

Item 4a

Langstone Technology Park, 2B Langstone Road, Havant
Updated 11th August 2021

Updates to the Officers Report:

5. Statutory and Non Statutory Consultations

Further re-consultation responses have been received as follows:

Economic Development:

The proposed development will provide employment space and new premises for business growth. This development would follow the Havant core strategy focus on providing new employment to the borough. This is in line with Policy CS1 of the Core Strategy.

The Economic Development Office therefore considers that the proposal still supports Local Plan Policies in so far as it provides for local employment and provides new sites for business growth. This growth will support the borough's local economy on a business and tourist level.

The changes of conditions in our view, do not have bearing over the main interest in this development as it still provides employment space for business growth and new jobs for the borough and its residents. The proposed development presents an opportunity to build and enhance the skills of the local workforce.

By providing for local employment and skills needs, this proposal would advance the NPPF, in particular paragraph 80 which seeks to enable each area to build on its strengths, counter any weaknesses and address the challenges of the future.

This development will provide employment to the borough. The Economic Development Office therefore considers that the proposal supports Local Plan Policies CS2 and CS3 and the National Planning Policy Framework Paragraph 80 in so far as it provides for local employment.

Officer Comment: *It is noted that the further comments support the proposed development.*

Southern Water:

The comments in our response dated 26/05/2021 remain unchanged and valid for the above variation of conditions submitted by the applicant.

Officer Comment: *Proposed condition 7 requires foul and surface water drainage details to be approved.*

7. Planning Considerations

(xii) Section 106

7.65 The need or otherwise for a Deed of Variation to the original S106 Agreement in relation to application APP/19/00703 has been considered with the Council's Legal Team. Initial advice is that a Deed of Variation may be required although this matter

is still under consideration. The recommendation is therefore amended to provide flexibility in relation to this matter as set out in Section 9 below.

9. **Revised Recommendation**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00405 subject to:

(A) A Deed of Variation of the S106 Agreement associated with Planning Permission APP/19/00703 if required; and

(B) The Conditions set out in the Officers Report as amended below:

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

List to follow

Reason: - To ensure provision of a satisfactory development.

Condition 9 amended to pick up a minor typo in part 3 the rest of the condition remains unaltered:

9. 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out **in** any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

Condition 11 amended as follows to provide flexibility to provide additional EV charging points:

11 Prior to the commencement of the new industrial units full details of the Electrical Vehicle (EV) Charging points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that EV charging points are provided for the new car parking areas and that the development will accommodate **at least** 24 EV charging points. The details shall include the location of the EV charging points and a full specification of the materials to be used externally on the Charging points. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure that the development provides appropriate facilities for Electric Vehicles in the interests of the environment, air quality and that the appearance of the development is satisfactory having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.