NWS · Planning

**NWS Planning Limited**
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05 June 2026

Our Ref: 25001/SS

F.A.O Abdi Dirir
Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

**Via Planning Portal (Ref: PP-14969633)**

Dear Abdi,

**LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA**
**MASTERPLAN PHASES 3A & 3B**
**SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 31, 32, 34, 36, 38, 39 AND 45 OF PERMISSION REF: APP/22/00172**

We have been instructed by our client, XLB Property Ltd ('XLB') ('the Applicant') to submit details pursuant to **Conditions 31, 32, 34, 36, 38, 39 and 45** of Planning Permission Ref: APP/22/00172 which relates to development at Langstone Park, 2B 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. 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 framed to allow for phased delivery.

On 20 December 2024, the Council confirmed the approval of Reserved Matters for Phase 2 (Ref: APP/24/00172), facilitating the delivery of 3No. new employment units (Units 5, 6 & 7) on land in the south-eastern corner of the Site (within 'Plot A'). Following the discharge of all relevant pre-commencement conditions, these units have subsequently been built out. As of 29 April 2026, all relevant pre-occupation conditions have also been discharged for Phase 2. Unit 7 has been leased and is in the process of being fitted out prior to occupation.

On 20 March 2026, the Council confirmed the approval of Reserved Matters for Phases 2A & 2B (Ref: APP/25/00596). Phase 2A involved the delivery of s278 approved highway works along Langstone Road in addition to works to deliver the traffic barrier required to fulfil the requirements of Condition 21. Phase 2B involved delivery of the s278 approved highway works to enhance Footpath 51 (to deliver a combined footway/cycleway) alongside associated landscape mitigation works. The same details were subsequently accepted to fully discharge Condition 23. Both Phases 2A and 2B have since been completed.

The Applicant is now seeking to bring forward the next phases of development comprising Phases 3A & 3B which sit centrally within the Masterplan area. In parallel with this application, an application seeking approval of Reserved Matters for Phases 3A & 3B has been submitted, alongside a number of other applications to

discharge the various pre-start conditions attached to the Outline Permission in relation of Phase 3A and/or both Phases 3A & 3B.

Condition 31 - Cycle Provision

In accordance with the requirements of Condition 31, details of the on-site provision of cycle storage facilities for Phases 3A &3B are shown on the Proposed Cycle Shelter Plan (Drawing Ref. 11747-PL024), prepared by PRC. A total of 100 cycle spaces are proposed to be provided within 5No. shelters which is in excess of the minimum requirement based on the adopted standards. Details of the proposed two-tier cycle storage is also shown on Drawing Ref: 11747-PL024.

Against the above context, we hereby submit the following details for part-approval in relation to Phases 3A & 3B only:

- Proposed Cycle Shelter Plan (Drawing Ref. 11747-PL024)

Condition 32 - Car Parking

In accordance with the requirements of Condition 32, details of the proposed car parking for Phases 3A & 3B are shown on the Proposed Car Parking Plan (Drawing Ref: 11747-PL025). The car parking layout for Phases 3A & 3B proposes a total of 342 car parking spaces which marginally exceeds the standards based on a requirement for 1 space per 45 sqm and an overall proposed floorspace of 15,404 sqm GEA.

This level of provision includes 17No. disabled spaces; 17No. car sharing spaces; 34 No. active EV charging spaces; and 78No. passive EV charging spaces, as set out in Table 1 below.

**Table 1 Phases 3A & 3B Proposed Parking Provision**

| | Unit | Total No. Parking Spaces | Disabled Spaces | Car Sharing Spaces | Active EV Spaces | Passive EV Spaces |
|---|---|---|---|---|---|---|
| **Phase 3A** | **8** | 62 | 3 | 3 | 6 | 10 |
| | **9** | 41 | 2 | 2 | 4 | 6 |
| **Phase 3B** | **10** | 42 | 3 | 3 | 6 | 24 |
| | **11** | 62 | 3 | 3 | 6 | 12 |
| | **12** | 135 | 6 | 6 | 12 | 26 |
| **TOTAL** | | **342** | **17** | **17** | **34** | **78** |
| **% TOTAL** | | **-** | **5%** | **5%** | **10%** | **23%** |

Against the above context, we hereby submit the following details for part-approval in relation to Phases 3A & 3B only:

- Proposed Car Parking Plan (Drawing Ref: 11747-PL025)

Conditions 34 (Sustainable Features) and 45 (External Plant)

The Sustainable Features Note (May 2026) prepared by Watkins Payne provides details of the sustainability features to be installed as part of the Phases 3A & 3B development for the purposes of discharging condition 34. This includes provision for the installation of PVs and Air Source Heat Pumps.

Condition 45 requires details of the external appearance and acoustic and odour prevention of external plant. Details of the external appearance are set out within Appendix B of the Sustainable Features Note (May 2026) prepared by Watkins Payne. The proposed plant has been tested by the Plant Noise Assessment (May 2026), prepared by Phlorum which confirms that no noise attenuation or mitigation measures are necessary. There is no odour potential associated with the proposed plant.

Against the above context, we hereby submit the following details for part-approval in relation to Phases 3A & 3B only:

*Condition 34:*

- Sustainable Features Note (May 2026) prepared by Watkins Payne;

*Condition 45:*

- Plant Specification set out within Appendix B of the Sustainable Features Note, (May 2026) prepared by Watkins Payne; and
- Plant Noise Assessment (May 2026), prepared by Phlorum.

Condition 36 - Lighting

In accordance with the requirements of Condition 36, the enclosed External Lighting Assessment (May 2026) prepared by Watkins Payne provides details of the external lighting scheme to serve Phases 3A & 3B.

The report confirms that the operational external lighting design criteria is met in each separate functional area of the Site and that the proposed luminaires have no upward light output. The external lighting scheme has been prepared in consultation with Phlorum in order to protect ecology.

Against the above context, we hereby submit the following details for part-approval in relation to Phases 3A & 3B only:

- External Lighting Assessment (May 2026) prepared by Watkins Payne

Conditions 38 (Surface Materials) and 39 (External Materials)

In accordance with the requirements of Condition 38, details of the specification of the materials to be used within areas proposed areas to be hard-surfaced are shown on the Proposed External Materials Site Plan (Drawing Ref: 11747-PL020), prepared by PRC.

In accordance with the requirements of Condition 39, details of the specification of materials to be used externally on the buildings are shown on Proposed External Materials Elevations for Units 8 & 9, 10 & 11 and 12 (Drawing Ref: 11747-PL21, 11747-PL22 and 11747-PL23), prepared by PRC. This draws on a similar palette of materials used in the adjacent new-build units within Phases 1 and 2 to the south. Physical samples can be provided to the Council on request.

Against the above context, we hereby submit the following details for part-approval in relation to Phases 3A & 3B only:

- Proposed External Materials Site Plan (Drawing Ref: 11747-PL020), prepared by PRC.
- Proposed External Materials Elevations Units 8 & 9 (Drawing Ref: 11747-PL021), prepared by PRC.
- Proposed External Materials Elevations Units 10 & 11 (Drawing Ref: 11747-PL022), prepared by PRC; and
- Proposed External Materials Elevations Unit 12 (Drawing Ref: 11747-PL023), prepared by PRC.

**Submission**

The following documents have been submitted via the Planning Portal (Ref: PP-14969633):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Proposed Cycle Shelter Plan (Drawing Ref. 11747-PL024);
- Proposed Car Parking Plan (Drawing Ref: 11747-PL025);
- Sustainable Features Note (May 2026) prepared by Watkins Payne;
- Plant Noise Assessment (May 2026), prepared by Phlorum;
- External Lighting Assessment (May 2026) prepared by Watkins Payne;
- Proposed External Materials Site Plan (Drawing Ref: 11747-PL020), prepared by PRC;
- Proposed External Materials Elevations Units 8 & 9 (Drawing Ref: 11747-PL021), prepared by PRC;
- Proposed External Materials Elevations Units 10 & 11 (Drawing Ref: 11747-PL022), prepared by PRC; and
- Proposed External Materials Elevations Unit 12 (Drawing Ref: 11747-PL023), prepared by PRC.

A payment of £309, being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has been made via the Planning Portal.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Paul Newton at this office.

Yours sincerely,

[redacted]

**Susie Stephen**
Director

[redacted]

**NWS Planning Limited**