

08 July 2025

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

Via Planning Portal (Ref: PP-14162010)

Dear David,

**LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 5, 20, 21, 22, 40, 41 AND 43 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, 20, 21, 22, 40, 41 and 43 of Planning Permission (Ref: APP/22/00172) at Langstone Park, 2B Langstone Road, Havant, PO9 1SA ('the Site') 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 Langstone Park over an anticipated 10-year period.

Phase 1 (being the demolition of B6000) has been completed and Phase 2, relating to the development of new employment buildings in the south-eastern corner of the Site, is currently under construction following the approval of Reserved Matters (APP/24/00274) in December 2024 and relevant pre-commencement conditions attached to the outline permission.

Ahead of completion of Phase 2 (being the first 'build' phase under the outline permission), this submission seeks approval for details required 'prior to occupation' alongside an updated Phasing Plan pursuant to Condition 5.

Condition 5 – Phasing Plan

Condition 5 allows for the approved Phasing Plan to be revisited and updated to allow for changing circumstances. An updated Phasing Plan (Drawing Ref: 11629-PL-006 Rev B) is hereby submitted seeking approval for amendments to Phase 2B in order to accommodate land within the Site for mitigation planting associated with the proposed works to Footpath 51. These works are the subject of detailed approval under Condition 23 (see below) as well as an application for Reserved Matters approval which has been submitted under separate cover.

Condition 20 – Delivery and Servicing Management Plan (DSMP)

The purpose of Condition 20 is to manage delivery and servicing arrangements to new units developed under the outline permission, and in particular HGV movements to and from the Site to ensure the routing of these vehicles occurs via Brookside Road (rather than Langstone Road).

In accordance with the requirements of Condition 20, a Delivery and Servicing Management Plan (DSMP) (02 July 2025), is hereby submitted for approval. It is intended that the DSMP will apply to all units developed under the outline permission and as such request that the condition be discharged in full.

It is also relevant to note that under the provisions of Conditions 21 and 23 (see below), the operation of traffic barriers restricting access via Langstone Road and HGV signage will also work in parallel with the DSMP to ensure that the majority of traffic (and all HGVs) are routed via Brookside Road.

Condition 21 – Traffic Barriers Management Plan

In accordance with Condition 21, a Management Plan for the operation of the traffic barriers on the Langstone Road access is hereby submitted for approval.

The Technical Note prepared by Motion (dated 02 July 2025) provides details of the design, location and operation of the barriers which includes the use of an ANPR system to monitor and manage vehicular movements via Langstone Road and to restrict access between 07:30 and 09:00 to all vehicles other than those that have been pre-approved.

Records of all movements via the barriers will be automatically logged and these records will be made available to Hampshire County Council (HCC) and Havant Borough Council (HBC) upon request for monitoring purposes. This is in line with the approach agreed with HCC at outline stage.

It is requested that this condition be discharged in full.

Condition 22 – HGV Signage Strategy

In accordance with Condition 22, details of the signage strategy are hereby submitted for approval. Drawing Ref: 2305009-02 proposes signs restricting movement of vehicles over 7.5 tonnes adjacent to the barriers on the Langstone Road access. It is proposed that signs would be installed facing both east and west to restrict movement in both directions (including those egressing the Site).

It is requested that this condition be discharged in full.

Condition 40 – Maintenance of Surface Water Drainage System

Condition 40 requires details for the long-term maintenance arrangements for the surface water drainage system for each phase. The details submitted pursuant to this condition relate to Phase 2 and are set out within the submitted Phase 2 SUDS Maintenance Plan (October 2024), prepared by Baynham Meikle.

It is requested that this condition be discharged for Phase 2 only.

Condition 41 – Oil/Petrol Interceptors

Condition 41 requires details of oil/petrol interceptors for surface water drainage to be submitted for approval. 2No Kingspan Karlgester full retention separators are proposed, located to the west of Unit 7 (NSFA040) and south of Unit 5 (NSFA100) as shown on the Proposed Drainage Plan (Drawing Ref: 13508_121 rev PC08). Details of the Installation and Maintenance Guidelines for NSFA020 – NSFA065 and NSFA080 – NSFA285 Full Retention Separators are also submitted alongside the product specification details (Kingspan Klargestar Data Sheet).

It is requested that this condition be discharged for Phase 2 only.

Condition 43 – EV Charging Points

Condition 43 requires details of the provision of Electric Vehicle (EV) charging points to be submitted for approval. Accordingly, we hereby submit an EV Location Plan (Drawing Ref: 11629 PL 075) which confirms the location of 20No. 'active' EV spaces (shown coloured blue) alongside 39No. 'passive' spaces. The active spaces would be served by 10No. EV Stations (each serving two spaces), the detailed specification of which is included on the submitted drawing.

It is requested that this condition be discharged for Phase 2 only.

Submission Material

In support of this application, the following information has been submitted via Planning Portal (Ref: PP-14162010):

- Application Form, duly completed;
- Covering Letter (this document);
- Phasing Plan (Drawing Ref: 11629-PL-006 Rev B);
- Delivery and Servicing Management Plan (02 July 2025);
- TN 01: Traffic Barrier Operation (02 July 2025);
- HGV Signage Strategy (Drawing Ref: 2305009-02);
- Phase 2 SUDS Maintenance Plan (October 2024);
- Proposed Drainage Strategy (Drawing Ref: 13508_121 rev PC08)
- Installation and Maintenance Guidelines for NSFA020 – NSFA065 Full Retention Separators;
- Installation and Maintenance Guidelines for NSFA080 – NSFA285 Full Retention Separators;
- Kingspan Klargest Data Sheet; and
- EV Location Plan (Drawing Ref: 11629 PL 075).

A payment of £298, 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