

17 December 2025

Our Ref: 25001/SS

UNIT 7, LANGSTONE PARK, LANGSTONE ROAD, HAVANT, PO9 1SA
PLANNING NOTE

This Note has been prepared to accompany a planning application for 'External alterations to Unit 7' at Unit 7, Langstone Park, Langstone Road, Havant, PO9 1SA ('the Site').

Background

Outline planning permission (Ref: APP/22/00172) was granted on 22 December 2023 for what is referred to as the 'Masterplan' redevelopment of Langstone Park. This allows for the phased demolition of existing buildings and the erection of up to 52,000 sqm 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 were reserved except 'Access'.

The Outline Permission is framed so that the development can come forward in a number of phases over a period of years. The conditions attached to the outline permission are similarly worded to allow for the phased delivery of the scheme.

A Phasing Plan (Drawing Ref: 11629-PL-006 Rev A) has been approved pursuant to the discharge of Condition 5 (under Ref: APP/22/00172). Since the granting of outline permission, Phase 1 (being the demolition of B6000) has been completed and Phase 2 (relating to the development of new employment buildings in the south-eastern corner of the Site), is close to completion having been the subject of a separate approval of Reserved Matters (Ref: APP/24/00274) and the discharge of the relevant pre-commencement conditions attached to the outline permission. At the time of writing, there are two live applications before Havant Borough Council (HBC) seeking approval for a number of pre-occupation conditions in order to facilitate the occupation of Phase 2.

Unit 7 Proposals

Unit 7 is located within Phase 2 and is subject to an agreement for lease with specialist marine-technology company Fugro. Fugro are keen to relocate from their existing premises in Portsmouth as Langstone Park offers them both enhanced accommodation as well as a preferable location in terms of their workforce catchment. The accessibility of the Site via a range of transport modes has been identified as a key attractor to the Site.

In order to accommodate Fugro's specific operator requirements, a number of minor alternations to Unit 7 are required, as proposed by this application. These alterations involve the introduction of additional fenestration on the east and west elevations alongside 3No. exhaust vents on the south elevation. The proposed fenestration is required to provide the unit with additional natural light as well as to serve two internal extensions at mezzanine level. As an internal change and with no conditions on the outline permission precluding such works, the internal changes within the unit do not require planning permission. The application therefore relates to the proposed external works only.

The proposed external works are limited to elevational changes to the unit which will not therefore give rise to any physical incompatibility with the outline permission in the context of Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30. In any event, Condition 13 allows for the submission of a full planning application, which would be assessed on its own merits.

It is however acknowledged that the outline permission established a series of design principles in seeking to manage development coming forward on the Site. This includes Condition 18 which states:

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.

The current proposals have had due regard to potential sensitivities between the unit and the residential area to the east. A detailed assessment has been undertaken (as set out within the Supporting Statement prepared by JB Architecture) which demonstrates that the introduction of additional fenestration on the eastern elevation will not give rise to any additional impacts on residential properties to the east. This is due to a combination of existing landscape screening, level differences and the overall distance between the unit and nearby residential dwellings. It has also been confirmed that the unit will be operated within typical working hours, as opposed to 24hours as allowed for under the outline permission.

The 3No. exhaust vents are proposed on the southern elevation, positioned c.138m to the nearest residential dwelling to the east. The extraction system will only typically be activated during working hours as they are designed to prevent the build-up of fumes from processes being undertaken only when workers are present. The vents will emit above roof level and given the distance outlined above, are unlikely to give rise to any additional impact on nearby residential areas in respect of noise or odours.

Fugro have confirmed that 40-45 employees are expected to be accommodated within the unit. The unit is served by 35No. car parking spaces immediately outside the western entrance to the unit and a further 15No. spaces have been reserved for use by Fugro further to the west (as detailed within the Supporting Statement prepared by JB Architecture). This will provide Fugro with access to a total of 50No. car parking spaces. In addition, under the terms of the outline permission, Fugro will operate a Travel Plan encouraging staff to travel, where possible, by sustainable modes.

Summary

Unit 7 has been constructed in accordance with outline permission (Ref: APP/22/00172) and subsequent reserved matters approval for Phase 2 (Ref: APP/24/00274). This application proposes full permission for external alterations to the unit, involving additional windows on the east and west elevations and 3No. exhaust vents on the south elevation.

The proposals have been developed having regard to the operational needs of the incoming tenant as well as sensitivities with the residential area to the east. The submission documentation demonstrates that the proposal will not give rise to any additional impacts on residential amenity, in noise, light or odour terms, nor will it give rise to additional parking demands that cannot otherwise be accommodated within the development.

NWS Planning Limited