11629 PL004 Rev A
Proposed External Materials Site Plan	11629 PL070	11629 PL070 Rev A
Proposed Cycle Storage	11629 PL071	11629 PL071 Rev A
Proposed Car Parking Plan	11629 PL072	11629 PL072 Rev A
Proposed Landscape GA Sheet 1 of 2	11629 PL060	11629 PL060 Rev B

Document Title	Submitted Reference	Substitute Reference
Proposed Landscape GA Sheet 2 of 2	11629 PL061	11629 PL061 Rev B
Landscape Detail	-	11629 PL062
Design and Access Statement	March 2024	July 2024
Arboricultural Method Statement	-	24 July 2024
Tree Protection Plan	-	1746-03

In light of the proposed changes to the RMA Site Area, the following drawings are proposed to be withdrawn:

Document Title	Submitted Reference
Phase 2 Masterplan	11629 PL003
Proposed Extended Site Works	11629 PL005

Given the limited nature of the proposed amendments, it is not necessary to provide updates to any of the other documents submitted in support of the application.

We trust that the amendments sought are self-explanatory and would be grateful if you could confirm that you will determine the application on this amended basis. In the meantime, should you require any additional information or clarification, please do not hesitate to contact me at this office.

Yours sincerely,

STANTEC UK LIMITED

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