

Habitats Regulations Assessment

Langstone Technology Park

March 2022

Habitats Regulations Assessment

Langstone Technology Park

28/03/2022

PRC
12 Warren Yard
Warren Park
Milton Keynes
MK12 5NW

Document Control:

Project no.	Project
10538	Langstone Technology Park

Rev	Written By:	Checked By:	Authorised By:	Date:
Rev0	Eleanor Hale	Paul Carter	Richard Schofield	28 th March 2022
Rev1	Eleanor Hale	Paul Carter	Richard Schofield	29 th March 2022

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Phlorum Limited.

All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

No liability is accepted by Phlorum for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

Phlorum Limited

Southern Office: Unit 12, Hunns Mere Way, Brighton, BN2 6AH

T: 01273 307 1670 E: info@phlorum.com W: www.phlorum.com

Contents

.....

1.	Introduction.....	2
2.	Stage 1 - Screening.....	5
3.	References	15

Appendices

- Appendix A – Site Location Map
- Appendix B – Map of Proposed Development

Non-technical Summary

Phlorum Ltd was commissioned by PRC to undertake a Habitats Regulations Assessment (HRA) which was carried out for Langstone Technology Park, Havant, PO9 1SA, in order to determine whether there will likely be an impact on Chichester and Langstone Harbours Special Protection Area (SPA), and associated functionally linked land, which form part of the European Network of National Site Network (NSN) (formerly the Natura 2000) designated sites.

This HRA document comprises of 'Stage 1 – Screening' but not 'Stage 2 – Appropriate Assessment', which recommends potential mitigation measures.

A Phase 1 Habitat Survey (also known as a Preliminary Ecological Appraisal) was undertaken in December 2021 (Phlorum, 2022).

This SPA is internationally important as it supports more than 10,000 wintering wildfowl and more than 20,000 wintering waders. Qualifying species are Dark-bellied brent goose (*Branta bernicla bernicla*), several species of wader, including, Eurasian curlew (*Numenius arquata*), Dunlin (*Calidris alpina alpina*), and Ringed plover (*Charadrius hiaticula*), and the Common tern (*Sterna hirundo*).

Areas outside the SPA contain important supporting habitats for the birds, including coastal grazing marsh, amenity grassland and agricultural land. These areas are known as functionally linked land.

The Solent Waders and Brent Goose Strategy (2020) relates to the internationally important brent goose and wading bird populations, and how the designated sites for these groups can be conserved, created and enhanced.

The Havant Borough Local Plan Habitats Regulations Assessment (2020) does not flag up any issues in relation to the development site and its impact on any SACs or SPAs in the Havant Borough.

Current proposals are for the 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.

This initial Stage 1 Screening assessment has determined that there are no direct or indirect significant likely effects of the development on the designated Chichester and Langstone Harbour SPA, or the functionally linked land which surrounds the SPA. Therefore, the Stage 2 Appropriate Assessment is not required.

1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by PRC to undertake a Habitat Regulations Assessment (HRA), to assess the impact of the proposed development on the wading and overwintering birds present within Chichester and Langstone Harbour SPA, and associated linked land.
- 1.2 The SPA is located 0.4km to the south, with primary and secondary support sites of functionally linked 0.3km to the south, and 0.25km to the southwest.
- 1.3 These documents follow on from the earlier reports carried out for the site. These previous reports include:
 -  Phlorum PEA (2022); and
 -  The Ecology Co-op PEA (2019).
- 1.4 The site location map is provided in Appendix A, including the redline boundary of the development site and rough location of Langstone and Chichester Harbours SPA, and adjacent functionally linked land.
- 1.5 In Appendix B there is the layout of the proposed development.
- 1.6 Certain species of plants and habitats are protected under the European Union (EU) Nature Directives (2015), which includes the EC Birds Directive and Habitats Directive. At the heart of both these Directives in the European Union (EU) is the creation of a network of sites called Natura 2000.
- 1.7 However, since the United Kingdom (UK) left the EU, the UK sites no longer form part of the EU's Natura 2000 ecological network. As a result, the UK issued, The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, referred to as the 2019 Regulations. The 2019 Regulations have made changes to the Conservation of Habitats and Species Regulations 2017 (as amended) and created a National Site Network (NSN) on land and at sea. Any references to Natura 2000 in the 2017 Regulations, and in guidance, now refers to the new NSN (DEFRA, 2021). The 2017 Regulations cover England and Wales including their inshore waters up to 12 nautical miles (nm).
- 1.8 The Habitat Directive requires Special Areas of Conservation¹ (SACs) to be designated for species, and for habitats. Together with SPAs (Special Protection Areas), SACs make up the UK's NSN. The NSN includes existing SACs and SPAs, and any new SCAs or SPAs designated under these 2017 Regulations. If any proposed scheme is considered likely to impact on an area within the NSN then under Conservation of Habitats and Species Regulations 2017 (as amended), the scheme will require a Habitats Regulations Assessment (HRA) in order to identify and assess possible impacts from the proposed works on the designated areas and /or qualifying species.

- 1.9 Designated wetland of international importance, known as RAMSAR sites, do not form part of the National Site Network. However, many RAMSAR sites overlap with SACs and SPAs, and may be designated for the same or different species and habitats.
- 1.10 The process of a HRA involves 'Stage 1 – Screening' followed by 'Stage 2 – Appropriate Assessment' if the proposals are considered likely to have a significant impact on a NSN designated site, or designated (qualifying) species.
- 1.11 Chichester and Langstone Harbour SPA is designated as it supports more than 10,000 wintering wildfowl and more than 20,000 wintering waders. Qualifying species are Dark-bellied brent goose (*Branta bernicla bernicla*), several species of wader, including, Eurasian curlew (*Numenius arquata*), Dunlin (*Calidris alpina alpina*), and Ringed plover (*Charadrius hiaticula*), and the Common tern (*Sterna hirundo*), and waterbird assemblages.
- 1.12 The site is currently an existing industrial/business park, with offices, warehouse, R&D, data centre, and laboratory space. Within the planning application, the existing buildings will be demolished, and new buildings will be built.
- 1.13 Havant Borough Council undertook an HRA of the Havant Borough Local Plan, to form part of the evidence base of the Local Plan. It regards the Functionally Linked Land, outlined by The Solent Waders and Brent Goose Strategy 2020 to identify the network of habitat which bird species in the area rely on. The Functionally Linked Land can be seen in the map in Appendix A. No land within the development site boundary has been identified with any status, within the strategy's guidelines.
- 1.14 A Preliminary Ecological Appraisal by Phlorum has been undertaken at the site, with the site visit in December 2021 and report produced in February 2022.
- 1.15 The site boundary is illustrated in Appendix A and layout of the proposed development are included in Appendix B.

Site Overview

- 1.16 The site lies directly below the A27 and Havant Bypass and is situated within the village of Langstone. Langstone is a part of the Borough of Havant, Portsmouth. 700m to the south is Southmoor Lake which feeds directly to the English Channel.
- 1.17 The site comprised of buildings, hardstanding, amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch
- 1.18 Within the wider vicinity, the area is mainly industrial and residential. To the south there is areas of large open green space, and there are woodland pockets between industrial sites and residential streets.
- 1.19 Around 0.7km south of the site there is intertidal mudflats.
- 1.20 The National Grid Reference for the centre of the site is SU 71280 05672. The survey area extended over approximately 16 hectares (ha).

- 1.21 Phlorum Limited carried out a Preliminary Ecological Appraisal (PEA) of the site (Phlorum, 2022). As part of the Preliminary Ecological Appraisal, a desktop review, consultations and a site visit were carried out. The results of which were used to assess the nature conservation importance of the site and the potential of the site to support protected species. The results from the PEA have been used to inform the HRA.

2. Stage 1 - Screening

Overview

- 2.1 The aim of the screening stage is to examine the likely effects of the project, upon the National Site Network (NSN) (formerly the Natura 2000) designated sites and consider whether it can be objectively concluded that these effects will not be significant.
- 2.2 This HRA has been undertaken in respect to the proposed development work at the site which is for the phased demolition of existing buildings and the erection of new flexible use employment floorspace. Works will be confined to the site; the site boundary is illustrated in the map in Appendix A.
- 2.3 The proposed works will not directly impact on any habitat within the SPA, which is mainly comprised of large, sheltered estuarine basins of extensive sandflats and mudflats exposed at low tide, along with marine habitats.
- 2.4 Qualifying bird species include Dark-Bellied Brent geese, which arrive from Mid-September and winter on coastal mud flats until around March. They initially feed on eelgrass, *Zostera* spp. and later feed on various marine algae, including *Enteromorpha* spp., and sea lettuce *Ulva lactuca*. These feeding areas are covered by the SPA. Due to food availability and competition, the brent geese's feeding has diversified to farmland with cereals and pasture, and amenity grasslands. Brent geese prefer large open sites where they have clear sightlines and short, lush grass for grazing. These associated feeding grounds have been identified and labelled as functionally linked sites.
- 2.5 Wading species are specially adapted to feed and roost on wetlands. They rely on the SPA, and associated land's, mudflats, shingle and saltmarsh to forage and roost.
- 2.6 Within this document, all listed bird species will be referred to as 'qualifying species' of Chichester and Langstone Harbours SPA.

Existing Baseline Data

- 2.7 As part of the desk study for the Preliminary Ecological Appraisal a data search was commissioned from Hampshire Biodiversity Information Centre (HBIC, 2021).
- 2.8 Several recent (post- 2005) records of Dark-bellied Brent Goose were returned, located at Langstone Harbour. Other qualifying bird species records, such as the Grey Plover (*Pluvialis squatarola*), Bar-tailed Godwit (*Limosa lapponica*), Sandwich Tern (*Thalasseus sandvicensis*), and Common Tern (*Sterna hirundo*), were also returned to have been recorded within Langstone Harbour, which are all qualifying species of the SPA.

- 2.9 The PEA (Phlorum, 2022) identified the existing site to consist extensively of buildings and hardstanding. There were also regions of amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch.
- 2.10 The brent goose, and other qualifying species can rely on amenity/recreation grassland to feed.

Project Information

- 2.11 The table below provides a summary of the project and includes information on the NSN designated sites (formerly the Natura 2000) that may be affected by the proposed development.

Table 2.1: Project Summary (data from *Chichester and Langstone Harbours SPA Citation*. (JNCC and DEFRA) (2014), *Chichester and Langstone Harbours SPA: Standard Data Form*. (JNCC and DEFRA (2015).and *European Site Conservation Objectives for Chichester and Langstone Harbours SPA* of Conservation Natural England (2014).)

Name of Project	Langstone Technology Park
Project reference	Redevelopment of an industrial site
Name and location of National Site Network (NSN) designated sites which may be impacted by the Scheme	Chichester and Langstone Harbours SPA, located 0.4km south, and associated functionally linked land. It is considered that the site could be within the zone of influence of the SPA, due to the potential of qualifying bird species to utilise the site, or for the development to impact the SPA. The site however has not been identified as supporting habitat the SPA, according to the Brent Goose and Waders Strategy 2020
NSN designated site's qualifying features (data from JNCC)	<u>Chichester and Langstone Harbour SPA</u> • <i>Branta bernicla bernicla</i> Dark-bellied brent goose (Non-breeding) • <i>Tadorna tadorna</i> Common shelduck (Non-breeding) • <i>Anas penelope</i> Eurasian wigeon (Non-breeding) • <i>Anas crecca</i> Eurasian teal (Non-breeding)

	• <i>Anas acuta</i> Northern pintail (Non-breeding) • <i>Anas clypeata</i> Northern shoveler (Non-breeding) • <i>Mergus serrator</i> Red-breasted merganser (Non-breeding) • <i>Charadrius hiaticula</i> Ringed plover (Non-breeding) • <i>Pluvialis squatarola</i> Grey plover (Non-breeding) • <i>Calidris alba</i> Sanderling (Non-breeding) • <i>Calidris alpina alpina</i> Dunlin (Non-breeding) • <i>Limosa lapponica</i> Bar-tailed godwit (Non-breeding) • <i>Numenius arquata</i> Eurasian curlew (Non-breeding) • <i>Tringa tetanus</i> Common redshank (Non-breeding) • <i>Arenaria interpres</i> Ruddy turnstone (Non-breeding) • <i>Sterna sandvicensis</i> Sandwich tern (Breeding) • <i>Sterna hirundo</i> Common tern (Breeding) • <i>Sterna albifrons</i> Little tern (Breeding) • Waterbird assemblage
NSN designated site's conservation objectives	<u>Chichester and Langstone Harbour SPA</u> The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • the extent and distribution of the habitats of the qualifying features • the structure and function of the habitats of the qualifying features • the supporting processes on which the habitats of the qualifying features rely • the populations of each of the

	qualifying features the distribution of qualifying features within the site
NSN designated site's vulnerabilities	<u>Chichester and Langstone Harbour SPA</u> The site is vulnerable to; - Changes in abiotic conditions (M01), - Changes in biotic conditions (M02), - Pollution to groundwater (H02), - Fishing and harvesting aquatic resources and Marine (F02) and - Outdoor sports and leisure activities, recreational activities (G01)
Is the proposal 'directly connected with' or 'necessary to the management of the Sites for conservation of NSN	No. The proposals are limited to onsite habitats and are of a discrete nature and common within the surrounding landscape. The SPA is designated for its bird assemblages. The proposals are not considered to have a direct impact on the designated site and associated habitats. Amenity grassland is present on site, which the qualifying species can utilise. Due to the suitability of the habitat on site, the likelihood of these bird species being present is very low. Nonetheless, the majority of this habitat is being retained therefore there will not be a reduction in this area.

2.12 A detailed description of the proposed development is provided in the table below. Information provided includes; size and scale; distance from the NSN designated sites (formerly the Natura 2000) or associated qualifying features; and land-take.

Table 2.2: Project Outline

Project Outline of Langstone Technology Park Redevelopment

Overview

- Proposals from PRC are for the 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 proposed layout of the site is shown in Appendix B.
- Baseline conditions from the PEA (Phlorum, 2022) identified the majority of the site to consist of buildings and hardstanding. There were also regions of amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch.
- Several bird species are the qualifying features of the Chichester and Langstone Harbour SPA, they could potentially rely on grassland on site as part of their feeding ground and the development could result in impacts on the SPA and associated linked land, located just 0.2km south of the site.
- Landscaping post construction will comprise shrub planting, native hedge creation and turf instillation. Much of the grassland, and ruderal vegetation is being retained, whilst some grassland and the woodland is being enhanced.

Size and Scale

- The size of the site is approximately 16ha.
- Works will involve existing buildings being demolished and the erection of new employment floorspace buildings.
- No works will be undertaken within the NSN designated sites (formerly the Natura 2000) or any other designated site.
- The development will result in overall ecological enhancement, due to the low existing ecological value of the site with the majority of the site being buildings and hardstanding, the extensive areas of retained habitat and the post construction landscaping and introduced wildlife measures.

Distance from NSN Designated Site or Associated Qualifying Features

Chichester and Langstone Harbour SPA

- Chichester and Langstone Harbour SPA is located 0.4km south of the site.
- There is potential for the qualifying species to use the grassland habitat at the site to feed when eelgrass stocks are low.

Land-take

- Works will be confined to areas within the site boundary. Proposed activities will not result in the disturbance or removal of any adjacent habitats.
- The proposed development will not result in significant modifications or changes to the habitats within the site with boundary. The redevelopment will result in demolition of buildings, and removal of some low value planting habitat on site.

- There will not be significant change to the area of hardstanding on site, and the majority of the boundary features, primarily woodland and grassland, are being retained.

Individual Elements of the Project Likely to Give Rise to Impacts on the NSN Designated Site

- The qualifying species have potential to use areas of the site to feed.
- During the construction phases, noise levels, light spill and air quality could be affected.

Significance of Impacts

2.13 The next step of the screening stage is to assess the significance of the impacts identified in Table 2.2. These are addressed in the next table.

Table 2.3: Significance of Effects

Describe any likely direct or indirect effects to the NSN features arising, as a result of:	Is the Effect Significant/Not Significant? Why?
Loss of site	<u>Chichester and Langstone Harbour SPA</u> The site is discrete in nature and comprises mainly hardstanding and buildings. Most habitats are of low ecological value. There will not be considerable change in habitat post construction. Loss of Site is Not Significant.
Reduction in habitats	<u>Chichester and Langstone Harbour SPA</u> A considerable amount of habitat on site is being retained, including the grassland at the north of the site, and woodland at the east and west. The only habitat loss will be the small areas of introduced shrub and some standalone trees.

Describe any likely direct or indirect effects to the NSN features arising, as a result of:	Is the Effect Significant/Not Significant? Why?
	The qualifying bird species of the SPA are unlikely to be utilising this habitat so loss will not impact their feeding. Reduction in Habitats is Not Significant.
Changes in habitats and disruption	<u>Chichester and Langstone Harbour SPA</u> <i>Changes in Habitat</i> There will not be a considerable change in habitat post construction. As a lot of the boundary vegetation is being retained, the main area of the works is within the central area of the site. This is currently hardstanding and buildings and will be redeveloped into the same habitat categories. Changes in Habitats is Not Significant. <u>Grassland Disruption</u> <i>Foraging Dark-Bellied Brent Geese</i> Brent geese arrive from Mid-September and winter on coastal mud flats until around March. They initially feed on eelgrass, <i>Zostera</i> spp. and later on various marine algae, particularly <i>Enteromorpha</i> spp., and sea lettuce <i>Ulva lactuca</i>. Due to food availability and competition, the brent geese's feeding has diversified to farmland with cereals and pasture, and amenity grasslands. Brent geese prefer large open sites where they have clear sightlines and short, lush grass for grazing. The grassland at Langstone is a relatively small, narrow area, with a moderately high level of existing disturbance (with car parks and access roads adjacent). It is unlikely that brent geese would use this area to feed and is more likely that they will be using some of the functionally linked land south of the site.

Describe any likely direct or indirect effects to the NSN features arising, as a result of:	Is the Effect Significant/Not Significant? Why?
	Despite this, the grassland is being retained, so if the species forage on this area they will still be able to post construction. <i>Roosting and Foraging Wading Birds</i> Wading species are specially adapted to feed and roost on wetlands. They rely on the SPA, and associated land's, mudflats, shingle and saltmarsh to forage and roost. This habitat is not within the site so will not affect these groups. Disruption is Not Significant. <i>General Disturbance</i> During construction, there is potential for noise and dust to impact the SPA. However, there is a significant barrier between any functionally linked land and the site, in the means of further industrial areas. The Local Plan HRA completed by Havant Borough Council does not flag any consequential issues as a result of the works. The air quality assessment (Phlorum, 2022) concluded that there would not be an impact on the SPA from the works. It is thought that the industrial area between the site and the SPA will lower the impact of any additional noise during construction. The site is currently lit at night, so changes to the lighting strategy are unlikely to be significant. Again, there is an industrial barrier between the site and the SPA, which would block any potential additional light.

Describe any likely direct or indirect effects to the NSN features arising, as a result of:	Is the Effect Significant/Not Significant? Why?
	The site is currently of businesses use, so an increase of footfall, or change in noise levels, post construction, on surrounding habitat is not expected. In respect to the main vulnerabilities of the SPA (listed in Table 2.1), it is not thought that any of these will be affect during or post construction. General Disturbance is Not Significant

In-Combination Effects

- 2.14 The next stage in the screening assessment takes into account other plans or projects that have potential to cause significant effects to the NSN when considered in conjunction with the currently proposed project.

Table 2.4: Assessment of Other Plans or Projects

Provide details of any other projects or plans that together with the project or plan being assessed could (directly or indirectly) affect the site.	Provide details of any likely in-combination effects and quantify their significance.
At the time of writing this report, there is no knowledge of other plans which would affect the SPA.	N/A

Table 2.5: Potential Effects on the NSN Designated Sites as a Whole

Describe any potential effects on the NSN designated sites as a whole in terms of: interference with the key relationships that define the structure or function of the sites
The proposed development does not directly impact on the habitats of the Chichester and Langstone Harbour SPA. It is also considered that the development will not impact any relationships between the function of the SPA, and of the areas of functionally linked land surrounding the SPA. The identified issues are as follows; • The qualifying species have potential to use areas of the site to feed.

- During the construction phases, noise levels, light spill and air quality could be affected

These issues could affect the foraging and roosting behaviours of the qualifying bird species. However, it is thought that due to the unsuitability of onsite habitats, and the distance/barriers between the site and the SPA, these issues will not affect the qualifying species.

Likely Significant Effect

- 2.15 The final step of the screening stage is to conclude whether or not the proposal is likely to have a significant effect on the NSN designated sites, based on the above assessment.

Table 2.6: Conclusions

Conclusion: Is the proposal likely to have a significant effect on the NSN Designated sites?	Yes ☐ No ☒
<u>Qualifying Species: Several bird and waterbird assemblages, as listed above</u> Several recent (post- 2005) records of Dark-bellied Brent Goose were returned from the Hampshire Biodiversity Information Centre (HBIC, 2021), located at Langstone Harbour. Other qualifying bird species records, such as the Grey Plover (<i>Pluvialis squatarola</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Sandwich Tern (<i>Thalasseus sandvicensis</i>), and Common Tern (<i>Sterna hirundo</i>), were also returned to have been recorded within Langstone Harbour. The PEA (Phlorum, 2022) identified the existing site to consist extensively of buildings and hardstanding. There were also regions of amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch. Both during and post construction, it is not thought that the redevelopment of Langstone Technology Park will have an affect on the qualifying species of the Chichester and Langstone Harbours SPA, or the associated habitat.	

Recommendations

- 2.16 Due to the lack of likely significant effects on the designated SPA, the Stage 2 Appropriate Assessment is not required.

3. References

-  Ecosystems Ltd. (2015). The EU Birds and Habitats Directives. Natura 2000, Belgium. [Accessed on: 10/12/2020].
-  Havant Borough Local Plan Habitats Regulations Assessment (2020) Havant Borough Council.
-  HMSO – Her Majesty's Stationary Office (1981). *The Wildlife and Countryside Act (WCA) (as amended)*. HMSO, London.
-  HMSO – Her Majesty's Stationary Office (2000). *The Countryside and Rights of Way Act (CROW)*. HMSO, London.
-  HMSO – Her Majesty's Stationary Office (2010). *The Conservation of Habitats and Species Regulations 2010*. HMSO, London.
-  JNCC and DEFRA (2014) *Chichester and Langstone Harbours SPA Citation*.
-  JNCC and DEFRA (2015) *Chichester and Langstone Harbours SPA : Standard Data Form*.
-  MAGIC - Multi-Agency Geographic Information for the Countryside (2020). *MAGIC* Natural England, Leeds. [on-line]. Available from: www.magic.gov.uk [Accessed on 25/03/2022].
-  Natural England (2014) *European Site Conservation Objectives for Chichester and Langstone Harbours SPA of Conservation*.
-  Phlorum (2022) Air Quality Assessment for Langstone Park. Unpublished report.
-  Phlorum (2022) Preliminary Ecological Appraisal for Langstone Technology Park. Unpublished report
-  Solent Waders and Brent Goose Steering Group (2020) Hampshire and Isle of Wight Wildlife Trust
-  The Ecology Co-op (2019). Preliminary Ecological Appraisal for the Land at Langstone Technology Park. Unpublished report.

Figures and Appendices

Appendix A

Site Location Map



Legend



Site Boundary



Chichester and Langstone Harbours SPA



Primary Support Areas



Secondary Support Areas



Candidate Site

Figure 1: Langstone Technology Park Site Location

Drawn by: EH
On the: 28/03/2022
Not to Scale
Ref: 10538



Phlorum Limited, 12 Hunns Mere Way,
Woodingdean, Brighton, East Sussex,
BN2 6AH
Tel: +44(0)1273 307167
Web: www.phlorum.com
Email: info@phlorum.com

Appendix B

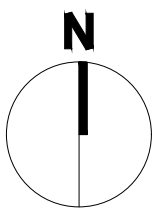
Map of Proposed Development



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

© The copyright of the drawings and designs contained therein remains vested in the PRC Group.

Revisions: Drawn/Chkd: Date:



BUILDINGS TO HAVE FLEXIBLE USE CLASSES, E CLASS RESEARCH & DEVELOPMENT, LIGHT INDUSTRY, B2 & B8

CAR PARKING BASED ON A MAXIMUM OF 1 PER 45m² (HIGH TECH, R&D, LIGHT INDUSTRY) GENERALLY

UNIT 5 CAR PARKING PROVIDED AT 1 PER 90m² (B8).

BUILDINGS 9 & 10 CAR PARKING PROVIDED BETWEEN 1 PER 45m² & 1 PER 90m²

ACCESSIBLE CAR PARKING PROVIDED AT 5%, EVC PROVIDED 10% MINIMUM ACTIVE & 20% PASSIVE

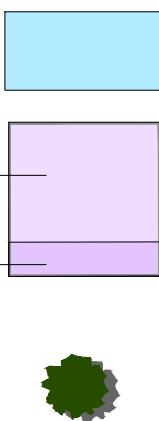
UNIT 14 SINGLE STOREY AMENITY FACILITY AND OUTDOOR SEATING (3,000ft² GYM, 2,000ft² CAFE), PARKING PROVIDED AT 1 PER 14M² MAX

AMENITY HUB (CAFE / GYM)

FLEXIBLE USE EMPLOYMENT SPACE

ANCILLARY OFFICE SPACE

TREES



Client:
XLB PROPERTY &
HAVANT S.a.r.l. (Luxembourg)



Project:
LANGSTONE PARK
HAVANT

12 Warren Yard,
Warren Park,
Milton Keynes,
MK12 5HW
01908 305 246

info@prc-group.com
www.prc-group.com

Drawing Title:
INDICATIVE MASTER PLAN

Scale @ A1: 1:1000
Checked by: ME
Date: SEPT 21

Job No: 11392
Stage: Drawing No: Rev: PL 005

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐
Working London Milton Keynes Warsaw

PRC Architecture & Planning

Architecture
Planning
Master Planning
Urban Design
Interiors
Landscape

Offices
Working
London
Milton Keynes
Warsaw



Phlorum Limited

Head Office & Registered Office:

Unit 12
Hunns Mere Way
Woodingdean
Brighton
East Sussex
BN2 6AH
T: 01273 307 167

Northern Office:

Ground Floor
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY
T: 0161 955 4250

Western Office:

One Caspian Point
Pierhead Street
Cardiff Bay
Cardiff
CF10 4DQ
T: 029 2092 0820

info@phlorum.com
www.phlorum.com

Registered in England & Wales. Reg No. 4967256