

For publication on Monday 29th November 2021

**Consultation begins on exciting masterplan proposals to
redevelop and regenerate Langstone Park, Havant**

A public consultation launches today (29th November 2021) on exciting proposals to deliver a much-needed redevelopment and regeneration of Langstone Park, Langstone Road, Havant.

Background

First developed for IBM in the 1970s to accommodate their manufacturing headquarters, Langstone Park is the largest employment destination in the Havant Borough and home to a range of major local businesses. After IBM left the site, Langstone Park evolved into a broader technology park, providing office, laboratory, logistics, and manufacturing spaces and currently constitutes the largest concentration of commercial floor space in the local authority.

However, despite this history, **Langstone Park is facing a number of challenges**, which has led to a reduction in occupancy. Its 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%.**

Masterplan Proposals

To address these issues and safeguard the long-term economic potential of the site, **a comprehensive masterplan for the regeneration of Langstone Park** over a ten-year period is being brought forward.

These proposals would see the Park comprehensively redeveloped over a number of phases 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 **highly energy efficient buildings, which will be capable of operating as net zero carbon.**

This will include up to 63,290 sqm of versatile new employment floor space and the provision of amenity facilities to maximise the attractiveness of the site, including a café, function space, informal break out areas and a gym.

Virtual Exhibition

As part of its commitment to community engagement, the project team has arranged a **virtual public exhibition** to provide local residents with an opportunity to view the emerging masterplan Langstone Park and provide feedback, prior to the submission of a planning application to Havant Borough Council.

The virtual public exhibition, hosted online at langstonepark.consultationonline.co.uk, will be open for comments until **10th December 2021** and will allow residents and stakeholders to view and comment on the draft regeneration vision.

A spokesperson for the Langstone Park project team commented:

"We are delighted to share our masterplan proposals to redevelop and regenerate Langstone Park, which is such an important part of the Havant economy."

“To maximise the attractiveness of the site, our plans take account of recent trends in the office and industrial market, including the shift to hybrid working; set new benchmarks of sustainable development; and aim to promote high levels of wellbeing within the workplace through high-quality internal amenity space for employees and extensive new green landscaping.

“The aim of this masterplan vision is to greatly enhance the desirability 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.

“Before submitting our planning application, we want to hear the community’s views about our proposals. We would encourage local residents to give their comments via our consultation website before 10th December 2021.”

Residents wishing to leave comments regarding this regeneration masterplan for Langstone Park should visit langstonepark.consultationonline.co.uk and leave comments **before 10th December 2021**.

Local residents who would like further information about the draft plans for Langstone Park can email feedback@consultationonline.co.uk, or contact the project team on **0800 298 7040**.

ENDS

For further information contact:

Samuel Carr

samuel.carr@becg.com | **07474 273573**

PRIVACY STATEMENT

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with the Langstone Park project team for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and the project team will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made. BECG acts on behalf of the Langstone Park project team to run public consultation activities.

ABOUT THE CONSULTATION

We welcome feedback from local residents and stakeholders on our proposals to redevelop land at Langstone Park, Havant. The project team believe that the views of the local community are important, and is keen to receive comments from local residents.

Please send all feedback by **Friday 10th December 2021**.

YOUR DETAILS

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Title (Miss/Mrs/Ms/Mr/Other):

First Name or Initial:

Surname:

Postcode:

Age Group (please circle):

Under 13 13-17 18-24 25-34 35-44
45-54 55-64 65-74 75-84 85+

YOUR CONTACT DETAILS

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address:

Telephone:

Email:

*PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Once completed, please return this feedback form to Langstone Park Consultation, c/o BECG, Jellicoe House, Grange Drive, Hedge End, Southampton, SO30 2AF.

If you have any further questions or would like more information, please contact us via feedback@consultation-online.co.uk or freephone **0800 298 7040**.

Do you agree that the working environment and requirements of the corporate employer today have changed from when Langstone Park was built?

Yes ☐ Yes with reservations ☐ No ☐ Unsure ☐

Please explain your answer below:

Do you recognise the need for Langstone Park to be regenerated in order to safeguard the long-term economic potential of the site?

Yes ☐ Yes with reservations ☐ No ☐ Unsure ☐

Please explain your answer below:

Do you support the phased redevelopment of Langstone Park to provide business accommodation that is better suited to meet the needs of today's occupiers?

Yes ☐ Yes with reservations ☐ No ☐ Unsure ☐

Please explain your answer below:

Do you support the sustainability strategy within this regeneration masterplan to deliver a greener Langstone Park?

Yes ☐ Yes with reservations ☐ No ☐ Unsure ☐

Please explain your answer below:

Do you have any other comments regarding these plans for Langstone Park?

Data Protection

We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of the European Economic Area. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/dp or by contacting us on 01962 893 893 / dataprotection@becg.com.

From: [Phoebe Sullivan](#)
To: alan.mak.mp@parliament.uk
Cc: [Paul Whelan](#); [Stephen Wormald](#); [Miles Willshire](#)
Subject: Proposals for the regeneration of Langstone Park, Havant

Dear Rt Hon Alan Mak MP,

Please forgive the unsolicited nature of this email, but I wanted to contact you in your role as Local Member of Parliament regarding an opportunity to deliver the comprehensive redevelopment and rejuvenation of Langstone Park.

I am writing to introduce the development team working with XLB Property Ltd (XLB) to bring forward a masterplan for the site's comprehensive redevelopment for employment generating uses, along with landscaping and associated car parking.

As you may be aware, Langstone Park was constructed in the late 1960's. The buildings are now reaching the end of their economic life being inefficient to maintain and as a consequence are unattractive to occupiers. As a result, the Park has suffered from significantly lower occupancy levels in recent years, with current vacancy levels of around 50%. The proposed masterplan (as envisaged by the emerging Local Plan) provides an opportunity to deliver a modern, flexible employment workspace that meets the current demands in the market and increases the diversity of employment opportunities in the Borough. It will also aim to set a new benchmark in the area for sustainable development and other ESG criteria.

Barton Willmore and PRC Architecture are working with XLB to prepare a planning application for a new masterplan for the whole site. XLB is also committed to engaging with the local community regarding its proposals and will commence a programme of community consultation over the coming months. My consultancy, Built Environment Communications Group (BECG), is working with XLB to assist with the public consultation process.

Ahead of any wider public engagement, we would like to invite you to an individual meeting to discuss our preliminary proposals and to obtain your initial feedback. Our project team will be available to meet with you either virtually or by telephone to discuss our initial plans for the site.

I hope you find this brief introduction useful. If we may, one of my colleagues will contact you in the coming days in the hope we can arrange a mutually convenient time to meet.

In the meantime, please do not hesitate to contact me or my colleague, Miles Willshire if you require further information.

We look forward to hearing from you.

Yours sincerely,

Phoebe Sullivan

From: [Phoebe Sullivan](#)
To: alex.rennie@havant.gov.uk
Cc: [Paul Whelan](#); [Stephen Wormald](#); [Miles Willshire](#)
Subject: Proposals for the regeneration of Langstone Park, Havant

Dear Councillor Rennie,

Please forgive the unsolicited nature of this email, but I wanted to contact you in your role as Leader of the Council regarding an opportunity to deliver the comprehensive redevelopment and rejuvenation of Langstone Park.

I am writing to introduce the development team working with XLB Property Ltd (XLB) to bring forward a masterplan for the site's comprehensive redevelopment for employment generating uses, along with landscaping and associated car parking.

As you may be aware, Langstone Park was constructed in the late 1960's. The buildings are now reaching the end of their economic life being inefficient to maintain and as a consequence are unattractive to occupiers. As a result, the Park has suffered from significantly lower occupancy levels in recent years, with current vacancy levels of around 50%. The proposed masterplan (as envisaged by the emerging Local Plan) provides an opportunity to deliver a modern, flexible employment workspace that meets the current demands in the market and increases the diversity of employment opportunities in the Borough. It will also aim to set a new benchmark in the area for sustainable development and other ESG criteria.

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I hope you find this brief introduction useful. If we may, one of my colleagues will contact you in the coming days in the hope we can arrange a mutually convenient time to meet.

In the meantime, please do not hesitate to contact me or my colleague, Miles Willshire if you require further information.

We look forward to hearing from you.

Yours sincerely,

Phoebe Sullivan

From: [Consultation Online Feedback](#)
To: [Consultation Online Feedback](#)
Bcc: [Alan.Mak.MP@Parliament.uk](#); [alex.rennie@havant.gov.uk](#); [Clare.Satchwell@havant.gov.uk](#); [Tim.Pike@havant.gov.uk](#); [jackie.branson@havant.gov.uk](#); [imogen.payter@havant.gov.uk](#); [liz.fairhurst@hants.gov.uk](#); [chairman@langstone.org](#); [admin@langstoneharbour.org.uk](#); [civicsocietyhavant@gmail.com](#); [Leigh@businesssouth.org](#); [richard.jones@solentlep.org.uk](#); [ruth.eastwood@southernpolicycentre.co.uk](#); [Lisa.Hall@hampshirechamber.co.uk](#)
Subject: Re: Proposals for the redevelopment and regeneration of Langstone Park, Havant
Date: 26 November 2021 16:10:19
Attachments: [Langstone Park Exhibition Newsletter for the Community.pdf](#)

Dear all,

Proposals for the redevelopment and regeneration of Langstone Park, Havant

I am writing to you regarding an opportunity to deliver the much-needed redevelopment and regeneration of Langstone Park, 2B Langstone Road, Havant.

Langstone Park, as you may be aware, is one of the largest concentrations of commercial floorspace within the Havant 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 number of phases with new and high-quality business units and industrial floorspace aimed at accommodating a range of uses, including research and development, light industrial, general industrial, and storage and distribution – all within 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.

For further information on our proposals, and the benefits they will deliver to the community, please consult the attached community newsletter, which has also been distributed to the local community.

As part of its commitment to community engagement, the project team has arranged a **virtual public exhibition** to provide residents with an opportunity to view and comment our draft masterplan for Langstone Park, prior to the submission of a planning application to Havant Borough Council. This virtual consultation can be found at [langstonepark.consultationonline.co.uk](https://www.langstonepark.consultationonline.co.uk).

Given your role, we would be delighted to meet with you via videoconference to introduce explain our masterplan proposals in more detail and outline our wider vision for Langstone Park.

In the coming days, one of my colleagues will be in touch to see if we can arrange a convenient time to discuss this with you.

If you would like to contact the project team in the meantime, please don't hesitate to do so by calling our Freephone information line – **0800 298 7040** – or by emailing feedback@consultation-online.co.uk.

Yours sincerely,

Samuel Carr
For and on behalf of the Langstone Park Project Team

From: [Consultation Online Feedback](#)
Bcc: Alan.Mak.MP@Parliament.uk; alex.rennie@havant.gov.uk; Clare.Satchwell@havant.gov.uk; Tim.Pike@havant.gov.uk; jackie.branson@havant.gov.uk; imogen.payter@havant.gov.uk; liz.fairhurst@hants.gov.uk; chairman@langstone.org; admin@langstoneharbour.org.uk; civicsocietyhavant@gmail.com; Leigh@businesssouth.org; richard.jones@solentlep.org.uk; ruth.eastwood@southernpolicycentre.co.uk; Lisa.Hall@hampshirechamber.co.uk; [Miles Willshire](#)
Subject: Update: Proposals for the redevelopment and regeneration of Langstone Park, Havant
Date: 02 December 2021 17:48:00

Dear All,

Further to my previous correspondence, which introduced exciting masterplan proposals for the redevelopment and regeneration of Langstone Park, 2B Langstone Road, Havant, I write to update you on consultation timescales.

As you may recall, this masterplan has been brought forward to help address declining occupancy rates at Langstone Park. The aim of this redevelopment 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.

As part of the project team's commitment to community engagement, a virtual public exhibition has been set up, which is currently ongoing at langstonepark.consultationonline.co.uk. The purpose of this virtual consultation is to provide residents with an opportunity to view and comment on the draft masterplan for Langstone Park, prior to the submission of a planning application to Havant Borough Council.

The virtual consultation, which was launched on 29th November, referenced a closing date for the virtual exhibition of Friday 10th December. However, the project team are keen to ensure that the community has as much time to engage with the proposals as possible, especially given this busy time of year, so **we have extended the consultation window to after the New Year**.

As such, I can confirm that the consultation will remain live and open to comments at langstonepark.consultationonline.co.uk until **4th January 2022**. We very much look forward to receiving your feedback over the coming weeks.

The project team will provide an update letter to the same addresses within the community who we previously wrote to, setting out this additional opportunity for feedback.

Alongside this community engagement, the project team remain keen to discuss the emerging comprehensive masterplan with you, as key stakeholders representing Langstone Park. As such, we would be delighted to meet with you via videoconference to introduce the proposals in more detail and outline our wider vision for Langstone Park.

If you would like to take advantage of this opportunity, please do not hesitate contact me by calling the Freephone information line – **0800 298 7040** – or by emailing feedback@consultation-online.co.uk.

Yours sincerely,

Samuel Carr
For and on behalf of the Langstone Park Project Team