

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-14968740)

Dear Abdi,

LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
MASTERPLAN PHASES 3A & 3B
SUBMISSION OF DETAILS PURSUANT TO CONDITION 5 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 5** 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 5 — Phasing Plan

Condition 5 allows for development under the Outline Permission to be delivered in phases, as defined by the approved Phasing Plan. However, the condition also recognises that defined phases could change and evolve over time and as such, calls for an updated Phasing Plan to be submitted for approval as these changes occur.

Accordingly, an updated Phasing Plan (Drawing Ref: 11747-PL005) has been prepared, and herewith submitted for approval, which shows the defined extent of Phases 3A & 3B.

The overall development area within Phases 3A & 3B has not substantially changed since the last iteration of the Phasing Plan was approved on 20 February 2026 (under Ref: APP/25/00588). However, as the detailed proposals have evolved it has become evident that there is a requirement for temporary interventions in areas to the north and east of the Site which also fall within and will be subject to future detailed proposals under subsequent phases. Where the phases overlap, these are shown hatched on the updated Phasing Plan.

Works to be undertaken as part of Phases 3A or 3B (as relevant) are summarised below:

- Localised reprofiling of the existing bund to the north and east of Units 8 and 9, to adjust to revised levels and to accommodate a new sub-station to the south-east of Unit 8 (overlap between Phase 3A and Phases 4 and 5).
- Removal of existing landscape to facilitate realignment of existing service road to the north of Unit 12, in order to maintain vehicular access to B1000 from the internal estate road (overlap between Phase 3B and Phase 4).

In accordance with the detailed criteria listed under Condition 5, the updated Phasing Plan shows the location of each phase, the quantum of development proposed within each phase and the provision of access. Details of SuDS to be provided within Phases 3A & 3B are also set out,

The updated Phasing Plan confirms that the provision of SuDS, ecological mitigation and landscaping will be completed within each respective phase prior to the occupation of the relevant phase.

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

- Phasing Plan (Drawing Ref: 11747-PL005)

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14968740):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- Phasing Plan (Drawing Ref: 11747-PL005).

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.

05 June 2026

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