

BIRMINGHAM
BRISTOL
CAMBRIDGE
CARDIFF
EDINBURGH
GLASGOW
KINGS HILL
LEEDS
LONDON
MANCHESTER
NEWCASTLE
READING
SOUTHAMPTON



bartonwillmore.co.uk
7 Soho Square
London
W1D 3QB
T/ 0207 446 6888

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

VIA PLANNING PORTAL (Ref: PP-11507356)

32283/A3/DM/SS
26 August 2022

Dear David,

LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 16, 17 AND 19 OF PLANNING
PERMISSION (LPA REF: APP/21/00405)

We have been instructed by our client XLB Property Ltd ("XLB") to submit details pursuant to conditions 16, 17 and 19 of Planning Permission (LPA Ref: APP/21/00405) at Langstone 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)'.

Background

Planning Permission (Ref: APP/19/00703) was granted on 22 July 2019 for the benefit of the, then owners of Langstone Park ("the Park"), A.G Langstone BV and Trinity Investment Management. In December 2020, the Park was sold and changes to the approved scheme were secured via a S73 application (Ref: APP/21/00405) granted on 25 August 2021 ("the S73 permission").

Following the discharge of relevant pre-commencement conditions, the S73 permission was implemented in March 2022 and the new industrial units in the south-western corner are currently being constructed.

In June 2022 an NMA application was submitted to amend Condition 3 attached to Planning Permission APP/21/00405. At the time of writing, the NMA application is still live, but should this be approved, the revised approach to phasing the development is set out in Table 1.

Phase 2 is due to be completed in November 2022 and there are already a number of interested tenants lined up. In order to enable occupation in a timely manner, the Applicant is now seeking

approval for the remaining pre-occupation conditions attached to the S73 permission. These are Conditions 16, 17 and 19.

Table 1: Proposed Phasing

Phase	Works	Status
1	B1000 Demolition Works & Contractors Compound	Complete
2	Construction of new Industrial Units (including the provision of 250 new spaces)	In progress
2a	Construction of 240 spaces and associated footpaths and landscaping, new link road and access barrier and realignment of fire access track	Not started
2b	Construction of new B4000 elevations	Not started
2c	Construction of new B1000 elevations	Not started
3	Construction of 259 spaces and associated footpaths and landscaping to the north of B7000	Not started
4	Construction of 200 spaces & associated footpaths and landscaping 70 spaces South of B6000 83 spaces North of Industrial Units 47 spaces East of B7000	Not started

Each condition and the details submitted is set out below.

Conditions

Condition 16 - Contamination Verification Report

Condition 16 requires a verification report to be submitted to and approved in writing by the Local Planning Authority.

The requisite details are set out within the enclosed Verification Report dated May 2022 prepared by Envirotreat.

Accordingly, we seek confirmation that the requirements of Condition 16 can be considered discharged in relation to Phase 2. Further details will be provided in due course in relation to Phase 2a.

Condition 17 - Traffic Barriers

Condition 17 requires submission of details of the design of the proposed barriers and a Management Plan for the proposed traffic barriers within the site.

The requisite details are set out within the enclosed Parking Management Document prepared by Motion. This includes the details of the access barriers, cameras, camera control equipment and a plan showing the four locations of the ANPR barriers that will be installed across the Park.

Accordingly, we seek confirmation that the requirements of Condition 17 can be considered discharged.

Condition 19 - Cycle Storage

Condition 19 requires details of cycle storage, in the quantum and position illustrated on approved drawing Ref: PL 003 Rev A and Ref: PL 004 Rev B.

The requisite details are set out within the enclosed Proposed Street Furniture (Drawing Ref: 11319_PL_062). This shows the provision of four open fronted cycle shelters outside B1000, each accommodating 12No. Sheffield hoops and therefore providing a total of 48No. cycle parking spaces, in accordance with the approved drawings. The height of the proposed shelter will be 2.1m.

In the south-western corner, 80No. cycle spaces are proposed to be distributed across five locations around the new buildings each accommodating 16No. cycles within a two-tiered storage rack (8No. up and 8No. down). The height of the two-tiered shelters will be 3m. The location of the proposed shelters seeks to provide each of the four industrial units with their own exclusive provision.

Accordingly, we seek confirmation that the requirements of Condition 19 can be considered discharged.

Submission Material

In support of this application, the following information has been submitted via Planning Portal (Ref: PP-11507356):

- Application form, duly completed;
- Covering Letter (this document);
- Former Langstone Technology Park Havant - Interim Validation Report (inc Appendices);
- TN04-JNR-Parking Management, dated 06 July 2022; and
- 11319_PL_062 Proposed Street Furniture.

A payment of £116, 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 Susie Stephen at this office.

Yours sincerely



DAN MELLING

Senior Planner