

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

Via Planning Portal Reference: PP-09693782

32283/A5/SS/PN
01 April 2021

Dear Mr Eaves,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LANGSTONE TECHNOLOGY PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
APPLICATION TO VARY CONDITIONS 2, 3, 8, 18, 19, 22 and 25 OF PLANNING
PERMISSION APP/19/00703

We act on behalf of XLB Property Ltd and have been instructed to submit a Section 73 application to vary the wording of Conditions 2, 3, 8, 18, 19, 22 and 25 attached to Planning Permission (Ref: APP19/00703) at Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA.

Background

Planning Permission (Ref: APP/19/00703) was granted on 22nd July 2020 for the benefit of the, then owners of Langstone Technology Park ("the Park"), A.G Langstone BV and Trinity Investment Management. The permission allows the:

"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)."

In December 2020, the Park was sold and the new owners undertook a detailed review of the planning permission within the context of current market conditions and their aspirations for the wider site.

The intention is to implement the existing planning permission (indeed demolition is currently underway) but with a number of limited amendments primarily to the proposed building configuration in the south-western corner of the Site (referred to as Phase 1) to reflect current aspirations.

These changes are summarised below although it should be noted that the description of development and redline of the original permission remains unchanged.

Section 73 Application

The main changes sought are:



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- The replacement of 4No. buildings subdivided into 12No. units, with 2No. buildings subdivided into 4No. units and associated adjustments to the footprint of the proposed units, within the Phase 1 development area.
- The re-orientation of the proposed built form within the eastern part of the Phase 1 site from what was previously a north-south facing arrangement, to a west facing arrangement to enable better integration with the wider Park to the north. The proposed built form within the western part of the Phase 1 development area remains broadly in the same location, albeit with a different footprint.
- An overall reduction in additional floorspace associated with the proposed new units (from 13,476 sqm GEA / 12,575 sqm GIA approved, to 11,290 sqm GEA / 10,896 sqm GIA now proposed).
- Associated changes to the parking and servicing arrangements around the proposed new units reflecting the proposed new configuration, within the Phase 1 development area.
- A widening of the flexible uses for the new units to include Research and development of products or processes (Class E(g)(ii)).
- A repositioning of the external façade of Building 1000 (by c.3m) in order to align with the nearest point of the existing structural grid.
- Alterations to the parking layout and location of cycle parking provision to the front of Building 1000.

In order to facilitate these changes, it is necessary to vary the detailed wording of Conditions 2, 3, 8, 18, 19, 22 and 25 of planning permission APP/19/00703.

Full justification for the proposed changes is set out in the accompanying supporting documentation. The suggested amendments to the wording of Conditions 2, 3, 8, 18, 19, 22 and 25 are minor and set out in the Planning Statement.

None of the proposed changes either substantially or fundamentally alter the originally granted permission. The broad scale and nature of the development would remain as permitted (indeed it is slightly less). As such, the changes would not result in a scheme that is substantially different to that previously permitted and capable of implementation.

A Section 73 application is therefore considered the most appropriate mechanism to deliver the required changes. This approach has been discussed and agreed as part of preliminary discussions with yourself in advance of this submission.

The Submission

This application has been submitted via the Planning Portal (Ref: PP-09693782) and comprises the following documentation:

- Completed Application Form, prepared by Barton Willmore;
- Amended Application Drawings, prepared by PRS;
- Updated Design and Access Statement, prepared by PRS;
- Planning Statement, prepared by Barton Willmore;
- Flood Risk Assessment & Outline Drainage Strategy, prepared by BMP;
- Transport Statement, prepared by Motion;

- Air Quality Assessment, prepared by Accon;
- BREEAM Pre-Assessment for Phase 1, prepared by Watkins Payne; and
- Updated Biodiversity Enhancement Report, prepared by Phlorum.

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

Further, we have also reviewed the application submission in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and consistent with the original application (Ref: APP/19/00703) consider that the Proposed Development does not trigger the need for an Environmental Impact Assessment.

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 the 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



PAUL NEWTON
Partner