



Langstone Park – Phase 2

Reserved Matters

Planning Statement

On behalf of **XLB Property Ltd**

Project Ref: 333100007 | Rev: A | Date: March 2024

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For and on behalf of Stantec UK Limited				

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1 Introduction

- 1.1 This Planning Statement has been prepared by Stantec on behalf of XLB Property Ltd in support of the first reserved matters application pursuant to the Langstone Park outline planning permission granted on 22 December 2023 (Ref: APP/22/00172) for the following development:

'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'.

- 1.2 The outline permission is subject to 46 conditions, including the matters reserved by Condition 2, which states:

'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'.

- 1.3 Condition 1 requires applications for the approval of reserved matters for any phase to be made before the expiration of ten years from the date of the permission (i.e. by 22nd December 2033).

- 1.4 This Reserved Matters Application ('RMA') relates to Phase 2 of the development which, as shown on the submitted Phasing Plan (Drawing Ref: 11629-PL006), is located within the south-eastern corner of the Site, directly adjacent to the now completed Phase 1 development (delivered under planning permission Ref: APP/21/00405). Within Phase 2 it is proposed to deliver 3No. flexible employment units with associated parking and landscaping, alongside works to the internal road network and the required enhancements to Footpath 51.

- 1.5 Against this context, this application seeks approval of the requirements set out under Condition 2 for the proposed works within Phase 2 only. In parallel with this RMA, separate approval will be sought in relation to the discharge of the following conditions, again specifically in relation to Phase 2:

- Condition 5 – Phasing Plan
- Condition 10 – Tree Protection
- Condition 12 – EMCES
- Condition 24 – CEMP
- Condition 25 – Drainage
- Condition 26 – Protection of Public Sewers
- Condition 27 – Foul Sewerage Disposal
- Condition 28 – Surface Water Drainage
- Condition 29 – Existing Sewer Conditions
- Condition 30 – Contamination
- Condition 31 – Cycle Storage Facilities
- Condition 32 – Car Parking
- Condition 33 – Implementation of EMCES
- Condition 35 – BREEAM
- Condition 36 – Lighting

Condition 37 – Finished Floor Levels

Condition 38 – External Materials (Hard Surfacing)

Condition 39 – External Materials (Buildings)

Condition 45 – External Plant

- 1.6 Where there is inherent overlap between the details required pursuant to the above and the detailed design of the Phase 2 development, this information has also been provided in support of this RMA application.

Submission Material

- 1.7 This submission is accompanied by the following documents:

Application Form and Certificates, duly completed by Stantec;

Covering Letter (25 March 2024), prepared by Stantec;

Site Location Plan (Drawing Ref: 11392-PL008);

Planning Statement (March 2024), prepared by Stantec (this document);

Design and Access Statement (March 2024), prepared by PRC;

Application Drawings (as listed in **Appendix 1**), prepared by PRC;

Noise Technical Note (20 March 2024), prepared by Phlorum;

BREEAM Pre-Assessment Report (16 February 2024), prepared by AES;

Ecological Mitigation, Compensation and Enhancement Strategy (March 2024), prepared by Phlorum; and

Lighting Strategy (March 2024), prepared by Watkins Payne.

- 1.8 Read together the above documents provide a comprehensive assessment and robust justification for the detailed elements of the Phase 2 works.

2 Site Location and Context

The Site

- 2.1 The boundary of the Outline Permission is identified in red on the Site Location Plan (Drawing Ref: 11392-PL008), included in **Appendix 2**. The extent of Phase 2 ('the RMA Site') which is the subject of this application, is identified on the Phase 2 Location Plan (Drawing Ref: 11629-PL001), included in **Appendix 3**.
- 2.2 The RMA Site falls within the existing Langstone Park ('the Park') which is located to the south of Havant Town Centre separated by the Havant Bypass (A27), and to the north of Hayling Island on the western side of Langstone Road (A3023). Langstone Road provides the main access to the A27 and Havant Town Centre to the north, and also to Hayling Island.
- 2.3 The Park itself is bound to the south and west by commercial development; to the north by boundary vegetation and the A27 Havant Bypass (beyond which is Havant Town Centre); and to the east by a generous landscape buffer, beyond which is a pub and hotel and a residential area.
- 2.4 The Park, as existing, can broadly be divided into three areas, as follows:
- The northern section, which incorporates Building 1000 and parking;
 - The central section, which contains office buildings, a data centre and acts as the amenity core for the park; and
 - The southern section, which includes the Phase 1 development to the west, alongside parking to the east.
- 2.5 The Park is accessed from Langstone Road to the east and Brookside Road to the west. Both accesses are joined by interior service roads albeit there are restrictions in place geared towards minimising the use of the eastern access, particularly for HGVs.
- 2.6 As noted above, the 'Phase 1' site which has been built out under planning permission Ref: APP/21/00405, is located within the south-western portion of the Park. The RMA Site is located directly to the east of the Phase 1 development and incorporates 'Plot A' as defined on the Indicative Plots (Drawing Ref: 11392-PL-004) approved under Condition 3 of APP/22/00172.
- 2.7 Directly to the north of the RMA Site lies Building 6000 ('B6000') which is due to be demolished as part of Phase 1 of the outline permission as shown on the submitted Phasing Plan (Drawing Ref: 11629-PL006). Directly to the east of the Site, landscape mitigation planting has commenced in accordance with the details approved under Condition 14 in order to ensure that new planting is able to establish and mature at the earliest opportunity.
- 2.8 The RMA Site comprises 399No. surface level parking spaces which are presently underutilised following the strip out of B6000 in anticipation of its demolition.

Relevant Planning History

- 2.9 On 22 July 2020, planning permission (Ref: APP/19/00703) was granted for '*part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access and felling of two trees subject to a Tree Preservation Order (Norway Maples)*' (the 'Original Phase 1 Permission').
- 2.10 A subsequent Section 73 application (Ref: APP/21/00405) was granted on 25 August 2021 (the 'Phase 1 Permission'). This secured the reconfiguration of new employment units in the south-western corner of the Site and a modest reduction in floorspace (from 13,476 sqm GEA to

- 11,290 sqm GEA). This subsequent permission has been built out and the units are in the process of being let.
- 2.11 On 22 December 2023, outline planning permission was granted for the following development:
- ‘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’.***
- 2.12 The Outline Permission represents significant economic investment in Havant but also recognised that the development will come forward in phases over a period of years. The conditions attached to the outline permission are worded to allow for phased delivery.
- 2.13 In December 2023, an application was made to part-discharge various Conditions attached to Outline Permission in order to facilitate the demolition of B6000 being ‘Phase 1’ of the approved Masterplan. At the time of writing, this application is still pending determination.
- 2.14 In January 2024, a Section 96a application (Ref: APP/24/00058) was submitted to the Council seeking to amend Condition 35 of the Outline Permission to allow for a BREEAM Pre-Assessment (as opposed to a Design Stage Assessment) to be submitted for approval prior to the commencement of development in order to demonstrate that the relevant BREEAM standard (being ‘Excellent’ in this case) is capable of being met. At the time of writing, this application is also still pending determination.

Reserved Matters

- 2.15 With the exception of ‘access’, all other matters were reserved for later determination under the Outline Permission. Condition 2 of the Outline Permission therefore requires details of the **appearance, landscaping, layout, and scale** for each phase to be submitted to and approved by the Council prior to the commencement of development of that phase.
- 2.16 Condition 1 requires the submission of reserved matters to be made prior to the expiration of 10 years from the date of the permission (i.e. by 22 December 2033).
- 2.17 The detail of the Reserved Matters is regulated by a number of conditions under the Outline Permission. These are set out in Table 2.1 below.

Table 2.1: Conditions to be addressed through Reserved Matters

Condition	
7	The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment& Outline Drainage strategy Report ref:13023 / R102 rev 5.0) and the following mitigation measures it details: Finished floor levels shall be set at 5.90 mAOD for buildings within Zone 1 and 2 north of the link road, and 5.50 mAOD for the buildings within Zone 3B south of the link road These mitigation measures shall be fully implemented prior to occupation in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
14	The Reserved Matters stage proposed landscaping scheme for the relevant phase of development shall include details of the proposed landscaping and planting as shown on the following plans:

Condition	
	Landscape Mitigation Option SK002 C Landscape Mitigation Option SK003 B
15	The maximum height of buildings within any phase of the development shall not exceed those shown on Proposed Building Heights Drawing No: 003.
16	Any building(s) erected within the area annotated as Plot A on drawing No. 004 shall be sited a minimum of 4m to the west of the adjacent eastern estate road (as shown on the Indicative Master plan drawing No. 005).
18	The Reserved Matters applications in relation to any phase of development shall seek to ensure that the design of any units set close to nearby residential properties incorporate layout and designs that minimise potential impacts to residential amenities for example, in relation to loading bay positions, external equipment, openings, windows and lighting.
19	The Reserved Matters stage submission(s) shall demonstrate how they have incorporated the design principles set out in the Design and Access Statement and Principles Document Revision A. In particular the phased development shall seek to provide a whole site design aesthetic and provide a degree of continuity in building designs, detailing and materials.

3 Planning Policy Context

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Site comprises:

Havant Borough Core Strategy (March 2011);
Havant Borough Local Plan (Allocations) (July 2014); and
Hampshire Waste and Minerals Plan (October 2013).

- 3.2 The following Supplementary Planning Documents ('SPDs') are also considered to be of relevance:

Borough Design Guide SPD (December 2011); and
Parking SPD (July 2016) (partially updated September 2019).

- 3.3 This section sets out the Development Plan policies which are considered to be of relevance to this RMA. It is relevant to note that the principle and maximum quantum of the proposed uses have already been established by the Outline Permission and are not therefore a consideration for Reserved Matters. The following development plan policies relating to appearance, landscaping, layout and scale are set out below.

Policy CS1 (Health and Wellbeing) is an overarching policy which seeks to improve wellbeing across the Borough. Among the requirements under Policy CS1, part 8) supports increased footpath and cycle use through the design of development, linkage and signage.

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) seeks to protect and where possible enhance habitats and features of biological, hydrological or geological interest, including through the creation of new habitats and planting of new trees.

Policy CS14 (Efficient Use of Resources) requires non-residential development over 500 sqm to deliver BREEAM standard 'very good' upon completion. An improvement on this standard over the plan period is also encouraged.

Policy CS15 (Flood and Coastal Erosion Risk) requires all development to ensure that there is no net increase in surface water run-off and to prioritise the use of sustainable drainage systems (SuDS) to manage surface water drainage.

Policy CS16 (High Quality Design) requires development to be designed to a high standard which responds to and respects local context; produces a positive relationship between buildings, streets and spaces; contributes to the improvement of public realm; is inclusive; mitigates negative environmental impacts and adapt to the changing needs of users and climate over the lifespan of the building. The policy is also supplemented by the Design Guide SPD (2011)

Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features) requires development to sympathetically incorporate existing features into the overall design of a scheme and to provide new landscape works that integrate successfully with the local environment, including provisions for maintenance.

Policy DM10 (Pollution) requires development to appropriately manage any potential pollution risks.

Policy DM11 (Planning for More Sustainable Travel) requires new development to be designed to encourage lower vehicle speeds and safe, permeable, inclusive layouts that will integrate with existing pedestrian, cycle and public transport routes.

Policy DM14 (Car and Cycle Parking on Development (excluding residential)) requires provision of parking for cars, motor cycles and cycles in accordance with the relevant standards which are presently set out within the Parking SPD (2016) (as amended).

4 Submission Details and Planning Assessment

- 4.1 This RMA has been prepared to provide those details required under Condition 2 of the Outline Permission (Ref: APP/22/00172), being the appearance, landscaping, layout and scale of the Proposed Development within Phase 2 Site as defined on the Phase 2 Location Plan (Drawing Ref: 11629-PL001).
- 4.2 The proposed layout is shown on the Proposed Site Plan (Drawing Ref: 11629-PL004). This shows 3No. flexible employment units (Units 5, 6 and 7) within 2No. buildings laid out in a formation which broadly mirrors the Phase 1 development to the west. The proposed units are proposed to be accessed from the new central spine road to the north with the units and yard areas facing inwards towards each other.
- 4.3 A full description of the Proposed Development is set out within the Design and Access Statement (March 2024) prepared by PRC. This section of the Planning Statement summarises that information with reference to other details submitted with the application and the condition submissions which have been made in parallel.

Use and Amount

- 4.4 As set out within Table 4.1, the reserved matters submission fully accords with the use and amount of development approved under the outline planning permission, as controlled by the Design and Access Statement and Design Principles Document (Revision A) approved under Condition 3 and the overall floorspace allowance controlled by Condition 4.

Table 4.1: Phase 2 Proposed Floorspace Schedule

Phase 2 (Plot A)	Floorspace (sqm GEA)	Maximum Approved Floorspace for Plot A (sqm GEA) ¹
Unit 5	3,229	9,000
Unit 6	3,932	
Unit 7	2,529	
TOTAL	8,690	

- 4.5 The proposed floorspace does not exceed the maximum approved floorspace for Plot A, nor does it exceed the overall floorspace allowance of 52,000 sqm GEA set out under Condition 4.
- 4.6 In terms of use, the units have been designed to accommodate Class E(g)(ii)-(iii), B2 and B8 uses (with ancillary office floorspace), which is in accordance with the uses approved under the Outline Permission (as set out within Condition 4). Within Phase 2, no other ancillary uses are proposed.
- 4.7 Having regard to the above uses, the proposed quantum of floorspace has potential to generate between 91 – 241 gross FTE on-site jobs once operational. In addition to this, there will be short-term job opportunities created during the construction phase.

¹ As set out within the Design and Access Statement and Design Principles Document (Revision A).

Scale

- 4.8 The height of the proposed buildings is also within the approved height parameters for Plot A, as shown on the Proposed Building Heights Drawing No: 003, which is controlled by Condition 15 on the outline permission. This allows for a maximum building height of 15.8m in Plot A.
- 4.9 As shown on the Proposed Elevations (Drawing Ref: 11629-PL014 and 11629-PL016) and also detailed within the Design and Access Statement (March 2024), the proposed buildings would have a clear internal haunch height of 9.5m and a parapet height of 12.25m. This is 3.6m lower than the maximum height allowance.

Table 4.2: Phase 2 Compliance with Condition 15

Condition		Phase 2 Compliance
15	The maximum height of buildings within any phase of the development shall not exceed those shown on Proposed Building Heights Drawing No: 003.	Proposed Elevations Units 5 (Drawing Ref: 11629-PL0140) Proposed Elevations Units 6&7 (Drawing Ref: 11629-PL016)

- 4.10 The proposed building footprints are approximately 46m (W) x 60m (L) for Unit 5, and 43m (W) x 108m (L) for Units 6 and 7. These footprints are well within the size range of the existing employment buildings within the Park and the surrounding area. The scale and massing of the development is therefore considered to be in keeping with the context of the wider Park, as well as the parameters set out under the Outline Permission.

Design and Layout

- 4.11 The scheme design and layout has been formulated to accord with the Outline Permission and adopted Development Plan policies. This is explained within the accompanying Design and Access Statement (March 2024) and summarised below.
- 4.12 The layout of the proposed buildings on the Site, as shown on the Proposed Site Plan (Drawing Ref: 11629-PL004) broadly mirrors the Phase 1 development to the west. The proposed units are proposed to be accessed from the central spine road to the north with the units facing inwards towards each other in order to screen the service yard areas from the more sensitive eastern boundary. The buildings are positioned such that Units 5 and 6 are also able to address the new central spine road and the wider Park to the north. Parking with landscaping is proposed immediately north of the buildings (as well as within the yard areas) which enables the Phase 2 development to be read as an effective continuation of the Phase 1 development.
- 4.13 As noted within Section 2, Conditions 16 and 18 place controls on the design and layout of the proposed development in order to manage and minimise the potential for impacts on neighbouring residential areas to the east and to ensure a cohesive and coherent development overall.
- 4.14 In accordance with Condition 16, and as shown on the Proposed Site Plan (Drawing Ref: 11629-PL004) Units 6 and 7 are sited 4.1m to the west of the adjacent eastern estate road. In accordance with the approved Design Criteria for Plot A², the proposed building is sited 99m from the rear elevation of 11 Brookmead Way, being the nearest direct facing elevation (+4m than the 95m minimum allowance).

² As set out within the Design and Access Statement and Design Principles Document (Revision A).

- 4.15 The following additional measures have also been incorporated into the design in order to protect the residential amenity of neighbouring occupiers in accordance with the requirements of Condition 18:

The buildings have been orientated to prevent overlooking of the residential properties to the east with limited glazing proposed on the eastern elevation. Where there is glazing proposed, this serves circulation space (within Unit 7) or is effectively screened by the existing landscape buffer located to the east as shown on the Proposed Site Sections and Street Elevation (Drawing Ref: 11629-PL020).

Proposed openings on the eastern elevation of Units 6 and 7 are limited to emergency exit doors at ground level only (required for building control and fire safety purposes) and will not be utilised in the day-to-day operation of the units (see Drawing Ref: 11629-PL069). It is also relevant to note that these will be screened to some degree by proposed hedge planting along the eastern boundary as shown on the Landscape General Arrangement Plans (Drawing Ref: 11629-PL060 Rev A and 11629-PL061 Rev A).

The proposed building does not extend into the zone set by a 25-degree angle from the mid-point ground floor windows on the rear elevation of residential properties backing onto Plot A as shown on the Proposed Site Sections and Street Elevation (Drawing Ref: 11629-PL020).

A sensitive approach to lighting the rear of Units 6 and 7 (which is necessary for security and escape purposes) involving low lux luminaires (1 lux minimum, 5 lux average). As detailed within the External Lighting Assessment (March 2024) submitted pursuant to Condition 36, the proposed luminaires would have no upward light output.

The location of external plant equipment has been carefully considered and tested in terms of potential noise impacts as set out within the Noise Technical Note (March 2024) produced by Phlorum.

- 4.16 As set out below, the proposals for Phase 2 are considered to fully adhere to the principles established at the outline stage. It is also considered that the proposed development does not give rise to any impacts which cannot be satisfactorily managed in line with the objectives of Policy DM11.

Table 4.3: Phase 2 Compliance with Conditions 16 and 18

Condition		Phase 2 Compliance
16	Any building(s) erected within the area annotated as Plot A on drawing No. 004 shall be sited a minimum of 4m to the west of the adjacent eastern estate road (as shown on the Indicative Master plan drawing No. 005).	Proposed Site Plan (Drawing Ref: 11629-PL004) Proposed Sections and Street Elevation (Drawing Ref: 11629-PL020)
18	The Reserved Matters applications in relation to any phase of development shall seek to ensure that the design of any units set close to nearby residential properties incorporate layout and designs that minimise potential impacts to residential amenities for example, in relation to loading bay positions, external equipment, openings, windows and lighting.	Proposed Site Plan (Drawing Ref: 11629-PL004) Proposed Sections and Street Elevation (Drawing Ref: 11629-PL020) Proposed Elevations Units 6&7 (Drawing Ref: 11629-PL016) Proposed Elevations Units 6&7 – External Materials (Drawing Ref: 11629-PL069)

Condition		Phase 2 Compliance
		Noise Technical Note (March 2024) Lighting Strategy (March 2024)

- 4.17 In accordance with the objectives of Policy CS14, the proposed buildings have been designed to achieve BREEAM 'Excellent' as evidenced by the BREEAM Pre-Assessment Report prepared by AES (dated 16 February 2024). This is in accordance with the requirements of Condition 35 and represents an improvement on the minimum requirement set out within Policy CS14.

Appearance

- 4.18 As set out within the accompanying Design and Access Statement (March 2024), it is proposed to construct the Phase 2 buildings from the same palette of materials set out within the approved Design and Access Statement and Design Principles Document (Revision A) which also drew on the palette of materials used in the adjacent Phase 1 development. This approach to materiality is considered appropriate and will ensure a cohesive approach to the ongoing redevelopment of the Park moving forwards.
- 4.19 The overall approach to building design, including the incorporation of glazing on key frontages is also consistent with the Phase 1 design whilst the use of horizontal profiled cladding reflects and has been influenced by the design of existing buildings elsewhere within the Park. As well as adhering to the design principles set at outline stage, this approach is also considered to accord with the objectives of Policy CS16.

Table 4.4: Phase 2 Compliance with Condition 19

Condition		Phase 2 Compliance
19	The Reserved Matters stage submission(s) shall demonstrate how they have incorporated the design principles set out in the Design and Access Statement and Principles Document Revision A. In particular the phased development shall seek to provide a whole site design aesthetic and provide a degree of continuity in building designs, detailing and materials.	Proposed Elevations Unit 5 (Drawing Ref: 11629-PL014) Proposed Elevations Unit 5 – External Materials (Drawing Ref: 11629-PL068) Proposed Elevations Units 6&7 (Drawing Ref: 11629-PL016) Proposed Elevations Units 6&7 – External Materials (Drawing Ref: 11629-PL069) Design and Access Statement (March 2024)

Landscaping

- 4.20 As shown on the detailed Landscape General Arrangement Plans (Drawing Ref: 11629-PL060 Rev A and 11629-PL061 Rev A), and consistent with the landscape strategy set out within the approved Design and Access Statement and Principles Document (Revision A), it is proposed to accommodate new boundary planting around the perimeter of the Phase 2 Site alongside new tree planting to the north and south. Where feasible, additional planting is also proposed to break up the service and parking areas.
- 4.21 In line with the objectives of Condition 14, the proposed landscaping and planting shown on the Landscape Mitigation Options SK002 C and SK003 B has been implemented in accordance with the approved details to ensure new trees are able to establish and mature at the earliest

opportunity and ahead of the implementation of the Phase 2 development. Whilst this sits outside the Phase 2 Site, details (consistent with those approved under Condition 14) are shown on the Proposed Site Plan (Drawing Ref: 11629-PL004).

- 4.22 Also detailed on the Landscape General Arrangement Plans (Drawing Ref: 11629-PL060 Rev A and 11629-PL061 Rev A) are the proposed locations of bird and bat boxes as detailed within the submitted Ecological, Mitigation, Compensation and Enhancement Strategy (March 2024) which has been prepared pursuant to Conditions 12 and 33. Such provision accords with the objectives of Policies CS11 and DM8

Table 4.5: Phase 2 Compliance with Condition 14

Condition		Phase 2 Compliance
14	The Reserved Matters stage proposed landscaping scheme for the relevant phase of development shall include details of the proposed landscaping and planting as shown on the following plans: Landscape Mitigation Option SK002 C Landscape Mitigation Option SK003 B	Proposed Site Plan (Drawing Ref: 11629-PL004) Landscape Mitigation Option SK002 C Landscape Mitigation Option SK003 B

Access

- 4.23 The Outline Permission has already established the acceptability of retaining the existing accesses into the Park and where required, improvements have been secured via the S106 agreement (dated 20 December 2023) to the eastern access off Langstone Road. However, it remains relevant to consider the internal road network within the Site and how this is intended to serve Phase 2 alongside the extended site works.
- 4.24 As set out within the Proposed Site Plan (Drawing Ref: 11629-PL004), the Phase 2 development is proposed to be accessed off the new central spine road to the north in a similar manner to the Phase 1 development. It is also proposed to deliver the cycle improvements to Footpath 51 and along the Langstone Road access, the details of which are shown on the Proposed Extended Site Works (Drawing Ref: 11629-PL005). This will enhance the accessibility of the overall site by walking and cycling in particular and supports linkages to the wider cycling network in accordance with the objectives of Policies CS1 and DM11.
- 4.25 As required under Condition 21, a traffic barrier is required to be positioned on the Langstone Road access in order to limit the number of vehicles accessing the development from the east and to restrict HGV access. The proposed location of this traffic barrier is shown on Drawing Ref: 11629-PL005. This is intended to work alongside the signage strategy required under Condition 22 to direct HGVs via Brookside Road.
- 4.26 Under the terms of Condition 17 attached to the Phase 1 permission (Ref: APP/21/00405) there is an existing traffic barrier located to the north of the Phase 1 development. The purpose of this traffic barrier is to prevent access to the Phase 1 development from the east via Langstone Road in the am peak. In addition to this, there is no permitted access for HGVs past the barrier (as required under Condition 18), again to ensure the routing of HGVs is via Brookside Road only. Whilst this traffic barrier functions effectively in relation to the Phase 1 development, it's position to the west of Phase 2 effectively precludes any HGVs from accessing Phase 2 from the west which is contrary to the requirements of Conditions 21 and 22 attached to the Outline Permission.
- 4.27 In order to facilitate HGV access to the Phase 2 site for both construction and operational purposes via Brookside Road, it is proposed to relocate the Phase 1 traffic barrier to the proposed location shown on Drawing Ref: 11629-PL005. The traffic barrier in this location

would perform the same function in terms of restricting the use of the Langstone Road access to both Phases 1 and 2 and should therefore be considered acceptable in replacement for the Phase 1 requirements.

- 4.28 In terms of timing, it is proposed to remove the Phase 1 barrier as part of initial site set up works for Phase 2 in order to facilitate construction access to the Phase 2 site. In parallel, hoarding will be erected around the Phase 2 site which will effectively restrict any through-traffic across the southern part of the Site (either from a west-east or an east-west direction) during the Phase 2 construction process. All vehicles seeking to access the Phase 1 development will therefore be via Brookside Road which would represent an improvement on the current restrictions (which still allows for cars to utilise Langstone Road outside of the am peak). It is proposed that the new traffic barrier would be in place and operational prior to the hoarding being removed. This approach will ensure that at no point would the restrictions imposed by the Phase 1 permission be removed, it would only be the manner in which they are provided which would change until the point in which the restrictions imposed by the Outline Permission are fully in place.

Car Parking

- 4.29 As noted in Table 4.1, the proposed units comprise a total of 8,690 sqm GEA flexible employment floorspace within Use Classes E(g)(ii)-(iii)/B2/B8. Policy DM14 and the parking standards set out within Appendix 5 of the Core Strategy require 1 space per 45 sqm GEA for high tech/light industry and general industry developments and 1 space per 90 sqm GEA for warehousing. Depending on the final end user this would equate to a requirement of between 96 – 193 spaces to serve Phase 2.
- 4.30 In order to accommodate the upper limit, a total of 193 parking spaces are proposed to serve the 3No units as shown on the Proposed Car Parking Plan (Drawing Ref: 11629-PL072). This level of provision includes 9No. disabled spaces; 9No. car sharing spaces; 20 No. active EV charging spaces; and 33No. passive EV charging spaces.
- 4.31 It is also relevant to acknowledge that the Phase 2 development will result in the loss of 399 parking spaces currently serving (albeit to an increasingly limited degree) the existing buildings within the Park to the north. Setting aside Phase 1, the existing floorspace on Site currently comprises 51,755 sqm GEA. However, as recognised previously, the demand for parking within the Park is linked to the level of occupation which is currently 53% with limited prospect of improvement given the condition of the existing buildings and the wider aspirations for the Site (in addition to the impending demolition of B6000).
- 4.32 Based on a 53% vacancy ratio the parking requirement for the existing buildings on the Park³ would be 750 spaces in order to maintain the established rate of 1 per 32 sqm of floorspace. Including the recent provision of 240 spaces adjacent to B1000 (delivered under the Phase 1 permission Ref: APP/21/00405), there are currently 1,256 spaces provided within the Park. Taking into account the loss of 399 spaces as a result of the Phase 2 development, this would still maintain 857 spaces to serve the existing buildings which would equate to a ratio of 1 per 28 sqm. Therefore, notwithstanding the proposed loss of existing spaces, there will remain adequate provision for parking across the Park as a whole.

Cycle Parking

- 4.33 In accordance with cycle standards a minimum of 52No. cycle parking spaces are required to serve the Phase 2 development. As shown on the Proposed Cycle Storage Facilities (Drawing Ref: 11629-PL071) provision is made for 60No. cycle spaces. The proposed location of cycle parking provision and details of the two-tier cycle storage is also shown on Drawing Ref: 11629-PL071.

³ Excluding Phase 1

Flood Risk

- 4.34 In accordance with the requirements of Condition 7 and as shown on the Proposed Elevations (Drawing Ref: 11629-PL014 and Drawing Ref: 11629-PL016), the finished floor level of the proposed buildings has been set at 5.50m AOD. Further details of the finished floor levels for Phase 2 are also provided within the details submitted pursuant to Condition 37.

Table 4.6: Phase 2 Compliance with Condition 7

Condition		Phase 2 Compliance
7	The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment & Outline Drainage Strategy Report ref:13023 / R102 rev 5.0) and the following mitigation measures it details: Finished floor levels shall be set at 5.90 mAOD for buildings within Zone 1 and 2 north of the link road, and 5.50 mAOD for the buildings within Zone 3B south of the link road These mitigation measures shall be fully implemented prior to occupation in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.	Proposed Elevations Unit 5 (Drawing Ref: 11629-PL014) Proposed Elevations Units 6&7 (Drawing Ref: 11629-PL016)

5 Summary and Conclusion

- 5.1 This submission seeks Reserved Matters approval in respect of Phase 2 pursuant to Outline Permission (Ref: APP/22/00172) for the following development:

'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'.

- 5.2 This RMA is brought forward in line with the planning conditions and S106 agreement attached to the Outline Permission. In parallel with this RMA, separate approval will be sought in relation to the following conditions, again specifically in relation to Phase 2:

Condition 5 – Phasing Plan
Condition 10 – Tree Protection
Condition 12 – EMCES
Condition 24 – CEMP
Condition 25 – Drainage
Condition 26 – Protection of Public Sewers
Condition 27 – Foul Sewerage Disposal
Condition 28 – Surface Water Drainage
Condition 29 – Existing Sewer Conditions
Condition 30 – Contamination
Condition 31 – Cycle Storage Facilities
Condition 32 – Car Parking
Condition 33 – Implementation of EMCES
Condition 35 – BREEAM
Condition 36 – Lighting
Condition 37 – Finished Floor Levels
Condition 38 – External Materials (Hard Surfacing)
Condition 39 – External Materials (Buildings)
Condition 45 – External Plant

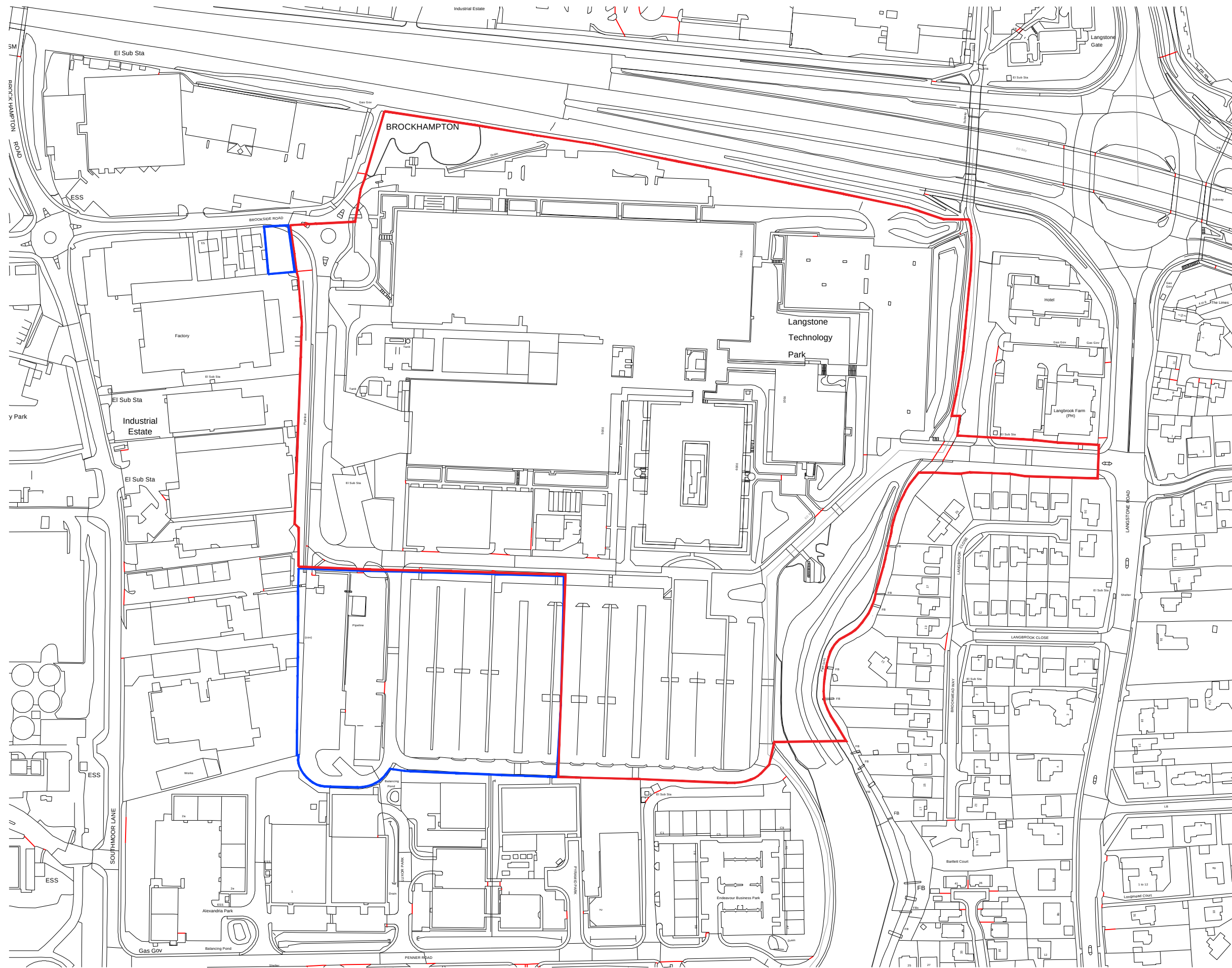
- 5.3 Where there is inherent overlap between the details required pursuant to the above and the detailed design of the Phase 2 development, this information has also been provided in support of the RMA.
- 5.4 As demonstrated within Section 4, the proposed Phase 2 development accords with the policy objectives set out within the Development Plan and will contribute towards delivering the significant benefits associated with the overall Masterplan acknowledged at the outline stage. As such it is respectfully requested that the application is approved.

APPENDIX 1

PHASE 2 – DRAWING SCHEDULE

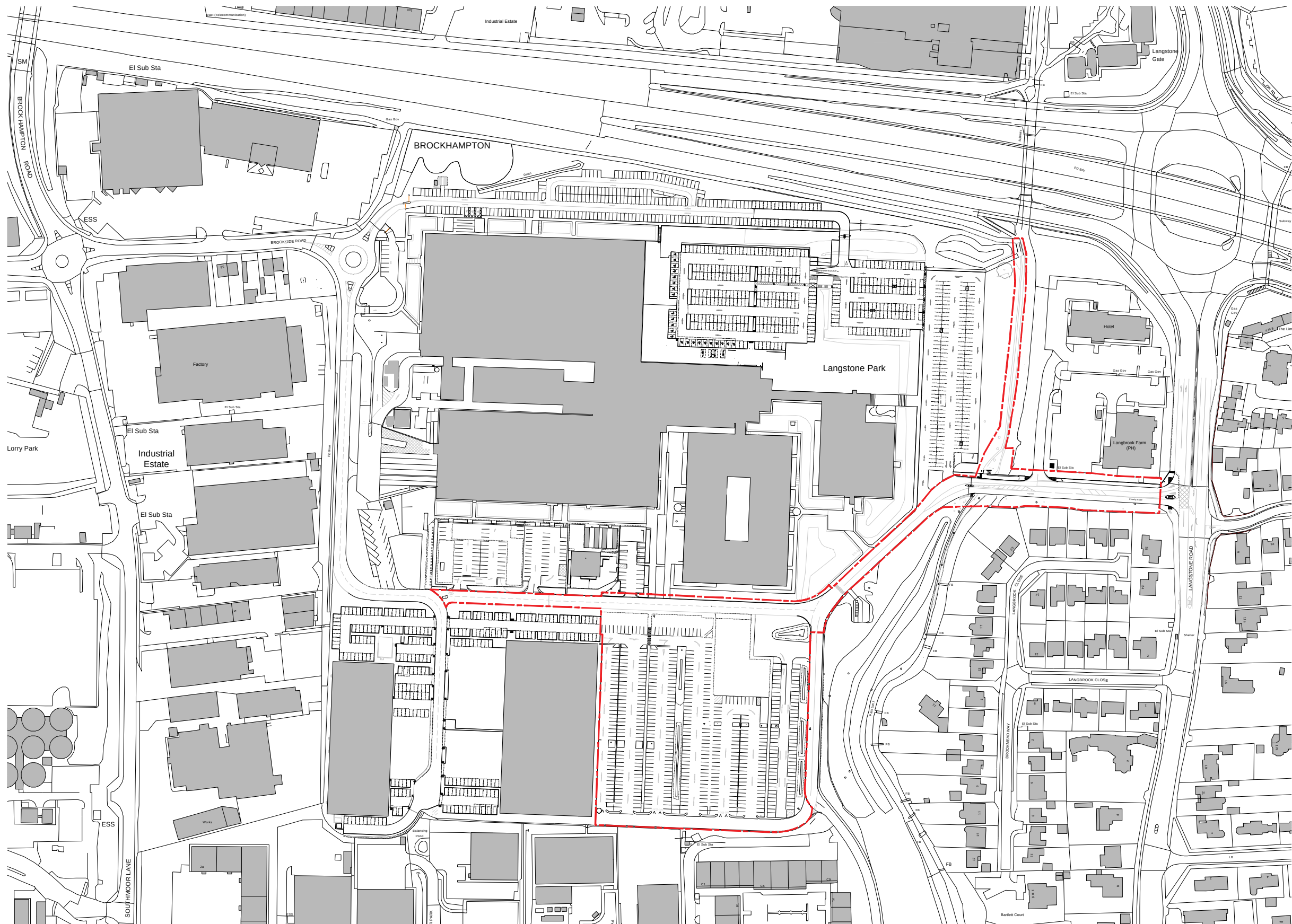
Drawing Title	Drawing Reference
Site Location Plan	11392-PL008
Phase 2 Location Plan	11629-PL001
Existing Site Plan	11629-PL002
Phase 2 Masterplan	11629-PL003
Proposed Site Plan	11629-PL004
Proposed Extended Site Works	11629-PL005
Phasing Plan	11629-PL006
Proposed Ground Floor Unit 5	11629-PL009
Proposed First Floor Unit 5	11629-PL010
Proposed Ground Floor Units 6 and 7	11629-PL011
Proposed First Floor Units 6 and 7	11629-PL012
Proposed Elevations Unit 5	11629-PL014
Proposed Elevations Units 6 and 7	11629-PL016
Proposed Roof Plan Unit 5	11629-PL018
Proposed Roof Plan Units 6 and 7	11629-PL019
Proposed Site Sections	11629-PL020
External Materials Elevations Unit 5	11629-PL068
External Materials Elevations Units 6 and 7	11629-PL069
Proposed External Materials	11629-PL070
Proposed Cycle Shelters	11629-PL071
Proposed Car Parking Plan	11629-PL072
Proposed Landscape General Arrangement (Sheet 1 of 2)	11629-PL060
Proposed Landscape General Arrangement (Sheet 2 of 2)	11629-PL061
Landscape Mitigation Option	11392-SK002 Rev C
Landscape Mitigation Option	11392-SK003 Rev B

APPENDIX 2



PRC

APPENDIX 3



KEY

Phase 2 RMA boundary

Existing Buildings



Scale 1:2500



ffices
king
idon
ton Keynes
rsaw

Architecture
Planning
Master Planning
Urban Design
Interiors
Landscape

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

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

Revisions:

Drawn/Chkd: Date:

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

Client:
XLB LLP

Project:
LANGSTONE PHASE 2

Drawing Title:
PHASE 2 SITE LOCATION PLAN

Scale @ A3:
1:2500

Checked by:

Date:
JAN 24

Job No:
11629

Stage:
PL

Drawing No:
001

Rev:
*

Construction ☐

Preliminary ☐

Information ☐

Approval ☐

Tender ☐

PRC Architecture & Planning

