

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-14969569)

Dear Abdi,

LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
MASTERPLAN PHASES 3A & 3B
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 25, 26, 27, 28, 29, 37 AND 40 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 25, 26, 27, 28, 29, 37 and 40** 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.

Conditions 25-29, 37 and 40

There is some degree of overlap between the details sought by Conditions 25-29, 37 and 40. The submitted Flood Risk Assessment (May 2026), prepared by Baynham Meikle provides details of the overarching approach to both Phases 3A & 3B. However, at this stage, detailed approval pursuant to these conditions is only be sought in relation to Phase 3A.

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

- Flood Risk Assessment (May 2026), prepared by Baynham Meikle;
- SuDS Maintenance Plan (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 25 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 26 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 27 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 28 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 29 (May 2026), prepared by Baynham Meikle; and
- Engineers Response to Condition 37 (May 2026), prepared by Baynham Meikle.

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-14969569):

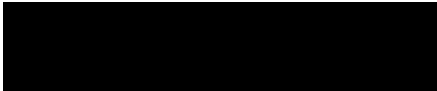
- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Flood Risk Assessment (May 2026), prepared by Baynham Meikle;
- SuDS Maintenance Plan (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 25 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 26 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 27 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 28 (May 2026), prepared by Baynham Meikle;
- Engineers Response to Condition 29 (May 2026), prepared by Baynham Meikle; and
- Engineers Response to Condition 37 (May 2026), prepared by Baynham Meikle.

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.

05 June 2026

Yours sincerely,



Susie Stephen

Director

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NWS Planning Limited