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VIA PLANNING PORTAL (Ref: PP-11348833)

32283/A3/DM/SS
15 August 2022

Dear David,

LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 4, 5, 6, 7, 12 AND 20 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 4, 5, 6, 7, 12 and 20 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. Prior to this, the demolition of B1000 was completed under the original permission (Ref: APP/19/00703) following the formal discharge of Conditions 3, 4, 5 and 6 attached to that permission. Recognising that details had already been submitted to discharge Condition 3, this condition was amended on the S73 permission to require compliance with the details which had already been approved, alongside an updated car parking phasing plan which was submitted as part of the S73 application (within the updated Transport Assessment).

You will be aware that following the purchase of the Site in December 2020, the new owners are looking to deliver a wider, comprehensive redevelopment of the Site ("the Masterplan proposals") and these proposals are currently the subject of a live planning application (Ref: APP/22/00172).

In June 2022 an NMA application was submitted to amend Condition 3 attached to Planning Permission APP/21/00405. The purpose of the NMA is to enable an alternative approach to phasing, whilst maintaining the purpose of condition 3, in ensuring that adequate parking is provided on site, in advance of the first use of the proposed new industrial units. At the time of writing, this application is still live, but should this be approved, the revised phasing in line with the details submitted as part of the APP/21/00405 application would be as follows:

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

The Applicant is now seeking to discharge the pre-commencement conditions pertaining to the next phase of the development (Phase 2a), against the above context, notwithstanding that the NMA application is still pending determination. Each condition and the details submitted is set out below.

Conditions

Condition 4

Condition 4 requires details of the existing and finished floor and site levels relative to previously agreed off-site datum point(s) for each phase of the development to be submitted to and approved in writing by the Local Planning Authority.

The requisite details are set out within the enclosed Car Park Levels drawing (Ref: 13023-SK39 Rev A) prepared by Baynham Meikle.

Accordingly, we seek confirmation that the requirements of Condition 4 can be considered discharged.

Condition 5

Condition 5 requires that all trees that are to be retained are enclosed with temporary protective fencing in accordance with BS:5837:2012. The previously approved tree protection fencing erected

in relation to Phase 1 (demolition of B1000) remains in place. This is confirmed by the enclosed photographs dated 08 July 2022.

Accordingly, we seek confirmation that the requirements of Condition 5 can be considered discharged.

Condition 6

Condition 6 requires details of a Construction Traffic Management Plan and provision for contractors' vehicle parking during site clearance and construction of the development.

The requisite details for the Phase 2a works is set out within the Construction Phase Health & Safety Plan (June 2022) prepared by ADI Group.

Accordingly, we seek confirmation that the requirements of Condition 6 can be considered discharged.

Condition 7

Condition 7 requires submission of plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for each phase of the development.

The requisite details are included within the enclosed Car Park Drainage drawing (Ref: 13023-SK40 Rev A) prepared by Baynham Meikle.

Accordingly, we seek confirmation that the requirements of Condition 7 can be considered discharged.

Condition 12

Condition 12 requires measures relative to that phase of development for the protection of public sewers within 5 metres of any work being carried out.

Enclosed Plan Ref: 13023-SK40 Rev A (prepared by Baynham Meikle) includes details of the existing Southern Water foul water sewer, and the proposed levels in that area are tying into the existing car park to the west and the existing car park to the east. The finished car park levels will be similar to that of the existing. The existing sewer sits under the existing car park to the east/ southeast and therefore, as the loading to this section of the works will be car park loading only, the effects will be the same.

Accordingly, we do not consider any protective measures necessary and seek confirmation that the requirements of Condition 12 can be considered discharged.

Condition 20

Condition 20 requires that the trees listed in the Arboricultural Impact Assessment dated 11th June 2021 shall not be removed until full details and specifications of replacement tree planting for the Norway Maple trees to be felled has been submitted to and approved in writing by the Local Planning Authority.

The requisite details are included within the enclosed Landscaping Plans prepared by PRC (Ref: 11319-PL-104 Rev B and 11319-PL-105 Rev B).

Accordingly, we seek confirmation that the requirements of Condition 20 can be considered discharged.

Submission Material

In support of this application, the following information has been submitted via Planning Portal (Ref: PP-11348833):

- Application form, duly completed;
- Covering Letter (this document);
- Langstone Technology Park - Tree Protection Document July 2022;
- Construction Environmental Health Safety Management Plan (June 2022), prepared by ADI Group;
- B1000 Proposed Carpark and Levels (Ref: 13023-SK39 Rev A), prepared by Baynham Meikle;
- B1000 Proposed Carpark Drainage (Ref: 13023-SK40 Rev A) prepared by Baynham Meikle;
- and Landscape General Arrangement plans (Ref: 11319-PL-104 Rev B and 11319-PL-105 Rev B), prepared by PRC.

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 Paul Newton at this office.

Yours sincerely



SUSIE STEPHEN

Planning Associate Director

Encs

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