

REF: 8/2445

Application reference number: APP/19/00703

12th October 2020

Buildings

Energy

Environment

Infrastructure

RE: 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)

19 Upper King Street
Norwich
NR3 1RB

Dear whomever it may concern,

t: 01603 305190

We are writing with respect to condition 3 of the granted planning permission for application APP/19/00703.

enquiries@clancy.co.uk

The condition is worded as follows:

www.clancy.co.uk

*"No development shall take place until plans and particulars setting out a phased programme for implementation of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved phasing programme unless an alternative is first agreed in writing with the local planning authority.
Reason. To ensure adequate parking is provided on site in advance of the first use of the proposed new flexible use industrial units and that adequate foul drainage capacity is available having due regard to policies CS15 and DM14 of the Havant Borough Local Plan (core Strategy) 2011 and the national planning policy framework"*

Offices at:

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Liverpool

London

Manchester

Newcastle

Norwich

Prestwick

Reading

Proposed phasing of the development.

The following should be read in conjunction with AWW architects drawing number 0402 'Development Programme – Phases'.

As shown in the phasing plan the following order of works are outlined:

Phase 1 – Demolition of bays 01 and 02 of building 1000

Phase 2 – Construction of industrial units, 287 parking spaces and sub-station

Phase 3 – Construction of 270 parking spaces across 4no. locations on the technology park.

Phase 4 – B1000 and associated parking areas works.

The proposed phasing plan will have the following impact on the development foul drainage infrastructure:

Phase 1 – Proposed demolition of building 1000 bays 01 and 02 will result in an estimated population loss of 550 people, based on 1 person per 10m² (office space) as presented in prior correspondence with Southern Water (letter reference PLAN-031171).

Net population against pre-development baseline -550.

Phase 2 – Construction of new industrial units. New population (maximum); units 1-5 = 92, units 6-9 = 174, units 10-12 = 119 people. Total possible new population 385.

Net population against pre-development baseline -165.

Phase 3 – Construction of new parking spaces. No impact on foul drainage.

Net population against pre-development baseline -165.

Phase 4 – Car park and Building 1000 works. No impact on foul drainage.

Net population against pre-development baseline -165



It is therefore shown that the proposed final development will reduce the peak foul flows expected into the Southern Water infrastructure and that due to the proposed phasing, at no stage will the proposed foul flows be greater than the current foul flow peak.

We hope that this letter fully addresses the condition and we therefore request that the condition is discharged.

Kind regards



Charles Hardingham
Civil Engineer
Clancy Consulting Ltd

APPENDIX A
LETTER FROM SOUTHERN WATER



Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your ref
APP/19/00703

Our ref
PLAN-031171

Date
06/04/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: 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.

Site: APP/19/00703: - Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA.

Thank you for your email (including details of the applicants response to previous Southern Water consultation comments) of 01/04/2020 the contents of which I have summarized on the next page of this letter.

Given that the new development will result in a net reduction in flows discharged to the sewerage network, I am able to confirm that the following condition recommended in our previous consultation response of the 27th August 2019 is no longer required by Southern Water:

"Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development".

Foul Drainage

The proposed alterations to the site include the demolition of 5500m² of structure with the loss of floor space for 550 people.

The proposed development could generate the following:

The new development could generate the following:

B1 Offices 1:10 m2

B2 / B1(c) light industry 1:40 m2

B8 warehouse 1:70m2

Therefore;

Units 1-5, B1 (c) = 92 people or as B8 = 68 people

Units 6 – 9, B1 (c) = 174 people or as B8 = 121 people

Units 10– 12, B1 (c) = 119 people or as B8 = 169 people.

Total people = 385 maximum.

Therefore, the development is reducing the population by 165 people and subsequent foul flows. There should be no requirement for foul infrastructure reinforcement or phased development other than the demolition of the existing space before the new is created.

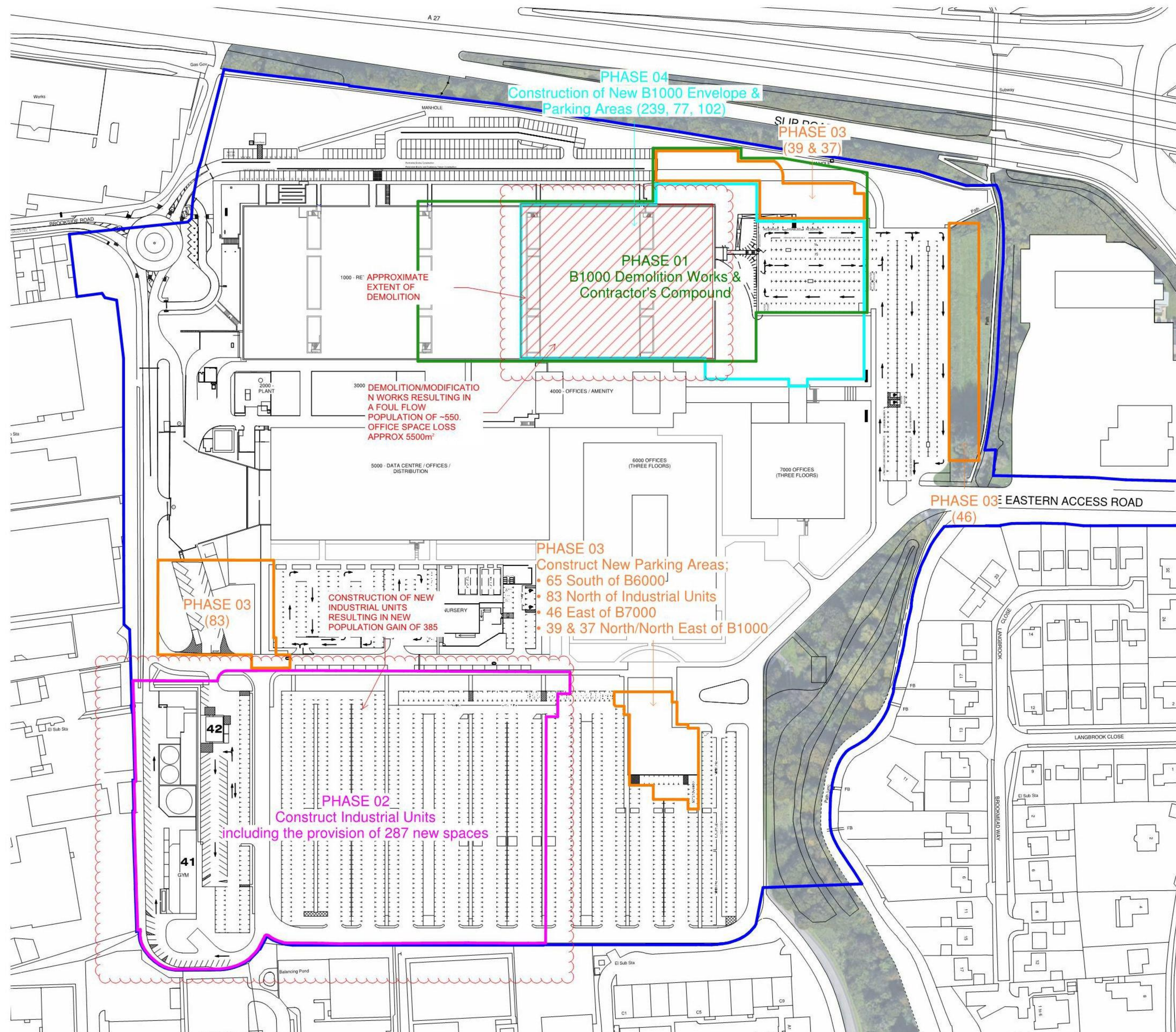
For any further queries please contact us at developerservices@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

APPENDIX B
PHASING PROPOSALS WITH CIVIL ENGINEER MARKUP



Development Programme overlaid with Existing Site Plan
1 : 1000

B	20.10.20	CJ	Boundaries and annotations updated.	IJ
A	16.10.20	CJ	Boundary line update.	IJ
Rev	Date	Int.	Notes	Chkd
 10 0 10 20 30 40 50 SCALE 1:1000 m				

Client:

Drawing Originator

AWW inspired environments
London - 106 Weston Street London SE1 3QB 020 7160 6000
Bristol - Rivergate House, Bristol, BS1 4LS 0117 923 2535
Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282
RIBA Chartered Practice www.aww-uk.com

Project Title
Langstone Technology Park

Drawing Title
Development Programme - Phases

Scale	Sheet	Drawn	Checked	Date
1 : 1000	A1	CJ	IJ	09.10.20
Status	Project No.			
PLANNING	4046			
Drawing Reference	Drawing No.	Revision		
	0402	B		