

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/25/00835 — VARIATION OF SECTION 106 OF PLANNING PERMISSION
REF: APP/22/00172 RELATING TO HIGHWAY WORKS

Further to recent discussions, we are writing to you in respect of the above application (Ref: APP/25/00835) which is currently under the Council's consideration.

As you are aware, outline planning permission (Ref: APP/22/00172) was granted in 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.

Masterplan Phase 1 (being the demolition of B6000) has been completed and Masterplan Phase 2 (hereafter referred to as 'Phase 2'), relating to the development of new employment buildings in the south-eastern corner of the Site, is now close to completion. This followed the approval of Reserved Matters for Phase 2 (Ref: APP/24/00274) in December 2024 alongside the discharge of relevant pre-commencement conditions attached to the outline permission.

Two live applications (Ref: APP/25/00588 and APP/25/00598) are presently before the Council seeking approval for all outstanding pre-occupation conditions relating to Phase 2. It is our understanding that the Council should shortly be in a position to determine these applications, which have been before the Council since July 2025.

The Masterplan scheme is subject to a s106 agreement dated 20 December 2023. As set out within our original correspondence (dated 18 September 2025), this secured a number of obligations, including the 'Highway Works' to which this application relates.

As set out within our original correspondence (dated 18 September 2025), a series of amendments are proposed to the S106 including in relation to the trigger for part b) of the defined Highway Works (i.e. the Langstone Road turn right works and roundabout signage). In that correspondence, we requested the revised trigger for these works, being *'prior to the occupation of Phase 3'*.

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The Council will be aware from recent discussions that a proposed amendment to the Phasing Plan has been put forward under application Ref: APP/25/00588 which has the effect of sub-dividing Phase 3 into two phases referred to as Phase 3A and Phase 3B.

For the purposes of consistency, we would therefore propose that the wording within the amended S106 also refers to Phase 3A (as the first phase to come forward ahead of Phase 3B) rather than simply referring to Phase 3.

A copy of the amended Phasing Plan (Drawing Ref: 11629-PL-006 **Rev C**) is enclosed with this letter for completeness.

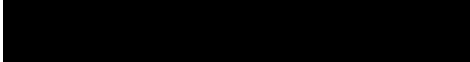
We trust this request will be duly considered and look forward to further dialogue on the matter. If, in the meantime, you require anything further, please do not hesitate to contact either myself or Paul Newton at this office.

Yours sincerely,



Susie Stephen
Director

E: susie.stephen@nwsplanning.co.uk



NWS Planning Limited