

DESIGN AND ACCESS STATEMENT REPORT

PRC

MARCH 2024



PHASE 2 (PLOT A)
LANGSTONE PARK
LANGSTONE ROAD, HAVANT
PO9 1SA

xl**b**
Property

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1.0

INTRODUCTION

This Design and Access Statement has been prepared on behalf of XLB Property Ltd to accompany a reserved matters application to Pursuant to outline planning consent APP/22/00172 development at Langstone Park, Langstone Road, Havant, PO9 1SA.

APP/22/00172: 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.

The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before development first takes place on any phase - the appearance; landscaping; layout; and scale.

This reserved matters application relates to Phase 2 of development at Langstone Park and the plot referred to as Plot A in the outline planning consent. The proposals can be summarised as follows:

- The erection of two flexible employment buildings split into three units totalling 8,695sqm GEA for flexible E class research and development & light industrial, B2 class manufacturing and B8 class storage and distribution employment uses, with ancillary offices, associated car parking, service yards and landscaping.
- New vehicular site access from within Langstone Technology Park.
- Works to improve pedestrian links throughout the park.

This design and access statement will demonstrate that the scheme has evolved following a structured process of assessment, involvement, evaluation and detail design. The planning consent documentation has been considered and provided outline information that supports this proposal. This assessment has been used to characterise the site and it's surroundings and inform the early design aspirations of the scheme.

Whilst an assessment of Planning Policy is specifically dealt with by the Planning Statement, planning policy relevant to the site was also identified at the outset and plays a significant role in shaping the design proposals.

The design has undergone a continuous evaluation process identifying where constraints exist and to what extent the impact can be minimised or even turned into a positive attribute within the overall scheme design. The process of design is discussed throughout this document following the headings identified in CABE guidance for

assessing proposals in terms of design and the integration of access these headings are as follow:

LAYOUT: Explanation of how the site can be successfully developed and how it will work and fit in with its surroundings.

SCALE: Refers to the size of buildings and spaces, showing why those sizes are right for the site and how they relate to existing buildings.

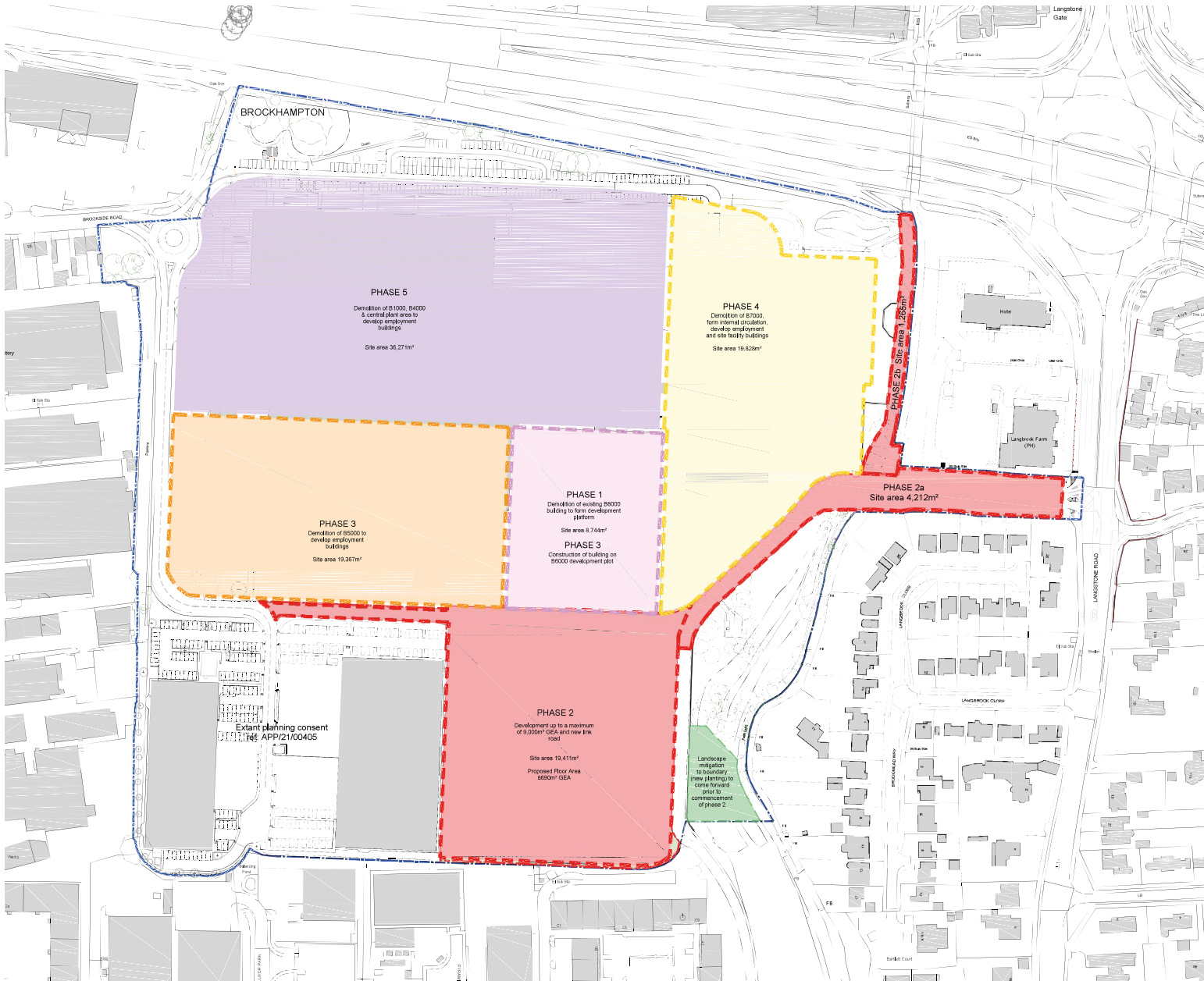
LANDSCAPING: Explanation of how a landscape concept can be incorporated into the scheme and how it has influenced the scheme design.

APPEARANCE: Explanation of what the development will look like and why it is appropriate for the setting.

ACCESS: Proposals for pedestrian, vehicular and transport links and inclusive access.

SUSTAINABILITY: An overview of sustainable design.

SECURITY: An overview of the security measures proposed to be put in place.



PHASING PLAN

The site has a particularly prominent location due to its direct access to the M27 with access to London via the M3, as well as connections to Portsmouth and Southampton to the East, and Brighton to the East.

The site bounds to the north with a large mixed use development consisting of general industrial units and warehouses as well as a number of retail facilities, with Tesco, Marks and Spencer, Sports Direct among restaurant and takeaway facilities. Further north sits the Meridian Shopping Centre as well as a selection of retail units, a series of residential estates are established to the north of the site amongst these facilities.

To the east of the site consists of a well established residential estate, with a Premier Inn Hotel and restaurant. Further East sits ample farmland and country parks.

Immediately to the south of the site is an industrial estate with an established building stock of various sizes. Southmoor Nature Reserve sits south of the site leading to Bridge Lake linking to the English Channel. Langstone Road travels south to Hayling Island, a popular travel destination.

To the West of the site locates an industrial estate which primarily houses the Southern Water plant. General industrial units and offices surround the site to the West, with Broadmarsh Coastal Park further West. The surrounding area of the site is largely E class general industrial and ‘sui generis’.

The park currently provides circa 44,500 sqm of lettable employment space spanning across a series of buildings and use classes.

The site is situated in a highly sustainable area with good transport infrastructure. The site has adequate footpath and cycle routes as well as bus services running throughout the immediate area. The site is in close proximity to Bedhampton train station.

The site topography is generally flat with a marginal rise from the southern boundary to the north with a rise in the region of 1m across the site.



CONTEXT DIAGRAM: IMMEDIATE SITE
Google Earth, 2022

Phase 1
Site Area
Phase 2
Site Area

2.0

LOCATION & SETTING



1. View from estate road toward Building 1000 and Car Park



2. View from estate road toward Building 4000-5000 and on site Nursery



3. View from estate road toward Building 6000



4. View from estate road toward Building 7000



5. View from south west of site showing existing site conditions from phase 1



6. View from North of site showing new access road



**THE HAVANT BOROUGH LOCAL PLAN IDENTIFYING
LANGSTONE TECHNOLOGY PARK AS A KEY PROJECT FOR REGENERATION.**
Figure 10 Langstone Technology Park



PLOT A

Location: South eastern corner of the site (the plot adjacent to the west has been granted planning consent ref: APP21/00405 for two flexible employment buildings split into four units totalling approximately 11,290m² GEA).

Size: 4.15 acres

Proportion: Square, 128m in length and width.

Development type: Single or multiple buildings could be accommodated in the form of single storey buildings with ancillary office content at first floor.

Proposed floor area: Maximum of 9000m² GEA

Uses:

Flexible employment use buildings with a range of employment uses:

E class (g)(ii) Research & development,

E class (g) (iii) Light Industry,

B2, B8 & ancillary office use.

EXTRACT FROM OUTLINE PLANNING CONSENT - APPROVED SITE PARAMETERS