

# Deputations received

HAVANT BOROUGH COUNCIL  
PLANNING COMMITTEE  
TUESDAY, 17TH JANUARY, 2023

Please note that the attached supplementary information was unavailable when the agenda was printed.

## **Agenda No    Item**

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|-------------|---|--------------|
| <b>4(a)</b> | <b>APP/22/00172 - Langstone Technology Park, 2B Langstone Road, Havant</b>  | <b>1 - 4</b> |
|             | Proposal: 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. |              |

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Statement from: Brian and Margaret English  
Alan and Sue Sherwood  
Ian and Deborah Burroughs

We feel the quality of life of local residents needs to be a top priority of the Council when considering the planning application.

The planning application should be amended so that:

- a. Plot A building height is reduced to less than the height of the existing new buildings in the South West corner of the Park.
- b. Plot A building use is limited to normal weekday office hours and no HGVs.
- c. The Mill Stream should not be used for drainage so that flood risk is reduced for local residents.

The above amendments would address our following main objections to the development:

- a. The building planned for Plot A is excessively high. Langstone Park is a large site and the highest buildings should be positioned in the North of the park and not next to residential housing. Plot A buildings should be the lowest buildings on the site and be consistent with the Endeavour Business Park. The proposed landscaping plan will not screen residents from the building.
- b. The use of the building in Plot A should be limited to normal weekday office hours, not 24 hour use, and no HGVs. The use needs to be low noise, no smells, low light pollution. During summer evenings windows will be open, children will be trying to sleep. The development must not impact on the quality of life, the well being, of local residents.
- c. The Mill Stream is already full to capacity. Road surface drain outlets are already below the surface of the stream 90% of the year. The footpath by the stream is not passable during the winter as flooded. The Mill Stream is sourced from (under ground) streams further North, Havant springs, Havant surface drains, the Langbrook Farm pub and Langstone Park. With the expected increased heavy storms, **all** these feeds into the stream will increase, the stream does not have capacity for all these increases. The Environment Agency and the Council need to require the Langstone Park to stop discharging into the stream.

We request the Council on behalf of local residents to request amendments to or set conditions on the planning application to enable a development which recognises the quality of life of local residents.

Thank you.

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**LANGSTONE PARK, LANGSTONE ROAD, HAVANT, PO9 1SA  
APPLICATION REF: APP/22/00172**

**WRITTEN DEPUTATION  
17 JANUARY 2023**

Langstone Park is one of the largest concentrations of commercial floorspace within the Borough and has historically been an important contributor to the local economy. The Site is however facing an uncertain future with an ageing and inefficient building stock that is no longer attractive to occupiers. Since 2019, occupancy levels have fallen considerably, and today almost half of the floorspace lies vacant. As a result, it does not provide the job opportunities or economic benefits that it once did or indeed should.

To address these issues and safeguard the Site's long term economic potential, the application before you proposes the comprehensive regeneration of the Site. The scheme, if approved will deliver a phased redevelopment of the Site replacing existing, outdated and inefficient buildings with new high-quality, highly sustainable business units and industrial floorspace aimed at accommodating a range of uses. The proposals put sustainability at the heart of the design approach, and are being brought forward with a comprehensive strategy, addressing carbon, climate resilience and sustainable transport alongside new habitat creation and ecological enhancements.

The proposal represents an £65m investment in the Borough and has the potential to deliver up to 1,793 jobs during the operational phase, in addition to 120 jobs supported during construction.

The application is submitted in outline and so the future detailed design of new buildings would be considered at reserved matters stage. We have however worked closely with Officers to accommodate the views of neighbouring residents to make sure that appropriate controls and safeguards have been incorporated into the parameter plans and design principles which will control the development. All future reserved matters would need to adhere to these controls. This includes a series of design criteria specific to Plot A with the principal purpose of protecting the amenity of neighbouring residents to the east. This includes for example, minimum setbacks from the boundary, restrictions on height, requirements on the orientation of buildings, and the retention and reinforcement of the existing landscape buffer between the Site and neighbouring properties. The proposals also include provision for managing access via Langstone Road including HGV restrictions.

The application has been subject to detailed pre-application engagement with your Officers and those at Hampshire County Council (as highway authority). There are no objections from statutory consultees and the proposals have been found acceptable on all planning policy grounds, including highways, heritage, nature conservation, flood risk/drainage, and amenity. In terms of the long-



term flood risk potential on the Site, we have worked closely with the Environment Agency so that the proposed strategy for drainage will deliver a betterment over current conditions.

Overall, the proposals represent a rare opportunity to deliver a number of important benefits including:

- Bringing forward positive economic development which builds on the strengths of the Site's location and offers the potential to deliver significant new employment opportunities. This application follows on the back of the first phase of development in the south-western corner of the Site which is now nearing completion and is already substantially pre-let.
- Making the most effective use of land through the re-use of a brownfield site and in seeking to optimise the potential of the Site to deliver meaningful economic development.
- New tree planting and biodiversity benefits through the implementation of new landscape and ecological enhancement measures.
- The replacement of outdated and inefficient buildings with new buildings constructed to BREEAM Excellent standards underpinned by a comprehensive strategy which puts sustainability at the heart of the design.

Should planning permission be granted this evening, the intention would be to bring forward a reserved matters application for the first phase later this year.

As a result, the Applicant respectfully requests that you endorse the Officers recommendation and approve the application.