

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/PN/SS
17 February 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/19/00703

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/19/00703) at Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA which permits the following development:

'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)'

Background

Planning Permission (Ref: APP/19/00703) was 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 has been undertaken by the new owners, with XLB acting as Asset Manager on their behalf. The intention is to implement the planning permission. However, in order to reflect the aspirations and objectives of the current owner, minor revisions to the approved drawings are presently 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 appeared 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 are considered unviable for office use. Even allowing for additional glazing on the front elevation would not overcome this.

On the basis that Building 1000 will continue to be marketed for industrial use in the short-term, a simpler elevation is proposed of predominantly metal cladding, with two personnel doors located at each end. The proposals also reflect the desire for the building to be adaptable in the future, depending on how it will end up fitting into the overall masterplan for the Site, which is still to be determined.



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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. As such it is proposed to utilise the existing access arrangement to create a more modest entrance feature with a small canopy to add interest and aid wayfinding. The remainder of the elevation will be finished with metal cladding as per Building 1000 and is considered sympathetic to the existing architecture elsewhere on the Park.

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 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

Site Plan Drawing No. 0110 Rev F

Site Plan with Footpaths Drawing No. 0111 Rev A

Proposed Layout Plan Opt 02 Drawing No.0152 Rev N

Car Park Layouts Sheet 1 Drawing No. 0155 Rev E

Car Park Layouts Sheet 2 Drawing No. 0156 Rev E

Parking Access and Management Drawing No. 0158 Rev A

Proposed Ground Floor Plan (B1000) Drawing No. 4046A 200 Rev F

Units 01-05 Floor Plans Drawing No. 4046C 0200 Rev D

Units 01-05 Elevations and Typical Section Drawing No. 0205 Rev E

Units 06-09 Floor Plans Drawing No. 0210 Rev F

Units 06-09 Roof Plan Drawing No. 0211 Rev E

Units 06-09 Elevations and Typical Section Drawing No. 0215 Rev D

Units 10-12 Floor Plans Drawing No. 0220 Rev F

Units 10-12 Roof Plan Drawing No. 0221 Rev D

Units 10-12 Elevations and Typical Section Drawing No. 0225 Rev D

Sit Section and Elevation Analysis Drawing No. 0230

Proposed Elevations Drawing No. 300 Rev A Building 1000 & 4000 Proposed Elevations Drawing No. 11319 PL 102

Drainage Strategy General Arrangement Sheet 1 of 2 Drawing No. 4400 Rev P1

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

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

Indicative Drainage Details Sheet 2 of 2 Drawing No. 400411 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-09512958):

- Application form, duly completed;
- Site Location Plan (Drawing Ref: 0100 Rev C);
- Approved Elevations (Drawing Ref: 300 Rev A); and
- Building 1000 & 4000 Proposed Elevations (Drawing Ref: 11319 PL 102)

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