

12 September 2024

Our Ref: 32283/A3/SS

F.A.O Beth Crowther
Planning and Development
Havant Borough Council
Public Sector Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Beth,

**LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
SUBMISSION OF DETAILS PURSUANT TO CONDITION 24 OF PLANNING PERMISSION (REF:
APP/22/00172)**

We have been instructed by our client XLB Property Ltd ("XLB") to submit details pursuant to Condition 24 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) is already underway and there is a current live application (Ref: APP/24/00274) seeking approval of Reserved Matters pursuant to Phase 2 relating to the development of new employment buildings in the south-eastern corner of the Site. In parallel with the Reserved Matters Application (RMA), separate approval has been sought for various pre-start conditions relating to Phase 2 to enable construction works to commence at the earliest opportunity.

This submission also relates to Phase 2 and is intended to supplement details already submitted pursuant to Condition 24 (Construction Environmental Management Plan) attached to the outline permission.

Condition 24 – Construction Environmental Management Plan (CEMP)

The purpose of Condition 24 is to manage and minimise potential environmental impacts during the construction period and therefore necessarily requires details to be submitted which are specific to each phase of development. The Condition is divided into three parts dealing with the following matters:

- i) Construction traffic;
- ii) Minerals recovery; and
- iii) Protection of the adjacent Chichester and Langstone Harbours SPA, Ramsar and SPAs functional land.

Details have already been submitted in relation to parts ii) and iii) under a separate application which is pending determination. This submission provides details pursuant to part i) and provides a phase-specific Construction Traffic Management Plan (CTMP) which has been prepared by the contractor appointed to deliver the Phase 2 works. The submitted CTMP incorporates the information listed under part i) of Condition 24 and is also in accordance with the Framework CTMP which has been approved pursuant to Condition 8.

Submission Material

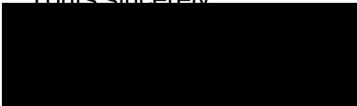
In support of this application, the following information has been submitted via Planning Portal (Ref: PP-13403599):

- Application Form, duly completed;
- Covering Letter (this document); and
- Phase 2 Construction Traffic Management Plan (August 2024).

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