

30 December 2023

Our Ref: 32283/A3/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, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33
AND 36 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, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33 and 36 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. The submitted Phasing Plan 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	Not started
3	Demolition of B5000 to develop new employment buildings alongside construction of building on B6000 development plot	Not started
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 principally relates to Phase 1 (the demolition of B6000) which is necessary in order to facilitate built development on Phase 2. At this stage, no built development is proposed on the B6000 plot, this is not expected to come forward until Phase 3, alongside the land currently occupied by B5000.

At the time of writing, B6000 is no longer in active use and has been stripped internally pending its demolition.

Where there is an existing link between B6000 and B4000, this will be sealed up and secured. In seeking to re-cycle as much material as possible, some of the material from B6000 will be temporarily stored on site, for use within the construction of Phase 2. Once the material has been moved, the Phase 1 site will be temporarily grassed prior to the construction of a building on the plot (as part of Phase 3).

Condition 5 – Phasing Plan

As noted above, Condition 5 requires a Phasing Plan and Schedule to be submitted prior to the commencement of development (which includes demolition) which should include the following information:

- i) The location of each phase
- ii) The quantum of the development of each phase (size of the site or floorspace of buildings)
- iii) Any elements of Sustainable Drainage (SUDS) to be provided within each phase and how these will connect to other drainage downstream or upstream of each phase with a timetable for the provision of drainage relative to each phase
- iv) The provision of access to each phase
- v) A timetable for the provision of ecological mitigation and provision of new habitat relative to each phase
- vi) A timetable for the provision and completion of landscaping areas

In accordance with the requirements of Condition 5, a Phasing Plan (Ref: 11392-PL-001 Rev D) is submitted as part of this application. This shows the location of each phase (addressing point i)) based on how the Site is currently anticipated to be developed out. In addressing point ii), the quantum of development is shown as floorspace (where known) or site area.

For the purposes of Phase 1, which involves no 'built' development or long-term landscaping, points iii) – vi) are not considered relevant. An updated Phasing Plan and Schedule will be submitted pursuant to Condition 5 alongside the Reserved Matters Application (RMA) for Phase 2.

Condition 6 – B6000 Historic Building Record

In accordance with the requirements of Condition 6, a site recording of B6000 was undertaken by Oxford Archaeology in April 2023. The results of this are presented in the Historic Building Investigation and Recording (June 2023) which includes a full photographic record of the exterior and interior of the building and is hereby submitted for approval pursuant to Condition 6.

Condition 8 – Framework Construction Management Plan

In accordance with the requirements of Condition 8, a Framework Construction Management Plan (CTMP) (October 2023) has been prepared by Motion which sets the overarching construction traffic management principles each phase-specific CTMP must abide by. Accordingly, the FCTMP has informed the Phase 1 CTMP which is submitted alongside the CEMP in accordance with the requirements of Condition 24.

Condition 10 – Tree Protection

All trees adjacent to B6000 are being removed as part of the Phase 1 works. There is an area of scattered trees and broad-leaved semi-natural woodland 50m to the southeast of B6000 which are being retained.

The demolition works will be contained within the central part of the Site and access to the compound will be from the west. Therefore, the root protection areas of retained trees will not be affected by disturbance, contamination and compaction during the proposed works.

Tree protection fencing and temporary ground protection are not therefore required for Phase 1.

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

Condition 12 requires an Ecological Mitigation, Compensation and Enhancement Strategy to be submitted for approval. This then links to Condition 33 which requires details relevant to a particular phase.

As set out in a letter from Phlorum (dated 25 September 2023):

Because phase 1 of the masterplan development only involves the demolition of building B6000, other ecological compensation and enhancements such as the installation of bird and bat boxes, and habitat enhancements detailed in the Biodiversity Net Gain Assessment (2022) for Langstone Park such as the retention of grassland and ruderal vegetation, the creation of introduced shrub and green roof, and the enhancement of grassland and woodland, are not relevant to this phase.

A full detailed Ecological Mitigation, Compensation and Enhancement Strategy will be submitted pursuant to Condition 12 as part of or alongside the Reserved Matters Application (RMA) for Phase 2. Details specific to Phase 2 will also be provided pursuant to the requirements of Condition 33 at that time.

Condition 24 – Construction Environmental Management Plan (CEMP)

In accordance with the requirements of Condition 24, a Construction Environmental Management Plan (CEMP) (October 2023) has been prepared by Phlorum. Alongside this, a Health and Safety Plan (October 2023) has been prepared by Hughes and Salvidge which includes a Construction Traffic Management Plan (CTMP). Both the CEMP and CTMP are specific to the Phase 1 works.

Conditions 25, 26, 28 and 29 – Drainage

Details pursuant to Conditions 25, 26, 28 and 29 are set out within the Note prepared by Baynham Meikle (dated 25 August 2023) which encloses the following drawings:

Drawing Ref: 13508-108 – Storm Water Drainage (Sheet 9 of 10)
Drawing Ref: 13508-109 – Foul Water Drainage (Sheet 10 of 10)
Drawing Ref: 13508-116 Rev P1 – Public Foul Sewer Easement
Drawing Ref: 13508-117 Rev P1 – Proposed French/Land Drainage Plan

Condition 32 – Car Parking

Phase 1 involves the demolition of B6000. This will remove a significant existing parking demand from the Site and on the basis that no new 'built' development is proposed no additional long-term parking is proposed to serve this phase of development. Details of temporary parking provision during the demolition process (i.e. for temporary site workers) is set out within the CTMP which forms part of the Health and Safety Plan.

There will be no overall net loss of parking provision serving the operational elements of the Park as a result of the Phase 1 works.

Condition 36 - Lighting

No short-term lighting is proposed to be erected as part of the Phase 1 works, which are intended to be carried out in daylight hours.

Submission Material

In support of this application, the following information has been submitted via Planning Portal (Ref: PP-12626261):

- Application form, duly completed;
- Covering Letter (this document), prepared by Stantec;
- Phasing Plan (Ref: 11392-PL-001 Rev D), prepared by PRC;
- Historic Building Investigation & Recording (June 2023), prepared by Oxford Archaeology;
- Framework Construction Management Plan (October 2023), prepared by Motion;
- EMCES Letter (dated 25 September 2023), prepared by Phlorum;
- Construction Environmental Management Plan (October 2023), prepared by Phlorum;
- Health and Safety Plan (incorporating Traffic Management within Section 10), prepared by H&S; and
- Drainage Note (25 August 2023), prepared by Baynham Meikle.

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