

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-14969248)

Dear Abdi,

**LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
MASTERPLAN PHASES 3A & 3B
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 10, 12, 24 AND 33 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 10, 12, 24 and 33** 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 10 — Tree Protection

Condition 10 requires details of tree protection and mitigation measures prior to the commencement of development of each phase. Having regard to the location of the Site within the central part of the Park where tree retention is limited, the AIA confirms that tree protection fencing is not considered necessary as existing site hoarding is providing protection to trees in the immediately adjoining area. This hoarding is to be maintained in situ during development works, until such time as the works have been completed.

Tree Protection Fencing is not required for trees set to the sides of the access road through Langstone Park as these trees are set back at sufficient distance from the carriageway.

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

- Arboricultural Impact Assessment (May 2026), prepared by SJ Stephens Associates.

Conditions 12 and 33 — Ecological Mitigation, Compensation and Enhancement Strategy

Conditions 12 and 33 require an Ecological Mitigation, Compensation and Enhancement Strategy ('EMCES') to be submitted for approval prior to the commencement of each phase.

A detailed EMCES (dated 02 June 2026) for Phases 3A & 3B 2 has been prepared and is submitted pursuant to Conditions 12 and 33.

As detailed within the EMCES, the conservation objectives for Phases 3A & 3B are to avoid any negative impacts to protected species within the works area, and to enhance the biodiversity of the site where possible. Specific measures are set out within the submitted EMCES. Against this context, we hereby submit the following details for part-approval in relation to Phases 3A & 3B only:

- Ecological Mitigation, Compensation and Enhancement Strategy - Phases 3A & 3B (02 June 2026), prepared by Phlorum.

Condition 24 - Construction Environmental Management Plan

The purpose of Condition 24 is to manage and minimise potential environmental impacts during the construction period and therefore necessarily requires details to be submitted which are specific to each phase of development. The Condition is divided into three parts dealing with the following matters:

- i) Construction traffic;
- ii) Minerals recovery; and
- iii) Protection of the adjacent Chichester and Langstone Harbours SPA, Ramsar and SPAs functional land.

In accordance with part i) of Condition 24, we hereby submit a Construction Traffic Management Plan (April 2026), prepared by Mildren. The submitted CTMP is for Phase 3A only at this stage. A subsequent CTMP will need to be submitted for Phase 3B in due course. Mildren were the appointed contractor in relation to Phase 2 and are therefore very familiar with the Site. The submitted CTMP adopts the same approach as that for Phase 2 which was previously found to be acceptable by the Council and statutory consultees.

In accordance with part ii) the potential for minerals recovery has been considered in relation to Phases 3A & 3B. However, as outlined within the Engineers Response to Planning Condition 24 prepared by Baynham Meikle (dated 28 May 2026), the Site is to be raised c.1.40m above the existing site levels and as such the potential for encountering recoverable minerals following ground improvements is considered unlikely.

In terms of the steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the Spas functional land, these are set out within the Construction Environmental Management Plan (June 2026) prepared by Phlorum. This has been prepared specific to Phases 3A & 3B.

Against the above context, we hereby submit the following details for part-approval, as specified below:

- Construction Traffic Management Plan (April 2026), prepared by Mildren (**Phase 3A only**);
- Engineers Response to Planning Condition 24 prepared by Baynham Meikle (dated 28 May 2026) (**Phases 3A & 3B**); and
- Construction Environmental Management Plan (June 2026) prepared by Phlorum (**Phases 3A & 3B**).

Submission

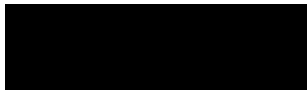
The following documents have been submitted via the Planning Portal (Ref: PP-14969248):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Arboricultural Impact Assessment (May 2026), prepared by SJ Stephens Associates;
- Ecological Mitigation, Compensation and Enhancement Strategy - Phases 3A & 3B (02 June 2026), prepared by Phlorum;
- Construction Transport Management Plan - Phase 3A (April 2026), prepared by Mildren
- Engineers Response to Planning Condition 24 — Phases 3A & 3B (28 May 2026), prepared by Baynham Meikle; and
- Construction Environmental Management Plan - Phases 3A & 3B (June 2026), prepared by Phlorum.

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,



Susie Stephen
Director



NWS Planning Limited