

PROPOSALS FOR THE REDEVELOPMENT AND REGENERATION OF LANGSTONE PARK, HAVANT



LOCATION OF LANGSTONE PARK

Thank you for visiting this virtual public consultation, displaying proposals for the redevelopment and regeneration of Langstone Park, 2B Langstone Road, Havant.

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. However, the site is facing a number of challenges, which has led to a reduction in occupancy. Since 2019, occupancy levels have fallen considerably, and today almost half of the site lies vacant.

To address these issues and safeguard the long-term economic potential of the site, a **comprehensive masterplan** for the regeneration of Langstone Park has been brought forward.

These proposals would see the Park comprehensively redeveloped over a period of time **with new and high-quality business units and industrial floor space** aimed at accommodating a range of uses, including research and development, light industrial, general industrial, and storage and distribution - all within offices, highly energy efficient buildings, which will be capable of operating as net zero carbon.

The aim of this vision is to greatly enhance the attractiveness of the site to the market, bring new businesses to Havant, and thereby create new job opportunities for the local community in the most sustainable way possible.

Depending on density and final occupants, the regeneration of this site could **create up to 1,585 new jobs**.

VIRTUAL PUBLIC EXHIBITION

There is a strong commitment to engage with the local community on these redevelopment proposals.

To facilitate a public consultation, this virtual exhibition has been arranged, which provides you with an opportunity to view and comment on the emerging proposals for the site prior to the submission of a planning application to Havant Borough Council.

Once you have viewed the emerging proposals, you are encouraged to leave your feedback on these regeneration plans before the deadline of **midnight on Friday 10th December 2021** by either:



Completing the feedback form available on the project website:
langstonepark.consultationonline.co.uk

OR



Emailing your comments to
feedback@consultation-online.co.uk



MANY BUILDINGS ON LANGSTONE PARK ARE UNSUITED TO MODERN BUSINESS NEEDS OR NEARING THE END OF THEIR SERVICEABLE LIVES



Background

First developed for IBM in the 1970s to accommodate their manufacturing headquarters, Langstone Park is the largest employment destination in the Havant Borough. It is home to a range of major local businesses.

After IBM left, the site evolved into a broader technology park, providing office, laboratory, logistics, and manufacturing spaces. In total, Langstone Park extends across 40 acres of land and offers approximately c. 52,000 sqm of employment accommodation, representing the largest concentration of commercial floor space in the local authority.

Langstone Park has benefited from its highly sustainable location over the years, which offers easy access to the strategic road and rail network. Located just south of J5 of the A27, the site is within a 5-minute drive of the A3(M), within a 7-minute drive of the M27, and within a 15-minute walk of Havant railway station, offering 5 direct trains to London per hour.

However, despite these advantages, Langstone Park has declined in recent years. It's fabric is over 50 years old and the layout, which was suited to IBM's production needs at the time, **no longer offers an attractive and sustainable environment in today's market**. As a result of an increasingly tired and inefficient building stock nearing the end of its serviceable life, and a building layout that is difficult to adapt for office and flexible employment uses, the Park faces an overall vacancy rate of around 50%.

The Park no longer responds to the needs of the business community and is **in need of significant investment and regeneration if it is to attract new employment** into the borough

A masterplan is therefore being brought forward to enhance the attractiveness of the site, bring new businesses to Havant, and thus create new job opportunities for the local community.

Planning Context

As part of long-standing aspirations to deliver new jobs and increase job density in the town, Havant Borough Council recognises the opportunity to rejuvenate the site through redevelopment.

In its emerging Local Plan, for example, Havant Borough Council acknowledges that:

*“Historically, the Park has enjoyed an occupancy rate exceeding 90%, but this has fallen to two thirds in recent years due to **emerging competition, dated facilities and lack of appeal to occupiers** ...”*

The Council further describes itself as:

*“... committed to the continued success of the Park and considers that **further development is necessary to achieve this.**”*

There is also a **significant need to deliver new employment floor space** within the borough.

In its current Local Plan, the Borough Council outlines a requirement to deliver 162,000 sqm of new employment floor space in the period up to 2026, across offices, manufacturing, and warehousing.

The masterplan for Langstone Park provides **an important opportunity to deliver high-quality and sustainable employment floor space suitable to modern needs, which will contribute toward the Council's economic objectives.**



INDICATIVE CGI OF TWO PROPOSED BUSINESS UNITS

A STRONG HERITAGE

While the site does not feature any statutory designated heritage assets, the site is appreciated locally and the project team has a keen sense of the history at Langstone Park.

Once part of the second IBM plant opened in the UK, throughout the 1960s, 1970s, and 1980s, the site was used for the assembly of computers for the European, Middle Eastern and Africa markets.

However, in the years after IBM vacated the site new businesses sought to make use of the space, and significant adaptations were made, with few parts of the original complex remaining unaltered. Vacancy issues have also arisen, as many of the buildings now reach the end of their serviceable lives.

The project team are **keen to recognise the historic function of Langstone Park** as the anchor of business and industrial output on the Solent Coast. In the spirit of IBM's original development, we aim to **bring the best of high-tech manufacturing and innovation to the Park through a new generation of business units on site.**



INDICATIVE CGI

THE VISION FOR THE FUTURE

Langstone Park has been identified as a key location for modernisation and intensification of new industry and new technologies, particularly in the fields of digital, transport and communications.

To maximise the attractiveness of the site, the plans:

- take account of recent trends in the office and industrial market, including the shift towards hybrid working
- recognise the need for maximum flexibility in the use of employment floor space for the clean tech, R&D and industrial sectors
- aim to set new benchmarks of sustainable development in the borough
- promote high levels of wellbeing within the workplace, providing both internal and external amenity space for employees on site

The first step towards delivering the renewal of the Park has already been taken, through the recently approved planning application to develop new industrial and business units in the south-western corner of the site (Ref: APP/21/00405). The wider masterplan builds on this initial permission and seeks to enable the comprehensive redevelopment of the wider site to deliver a range of environmental, social and economic benefits.

In the interim, ongoing investments have been made on the Park, with a new gym, refurbished café and break out areas, together new park branding, landscaping and signage, plus investment in replacement lighting to reduce energy use across the Park and to protect the amenity of neighbouring residents.



Masterplan proposals

To achieve the broader vision, a masterplan for the site has been developed, which proposes a **phased regeneration of Langstone Park planned over a 10 year period**. This includes:

- Up to **63,290 sqm** of versatile new employment floor space (including the recent permission for new units in the south-western corner)
- New business and industrial units of varying sizes, ranging from 5,000 sq ft to 100,000 sq ft, offering flexible and attractive workspaces suitable for a range of modern business uses, including research and development, light industrial offices, general industrial, and clean logistics
- Provision of amenity facilities to maximise the attractiveness of the employment site, including a cafe and a gym
- Sensitive positioning of business and new soft landscaping and planting to create a strong sense of place and attractive green amenity for future employees
- A high-quality and attractive design that greatly enhances the appearance of the site and provides Langstone with a clear sense of identity and place
- A modern and sustainable design, which meets BREEAM Excellent and Wellbeing standards, whilst contributing significantly to the local environment through biodiversity improvements
- Promotion of greener, more sustainable transport through car sharing schemes, electric charging infrastructure, and new of cycle parking facilities
- Rationalisation and re-provision of car parking, in line with local planning authority standards



Approach

The redevelopment of Langstone Park aims to provide a **modern and flexible place of work**, able to **foster innovation** through the provision of highly sustainable buildings.

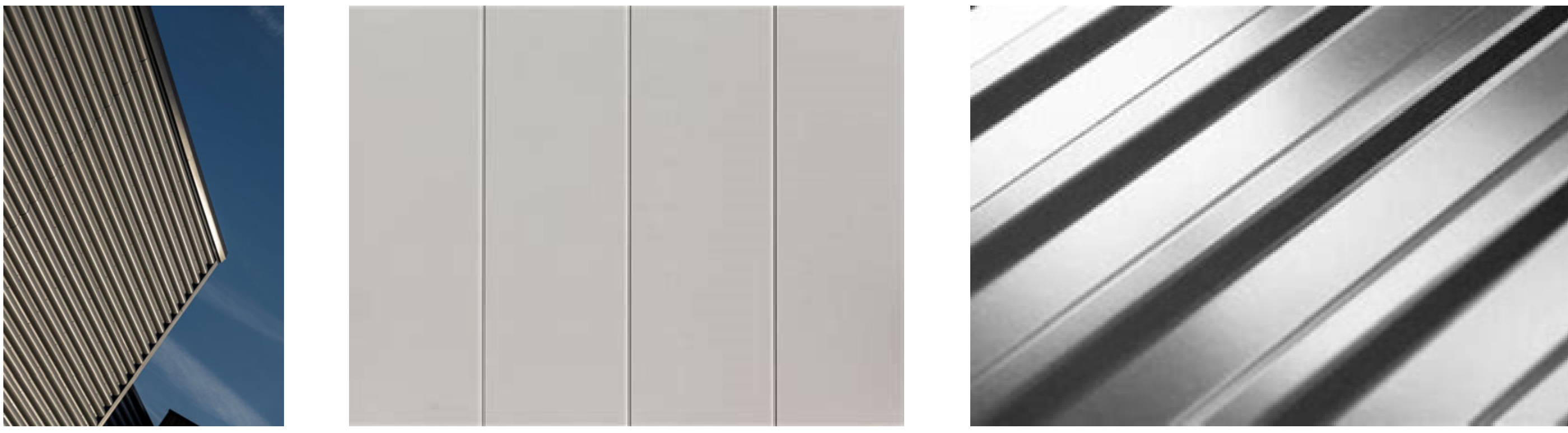
Layout

The office areas will be placed in key locations overlooking the internal park for visual pleasure, with ample natural surveillance. Soft landscaping will be placed between buildings and the adjacent estate roads to provide coverage and a consistent appearance.

The redevelopment proposals will include a new park hub accommodating café, break out, gym and function space. The intention is this will serve as a focal point within the Park for the benefit of the tenants and surrounding businesses

Materials

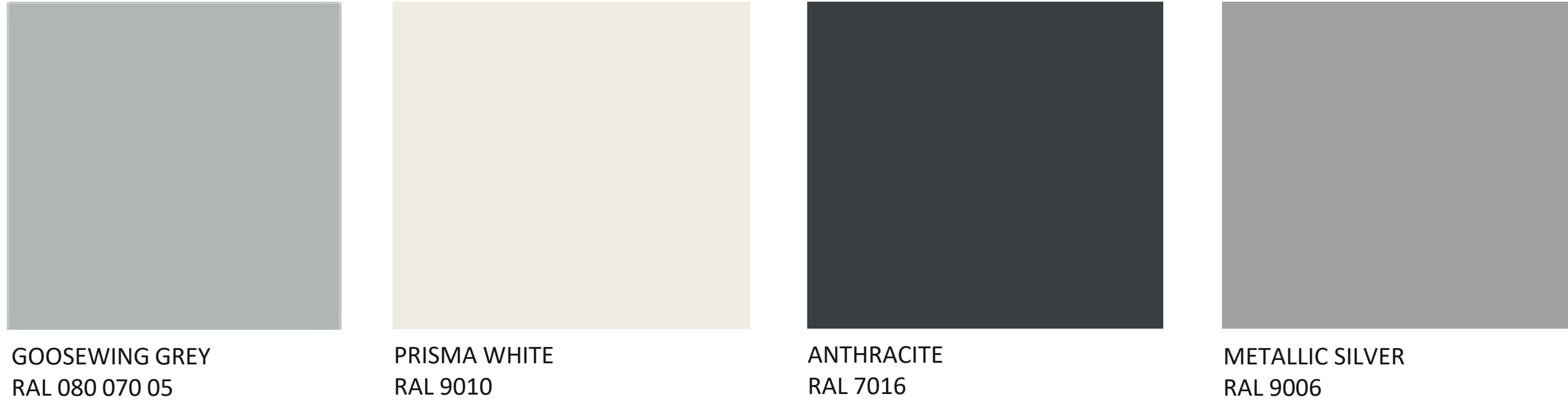
A limited range of materials are proposed to ensure a consistent approach across the site and create a strong sense of place and identity. Green roofs and solar cells will be incorporated to maximise the development’s broader sustainability.



External Wall Materials



Roof Materials



Colour Palette

Careful thought has also been given to the proposed colour and materials scheme proposed for Langstone Park.

To avoid premature aging, materials will be chosen from a neutral palette of Goosewing Grey, Anthracite, Metallic Silver, and Prisma White.

The selected colours will contribute to provide a modern appearance, and will be deployed in varying combinations to provide strong visual contrast and interest.

The limited range of colours will also ensure harmony and consistency in the appearance of the industrial units, creating a **sense of a family of buildings**.



Key:

- Existing soft landscape
- Existing hard surfacing replaced with soft landscape
- Formal permeable soft landscape adjacent primary access
- Soft landscape to car parking areas
- Formal soft landscape buffer to screen yard areas
- Dense native planting to boundaries and to separate plots
- Potential external amenity areas
- Ecological / biodiversity enhancements



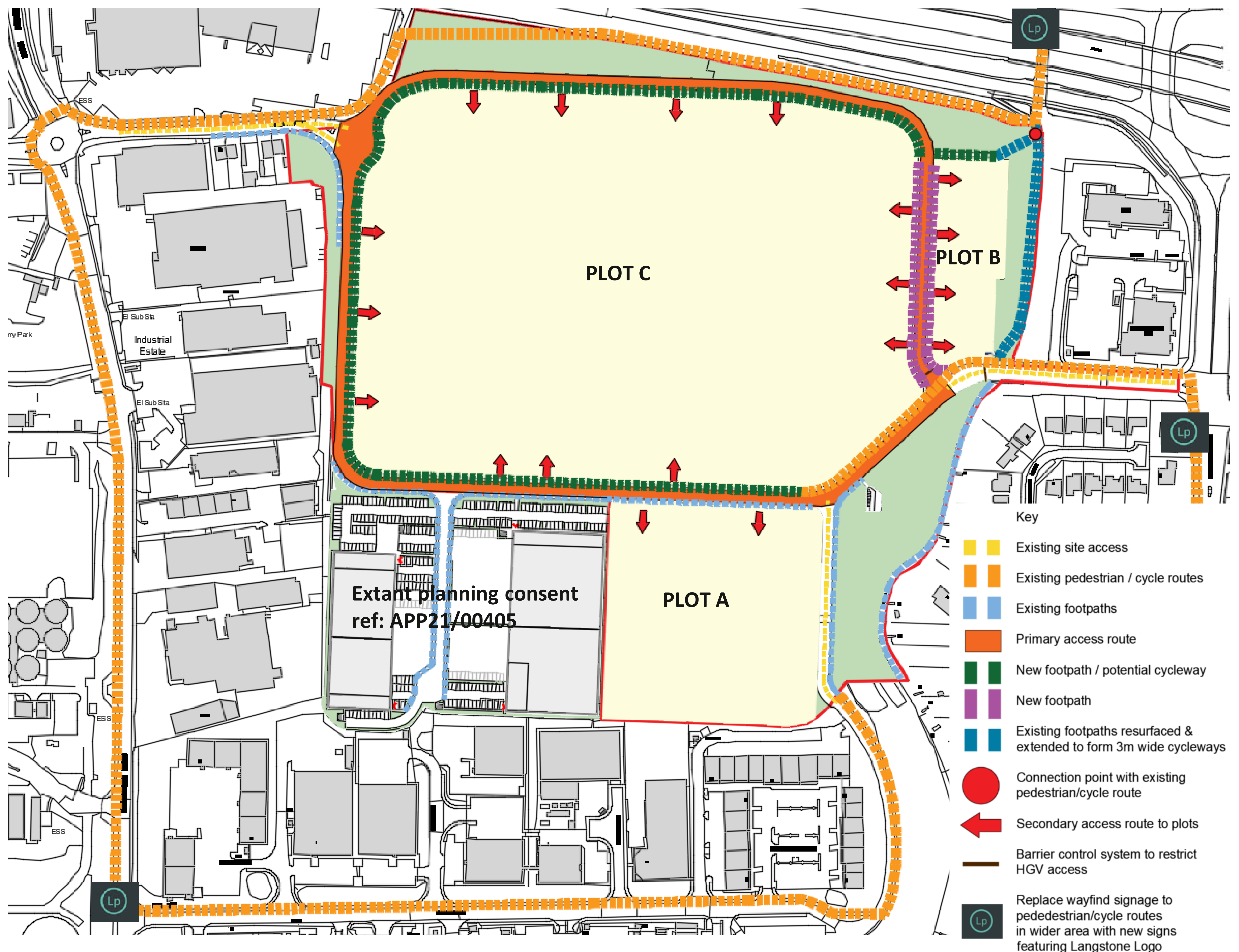
In order to maximise the attractiveness of Langstone Park, the regeneration masterplan proposes extensive landscaping designed to deliver a high quality public realm and an enhancement to local biodiversity.

- New planting to enhance existing green landscaped buffers
- Tree and soft landscape planting to soften industrial frontages
- New landscaping throughout the car parking areas to soften areas of hard landscaping and ensure separation

- Areas of open green amenity space across the Park, providing an atmosphere that is positive for mental wellbeing
- New external break out areas
- Enhancements to biodiversity through new tree planting and soft landscaping features

- Habitat creation and ecological enhancements through new green infrastructure links, the provision of log piles on amenity spaces, and the installation of bird and bat on the new business units.

These measures will not only ensure that the net biodiversity value of the site is greatly improved, benefiting the wider Havant Borough, they will also help create an attractive employment environment where businesses will want to locate and where employees will want to work.



Highways and Sustainable Transport

Langstone Park already benefits from being a highly sustainable location, which offers easy access to the strategic road and rail network.

Located just south of J5 of the A27, the site is within a 5-minute drive of the A3(M), within a 7-minute drive of the M27, and within a 15-minute walk of Havant railway station, offering 5 direct trains to London per hour. The scheme is also close to bus routes available from Langstone Road.

To further enhance the sustainability of the site, the regeneration masterplan for this scheme includes:

- New electric vehicle charging facilities, in line with local authority standards
- New cycling charging facilities, to promote greener, more sustainable forms of travel
- A Travel Plan for new business tenants and employees at Langstone Park, that will encourage car sharing schemes, use of public transport, and sustainable travel options.

Access and Highways

These masterplan proposals have been subjected to a Transport Assessment (TA), which has considered the traffic that would be associated with the regeneration of this site. The Assessment has established that there would be **no discernible impact on the highways network**.

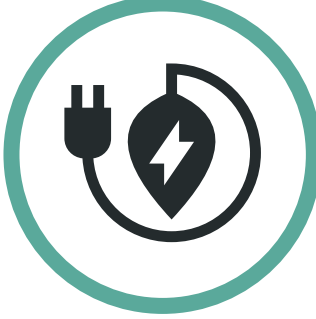
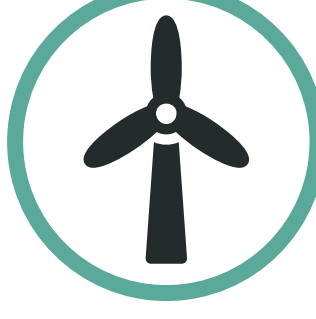
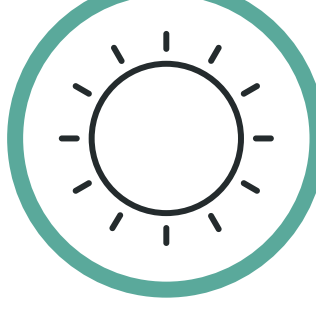
The existing site access points off Penner Road, Brookside Road, and Langstone Road will be retained, but **HGV access to and from Langstone Road will continue to be restricted**.

Vehicle access will be improved throughout the site, with roadway connections to each employment building provided by an internal link road.

New internal cycleways and footpaths will be delivered maximising permeability into and across the site a number of existing footpaths will be widened and resurfaced, and new wayfinding signage will be installed.

While Langstone Park benefits from a highly sustainable location, the current buildings are inefficient and unsustainable, being responsible for **an enormous carbon footprint of 4,688 tonnes of CO2 each year**. Similar environmental issues are raised by the more than 3.3 million kWh of gas consumed by the Langstone Park site annually.

The proposals therefore 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, which includes:

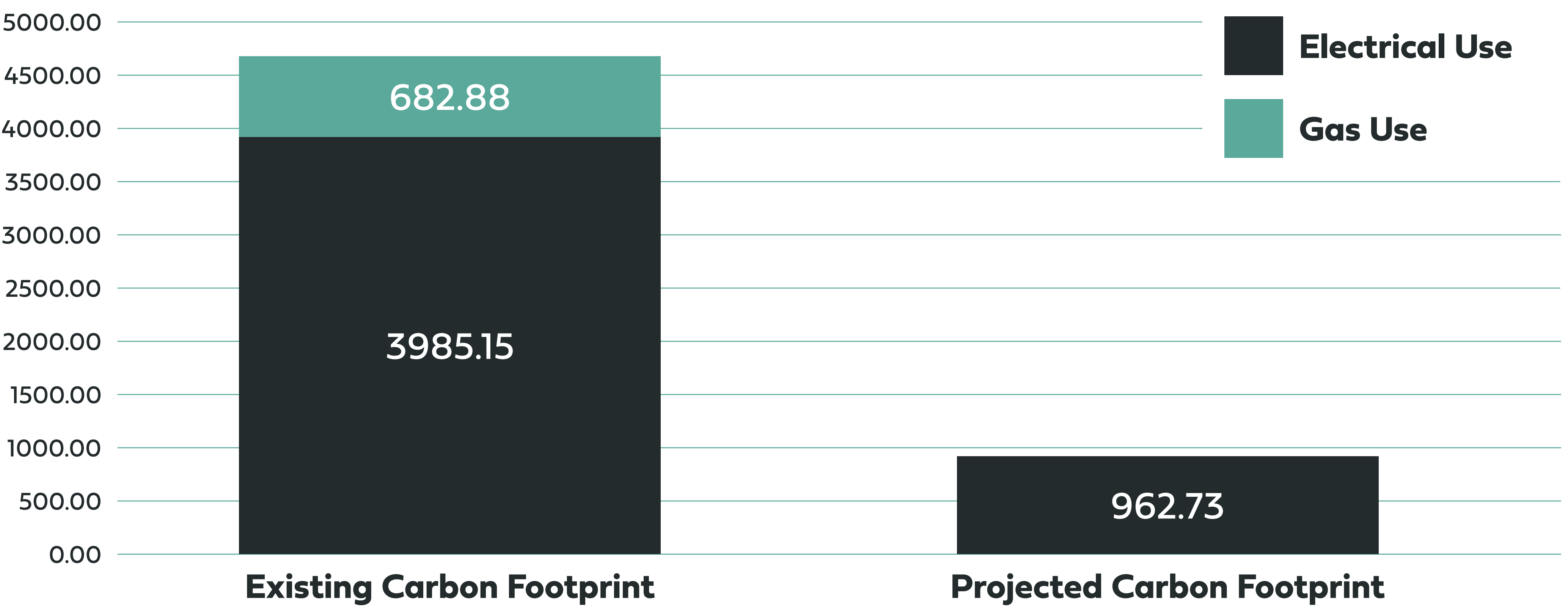
-  High standards of insulation, to achieve improved energy efficiency and reduced energy demand
-  New buildings will be constructed to BREEAM Excellent standards
-  Replacing the gas-heated buildings with modern units benefiting from heat pumps and electric heating systems
-  Securing renewable power for Langstone Park through green power purchase agreements
-  Solar panels will be maximised on site to generate renewable electricity
-  Water collection and conservation techniques, including rainwater harvesting for flushing WCs, and a sustainable urban drainage strategy
-  A Circular Economy Strategy that aims to minimise waste associated from redevelopment and operations, while maximising recycling on site
-  Enhancement of the biodiversity value of the site, through an integrated landscaping and habitat creation strategy

A greener Langstone Park

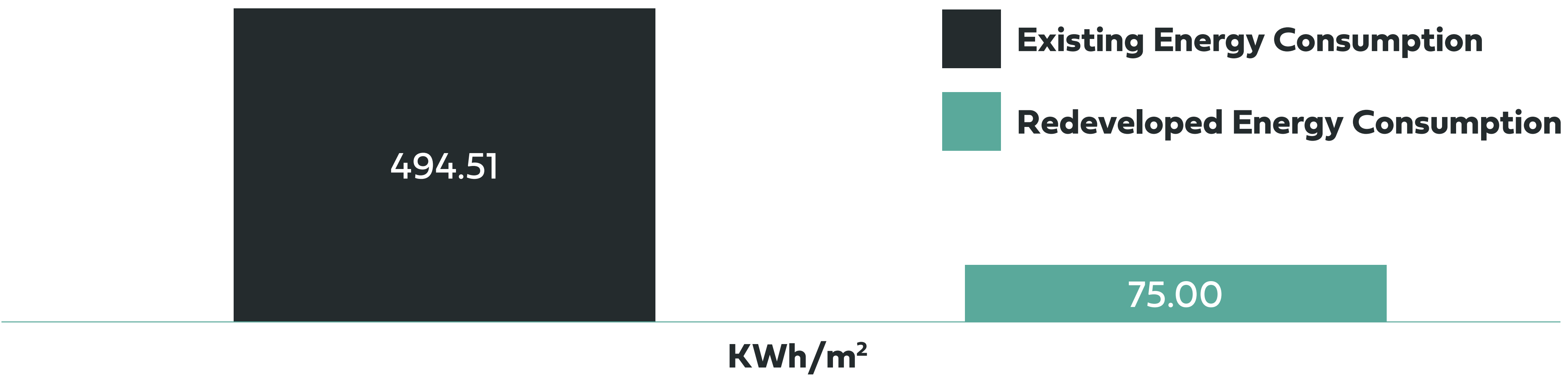
As a result of the broad package of measures proposed in this regeneration masterplan, the old, energy-intensive, and inefficient buildings on Langstone Park will be replaced by the highest specification business and industrial units.

Once fully delivered, the new Langstone Park will be substantially greener, with a **dramatically lower carbon footprint and annual energy consumption**.

Carbon footprint comparison (tn.CO2.annum)



Energy Consumption - KWh.m² .annum



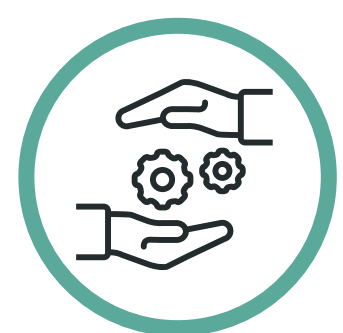
COMMUNITY BENEFITS:



Regeneration of an underperforming employment site, which is suffering high vacancy rates



The creation of up to **1,585 new jobs**



Development of new, modern, flexible employment workspaces, attracting new businesses to Havant



Retention of the existing major businesses on the site



An overall boost to the Havant economy of up to **£120m** in gross value added per annum



Creation of up to **120 new construction jobs**



New amenities to enhance the attractiveness of the park, including a gym and café



New soft landscaping, tree planting, and open green spaces to deliver a **welcoming public realm**.



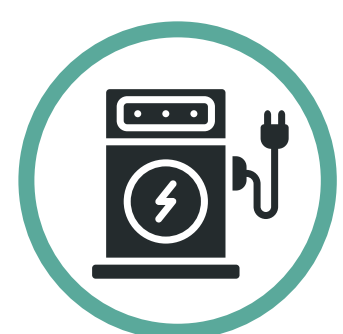
Net Zero buildings in operation, with significantly enhanced energy efficiency and renewable energy



A **high-quality and sustainable design** that meets BREEAM Excellent and Wellbeing Standards



A modern palette of materials, designed to give a **sense of place and identity** to Langstone Park



Provision of new electric vehicle charging points



A **Travel Plan to promote sustainable transport**, including new cycle routes & parking and car sharing schemes for employees



Habitat creation and ecological enhancements, to **enhance the biodiversity value of the site**



Relocated car parking, to provide better use of the site while meeting the council's parking standards



INDICATIVE CGI

NEXT STEPS

Thank you for taking the time to visit our virtual public consultation regarding the proposal for redevelopment of Langstone Park, Havant.

The project team hope that you found these consultation materials informative, and would be grateful if you could take the time to leave comments using one of the methods described below:

Once the virtual consultation has closed at **midnight on Friday 10th December 2021**, the project team will review the feedback received and take this into account before submitting a planning application to Havant Borough Council.

HOW TO GET INVOLVED IN THE CONSULTATION

You can leave comments by:



Completing the feedback form available on the project website:
langstonepark.consultationonline.co.uk



Emailing your comments to
feedback@consultation-online.co.uk



Calling our freephone information line on **0800 298 7040** and leaving a message, and a member of the team will call you back.

WHAT IF I DON'T HAVE ACCESS TO THE INTERNET?

If you have requested to receive these consultation materials and you are viewing these boards in paper form, please return your comments on the feedback form using the feedback form enclosed.