

09 January 2026

Our Ref: 25001/SS

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

Via Email (david.eaves@havant.gov.uk)

Dear David,

LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
APPLICATION REF: APP/25/00588 - DISCHARGE OF CONDITIONS 5, 20, 21, 22, 40, 41 AND 43 OF
PLANNING PERMISSION REF: APP/22/00172

Further to recent discussions, we are writing to you in respect of the above application (Ref: APP/25/00588) currently under the Council's consideration, specifically in relation to Condition 5 (Phasing Plan).

As you are aware, works are now substantially progressed in relation to Phase 2 at Langstone Park (comprising 3No. units on the south-eastern corner of the Site) which has been built out under the Outline Permission granted in December 2023 (Ref: APP/22/00172). In order to facilitate timely occupation of the units, an application was made in July 2025 seeking approval for a number of pre-occupation conditions (Nos. 20, 21, 22, 40, 41 and 43).

As part of the same application, approval was also sought for updated Phasing Plan pursuant to Condition 5. The submitted Phasing Plan (Drawing Ref: 11629-PL-006 Rev B) sought a minor change to increase the area of Phase 2B in order to incorporate landscape mitigation planting in lieu of the loss of trees associated with the works required under Phase 2B to Footpath 51.

At the time of writing, the application remains live with only Condition 43 having been discharged to date.

As Phase 2 is nearing completion, the Applicant is now looking to bring forward a reserved matters application for the next phase of development (Phase 3). On the submitted Phasing Plan currently before the Council (Drawing Ref: 11629-PL-006 Rev B), Phase 3 is shown as comprising the land formally occupied by B6000 (which was demolished under Phase 1) and land to the west which is currently occupied by B5000 (which has a tenant in situ).

Proposed Amendment

As discussed, we wish to propose a further amendment to the Phasing Plan which sub-divides Phase 3 into two phases, referred to as Phase 3A and Phase 3B.

Phase 3A comprises the cleared site which is ready for development, subject to the approval of reserved matters and the discharge of pre-start conditions. Phase 3B includes the occupied B5000 and the intention

would be to relocate the tenant here into a new building on Phase 3A, thus releasing B5000 for redevelopment. It is therefore important that Phase 3A is able to i) be delivered and ii) be occupied prior to the delivery of Phase 3B.

As discussed, we would propose to submit a single RMA for both phases 3A and 3B, but importantly any relevant pre-start and pre-occupation conditions would be dealt with per phase as allowed for by the Outline Permission. This will mean that each phase will need to operate independently without any reliance on the other, for example in terms of the level of parking etc. We have not identified any conditions within the Outline Permission which would preclude this approach, as long as the phases are clearly defined on the Phasing Plan approved under Condition 5 (which itself allows for updated versions of the phasing plan to be submitted for approval).

Against the context of the above, we hereby submit a further update to the Phasing Plan (Drawing Ref: 11629-PL-006 **Rev C**) which shows Phases 3A and 3B in place of what was previously shown as Phase 3. We have also included details sought by the Condition in relation to these phases, based on the information known at this time. This can be further supplemented as part of the reserved matters submission for Phase 3A/3B in due course.

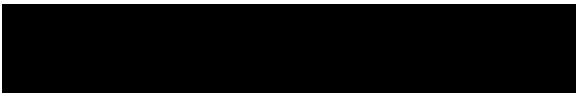
You will also note that subsequent phases 4 and 5 have been switched around. This is as a result of new lease terms having recently been agreed with the existing tenant on B7000. As a result of this, it is now anticipated that B7000 will be the last plot to come forward for redevelopment.

We would duly request that you accept the updated Phasing Plan in substitute for the version originally submitted with the application and progress to discharge Condition 5 on this basis.

Next Steps

We trust this request will be duly considered and look forward to further dialogue on the matter. If, in the meantime, you require anything further, please do not hesitate to contact either myself or Paul Newton at this office.

Yours sincerely,



Susie Stephen
Director

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NWS Planning Limited