

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-14969583)

Dear Abdi,

**LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
MASTERPLAN PHASES 3A & 3B
SUBMISSION OF DETAILS PURSUANT TO CONDITION 30 OF PERMISSION REF: APP/22/00172**

We have been instructed by our client, XLB Property Ltd ('XLB') ('the Applicant') to submit details pursuant to **Condition 30** 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 30 - Contamination

Condition 30 requires an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage for each phase of development. Details pursuant to this condition are set out within the Engineers Response to Planning Condition 30 (May 2026), prepared by Baynham Meikle. This notes that the GA risk assessment has indicated a low risk to human health and controlled water receptors based on the Phase 2 development. No further action is therefore considered warranted

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

- Engineers Response to Condition 30 (May 2026), prepared by Baynham Meikle; and
- Report on Ground Investigation - Phase 3A (May 2026), prepared by Applied Geology.

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14969583):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Engineers Response to Condition 30 (May 2026), prepared by Baynham Meikle; and
- Report on Ground Investigation - Phase 3A (May 2026), prepared by Applied Geology.

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

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NWS Planning Limited