

**Langstone Park
Phases 3A & 3B
Reserved Matters**
Planning Statement

On behalf of XLB Property Ltd

Project Ref: 25001
Date: June 2026

NWS Planning Limited
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Document Control Sheet

Project Name: Langstone Park — Phases 3A & 3B Reserved Matters

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Report Title: Planning Statement

Date: June 2026

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For and on behalf of NWS Planning Limited				

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Contents

1. Introduction 1

2. Site Location and Context 4

3. Planning Policy Context..... 8

4. Submission Details & Planning Assessment.....10

5. Summary and Conclusions..... 19

Appendices

- Appendix 1: Drawing Schedule
- Appendix 2: Site Location Plan
- Appendix 3: Phases 3A & 3B Location Plan

1. Introduction

- 1.1 This Planning Statement has been prepared by NWS Planning, on behalf of XLB Property Ltd ('the Applicant') in support of a reserved matters application pursuant to the Langstone Park outline planning permission granted on 22 December 2024 (Ref: APP/22/00172) for the following development:

'Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.'

- 1.2 The outline permission is subject to 46 condition, including the matters reserved by Condition 2 which states:

'The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before development first takes place on any phase — the appearance; landscaping; layout; and scale.'

- 1.3 Condition 1 requires applications for the approval of reserved matters for any phase to be made before the expiration of ten years from the date of the permission (i.e. by 22nd December 2033).

- 1.4 This Reserved Matters Application ('RMA') relates to Phase 3A & 3B of the development which, as shown on the submitted Phasing Plan (Drawing Ref: 11747-PL005), is centrally located within the Site, directly adjacent to the north of the Phase 1 development (delivered under planning permission Ref: APP/21/00405) and the recently completed Phase 2 development (delivered under the outline permission).

- 1.5 Phase 3A sits on the site of a former building known as B6000, which was demolished under the outline permission in 2024. The site has been cleared and is ready to accommodate new development. Within Phase 3A it is proposed to deliver 2No. flexible employment units within a single building, alongside associated yard space, parking, landscaping and a new sub-station.

- 1.6 Phase 3B is located directly to the west of Phase 3A and comprises existing buildings including B5000 and the nursery, alongside surface level parking and ancillary infrastructure. There is an existing occupier in B5000 and the intention would be for them to relocate into Phase 3A upon completion. This would then enable the demolition of B5000 and the onward delivery of Phase 3B. Within Phase 3B it is proposed to deliver 3No. flexible employment units within 2No. buildings, with associated yard space, parking and landscaping.

- 1.7 Against this context, this application seeks approval of the requirements set out under Condition 2 for the proposed works within Phases 3A & 3B. Details provided as part of this RMA submission also address a number of conditions but for completeness, separate approval will be sought in relation to those conditions which require express discharge.

Submission Material

- 1.8 This Reserved Matters submission is supported by the following documents. Where documents have been provided to address a specific condition, this is shown in **Table 1.1**.

Table 1.1: Submission Material

Document	Ref / Date	Author	Condition(s)	Full or Part-Discharge
Application Form and Certificates	05 June 2026	NWS	-	-
Covering Letter	05 June 2026	NWS	-	-
Site Location Plan	11392-PL008	PRC	-	-
Planning Statement	June 2026	PRC	-	-
Application Drawings (including Landscape)	As listed in Appendix 1	PRC	2, 4, 15, 17, 18 & 19	Part - Phases 3A & 3B only
Design & Access Statement	May 2026	PRC	19	Part - Phases 3A & 3B only
Phasing Plan	11747-PL005	PRC	5	Part - up to Phases 3A & 3B
Preliminary Ecological Appraisal	May 2026	Phlorum	-	-
Flood Risk Assessment	May 2026	BM	25, 26, 27, 28, 29 & 37	Part - Phase 3A only
SuDS Maintenance Plan	May 2026	BM	40	Part — Phase 3A only
Arboricultural Impact Assessment	18 May 2026	SJS	10	Part - Phases 3A & 3B only
Ecological Mitigation, Compensation and Enhancement Strategy	02 June 2026	Phlorum	12 & 33	Part - Phases 3A & 3B only
Construction Environmental Management Plan (CEMP)	May 2026	Phlorum	24	Part - Phase 3A & 3B only
Phase 3A - Construction Traffic Management Plan (CTMP)	May 2026	Mildren	24	Part - Phase 3A only
Minerals Recovery Statement	28 May 2026	BM	24	Part - Phases 3A & 3B only
Engineers Response to Condition 25	28 May 2026	BM	25	Part - Phase 3A only
Engineers Response to Condition 26	28 May 2026	BM	26	Part - Phase 3A only
Engineers Response to Condition 27	28 May 2026	BM	27	Part - Phase 3A only

Document	Ref / Date	Author	Condition(s)	Full or Part-Discharge
Engineers Response to Condition 28	28 May 2026	BM	28	Part - Phase 3A only
Engineers Response to Condition 29	28 May 2026	BM	29	Part - Phase 3A only
Engineers Response to Condition 30	28 May 2026	BM	30	Part - Phase 3A only
Report on Ground Investigation — Phase 3A	May 2026	Applied Geology	30	Part - Phase 3A only
Preliminary Phase II Ground Investigation — Phase 3B	27 May 2026	Applied Geology	30	For information only
Proposed Cycle Shelter Plan	11747-PL024	PRC	31	Part - Phases 3A & 3B only
Proposed Parking Plan	11747-PL025	PRC	32	Part - Phases 3A & 3B only
Sustainable Features Report	May 2026	WP	34 & 45	Part - Phases 3A & 3B only
Phase 3A BREEAM Pre-Assessment	29 April 2026	AES	35	Part - Phases 3A only
Phase 3B BREEAM Pre-Assessment	29 April 2026	AES	35	Part - Phase 3B only
External Lighting Assessment	May 2026	WP	36	Part - Phases 3A & 3B only
Engineers Response to Condition 37	28 May 2026	BM	37	Part - Phase 3A only
Proposed External Materials Site Plan	11747-PL020	PRC	38	Part - Phases 3A & 3B only
Proposed External Materials Elevations Units 8-9	11747-PL021	PRC	39	Part - Phase 3A only
Proposed External Materials Elevations Units 10-11	11747-PL022	PRC	39	Part - Phase 3B only
Proposed External Materials Elevations Unit 12	11747-PL023	PRC	39	Part - Phase 3B only
Plant Noise Assessment	May 2026	Phlorum	45	Part - Phases 3A & 3B only

- 1.9 Read together the above documents provide a comprehensive assessment and robust justification for the detailed elements of the Phase 3A and 3B works.

2. Site Location and Context

The Site

- 2.1 The boundary of the Outline Permission is identified in red on the Site Location Plan (Drawing Ref: 11392-PL008), included in **Appendix 2**. The extent of Phases 3A & 3B ('the RMA Site') which is the subject of this application, is identified on the Phases 3A & 3B Location Plan (Drawing Ref: 11747-PL001), included in **Appendix 3**.
- 2.2 The RMA Site falls within the existing Langstone Park ('the Park') which is located to the south of Havant Town Centre separated by the Havant Bypass (A27), and to the north of Hayling Island on the western side of Langstone Road (A3023). Langstone Road provides the main access to the A27 and Havant Town Centre to the north, and also to Hayling Island.
- 2.3 The Park itself is bound to the south and west by commercial development; to the north by boundary vegetation and the A27 Havant Bypass (beyond which is Havant Town Centre); and to the east by a generous landscape buffer, beyond which is a pub and hotel and a residential area.
- 2.4 The Park, as existing, can broadly be divided into three areas, as follows:
- The northern section, which incorporates Building 1000 and parking;
 - The central section (incorporating Phases 3A & 3B), which contains office buildings, a data centre and acts as the amenity core for the park; and
 - The southern section, which includes the Phase 1 development to the west, adjacent to the recently completed Phase 2 development to the east.
- 2.5 The Park is accessed from Langstone Road to the east and Brookside Road to the west. Both accesses are joined by interior service roads albeit there are restrictions in place geared towards minimising the use of the eastern access, particularly for HGVs.
- 2.6 As noted above, the Phases 3A & 3B Site is centrally located within the wider Langstone Park site and falls within 'Plot C' as defined on the Indicative Plots (Drawing Ref: 11392-PL-004) approved under Condition 3 of APP/22/00172.
- 2.7 Phase 3A incorporates the land formally occupied by Building 6000 ('B6000') which was demolished as part of Phase 1 of the outline permission as shown on the submitted Phasing Plan (Drawing Ref: 11747-PL005). This part of the RMA Site is cleared land, ready for redevelopment.
- 2.8 Phase 3B incorporates Building 5000 ('B5000') and a separate standalone building which incorporates a nursery, alongside surface level car parking. These buildings are currently in use and are expected to remain so, during construction works within Phase 3A. As part of the Phase 3B works, these buildings will be vacated and demolished.

Relevant Planning History

- 2.9 On 22 July 2020, planning permission (Ref: APP/19/00703) was granted for '*part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access and felling of two trees subject to a Tree Preservation Order (Norway Maples)*' (the 'Original Phase 1 Permission').
- 2.10 A subsequent Section 73 application (Ref: APP/21/00405) was granted on 25 August 2021 (the

- 2.11 'Phase 1 Permission'). This secured the reconfiguration of new employment units in the southwestern corner of the Site and a modest reduction in floorspace (from 13,476 sqm GEA to 11,290 sqm GEA). This subsequent permission has been built out and the units are now fully occupied.
- 2.12 On 22 December 2023, outline planning permission was granted for the following development:
- 'Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access'.***
- 2.13 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. There are a total of 46 conditions attached to the outline permission, which are worded to allow for phased delivery.
- 2.14 The Outline Permission is also subject to a section 106 ('s106') agreement dated 20 December 2023 which secured a number of obligations including off-site highway works around the Langstone Road roundabout. At the time of writing, there is a live application (Ref: APP/25/00835) seeking a Deed of Variation to move out the trigger for the completion of the off-site highway works. All other highway works secured under the original s106 have been completed.
- 2.15 On 12 April 2024, the Council approved a non-material amendment to Condition 35 of the Outline Permission (Ref: APP/24/00058) to allow for a BREEAM Pre- Assessment (as opposed to a Design Stage Assessment) to be submitted for approval prior to the commencement of development in order to demonstrate that the relevant BREEAM standard (being 'Excellent' in this case) is capable of being met.
- 2.16 Following the discharge of all relevant pre-start conditions, the Outline Permission was implemented on 16 April 2024 via the demolition of B6000 (Phase 1).
- 2.17 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.
- 2.18 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.

Reserved Matters

- 2.19 With the exception of 'access', all other matters were reserved for later determination under the Outline Permission. Condition 2 of the Outline Permission therefore requires details of the appearance, landscaping, layout, and scale for each phase to be submitted to and approved by the Council prior to the commencement of development of that phase.

- 2.20 Condition 1 requires the submission of reserved matters to be made prior to the expiration of 10 years from the date of the permission (i.e. by 22 December 2033).
- 2.21 The detail of the Reserved Matters is regulated by a number of conditions under the Outline Permission. Those of relevance to this RMA, are set out in Table 2.1 below.

Table 2.1: Conditions to be addressed through Reserved Matters

Condition	
2	The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before development first takes place on any phase - the appearance; landscaping; layout; and scale.
4	<p>The development hereby permitted shall provide a maximum of:</p> <ul style="list-style-type: none"> 52,000 sqm GEA floorspace within use classes E(g)(i)-(iii)/B2/B8 and ancillary uses Use Classes E(b), E(d) and E(f); of which a maximum of 500 sqm GEA can be for ancillary uses Use Classes E(b), E(d) and E(f); <p>The development shall not be used for any other use class purposes within the Town and Country Planning (Use Classes) Order 1987 (as amended).</p>
7	<p>The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment & Outline Drainage strategy Report ref:13023 / R102 rev 5.0) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> Finished floor levels shall be set at 5.90 mAOD for buildings within Zone 1 and 2 north of the link road, and 5.50 mAOD for the buildings within Zone 3B south of the link road <p>These mitigation measures shall be fully implemented prior to occupation in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p>
15	The maximum height of buildings within any phase of the development shall not exceed those shown on Proposed Building Heights Drawing No: 003.
17	Any building(s) erected within the area annotated as Plot C on drawing No. 004 shall be sited a minimum of 74m to the east of the eastern elevation of No.47 Brookside Road (as shown on the Indicative Master plan drawing No. 005).
18	The Reserved Matters applications in relation to any phase of development shall seek to ensure that the design of any units set close to nearby residential properties incorporate layout and designs that minimise potential impacts to residential amenities for example, in relation to loading bay positions, external equipment, openings, windows and lighting.
19	The Reserved Matters stage submission(s) shall demonstrate how they have incorporated the design principles set out in the Design and Access Statement and Principles Document Revision A. In particular the phased development shall seek to provide a whole site design aesthetic and provide a degree of continuity in building designs, detailing and materials.
35	Any reserved matters application in relation to any phase shall be accompanied by a pre-assessment BREEAM report prepared by an accredited BREEAM Assessor, indicating that any new building is capable of

Condition	
	achieving at minimum 'excellent' against the BREEAM standard (or equivalent if not available). The development in that phase shall be carried out in accordance with the approved details.

- 2.22 Whilst not explicitly relevant to the Reserved Matters listed under Condition 2, there is an inherent overlap with details required pursuant to the conditions listed in Table 2.2 below. A set of parallel discharge of condition applications have been made seeking express approval for details pursuant to these conditions.

Table 2.2 Conditions subject to express approval

Condition
5 (Phasing Plan)
10 (Tree Protection)
12 & 33 (Ecological Mitigation, Compensation and Enhancement Strategy)
24 (Construction Environmental Management Plan)
25 (Drainage)
26 (Protection for Public Sewers)
27 (Foul Sewerage Drainage)
28 (Surface Water Drainage Scheme)
29 (Existing Sewer Conditions)
30 (Contamination)
31 (Cycle Storage Facilities)
32 (Car Parking)
34 (Sustainable Features)
36 (Lighting)
37 (Finished Floor Levels)
38 (Surface Materials)
39 (External Materials)
40 (SuDS Maintenance Plan)
45 (Plant Equipment)

3. Planning Policy Context

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Site comprises:
- Havant Borough Core Strategy (March 2011);
 - Havant Borough Local Plan (Allocations) (July 2014); and
 - Hampshire Waste and Minerals Plan (October 2013).
- 3.2 The following Supplementary Planning Documents ('SPDs') are also considered to be of relevance:
- Borough Design Guide SPD (December 2011); and
 - Parking SPD (July 2016) (partially updated September 2019).
- 3.3 This section sets out the Development Plan policies which are considered to be of relevance to this RMA. It is relevant to note that the principle and maximum quantum of the proposed uses have already been established by the Outline Permission and are not therefore a consideration for Reserved Matters. The following development plan policies relating to appearance, landscaping, layout and scale are set out below.
- **Policy CS1** (Health and Wellbeing) is an overarching policy which seeks to improve wellbeing across the Borough. Among the requirements under Policy CS1, part 8) supports increased footpath and cycle use through the design of development, linkage and signage.
 - **Policy CS11** (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) seeks to protect and where possible enhance habitats and features of biological, hydrological or geological interest, including through the creation of new habitats and planting of new trees.
 - **Policy CS14** (Efficient Use of Resources) requires non-residential development over 500 sqm to deliver BREEAM standard 'very good' upon completion. An improvement on this standard over the plan period is also encouraged.
 - **Policy CS15** (Flood and Coastal Erosion Risk) requires all development to ensure that there is no net increase in surface water run-off and to prioritise the use of sustainable drainage systems (SuDS) to manage surface water drainage.
 - **Policy CS16** (High Quality Design) requires development to be designed to a high standard which responds to and respects local context; produces a positive relationship between buildings, streets and spaces; contributes to the improvement of public realm; is inclusive; mitigates negative environmental impacts and adapt to the changing needs of users and climate over the lifespan of the building. The policy is also supplemented by the Design Guide SPD (2011)
 - **Policy DM8** (Conservation, Protection and Enhancement of Existing Natural Features) requires development to sympathetically incorporate existing features into the overall design of a scheme and to provide new landscape works that integrate successfully with the local environment, including provisions for maintenance.

- **Policy DM10** (Pollution) requires development to appropriately manage any potential pollution risks.
- **Policy DM11** (Planning for More Sustainable Travel) requires new development to be designed to encourage lower vehicle speeds and safe, permeable, inclusive layouts that will integrate with existing pedestrian, cycle and public transport routes.
- **Policy DM14** (Car and Cycle Parking on Development (excluding residential)) requires provision of parking for cars, motor cycles and cycles in accordance with the relevant standards which are presently set out within the Parking SPD (2016) (as amended).

4. Submission Details & Planning Assessment

- 4.1 This RMA has been prepared to provide those details required under Condition 2 of the Outline Permission (Ref: APP/22/00172), being the appearance, landscaping, layout and scale of the Proposed Development within Phases 3A & 3B Site as defined on the Phases 3A & 3B Location Plan (Drawing Ref: 11747-PL001).
- 4.2 The proposed layout is shown on the Proposed Site Plan (Drawing Ref: 11747-PL004). This shows 2No. flexible employment units (Units 8 and 9) within 1No. building within Phase 3A, alongside 3No. flexible employment units (Units 10, 11 and 12) within 2No. buildings within Phase 3B.
- 4.3 The proposed units are proposed to be accessed from the new central spine road to the south with each unit served by its own dedicated yard and parking areas. A full description of the Proposed Development is set out within the Design and Access Statement (May 2026) prepared by PRC. This section of the Planning Statement summarises that information with reference to other details submitted with the application and the condition submissions which have been made in parallel.

Use and Amount

- 4.4 As set out within Table 4.1, the reserved matters submission fully accords with the use and amount of development approved under the outline planning permission, as controlled by the Design and Access Statement and Design Principles Document (Revision A) approved under Condition 3 and the overall floorspace allowance controlled by Condition 4.

Table 4.1: Phases 3A & 3B Proposed Floorspace Schedule

Phases 3A & 3B (Plot C)	Floorspace (sqm GEA)	Maximum Approved for Plot C (sqm GEA) ¹
Unit 8 (Phase 3A)	2,817	40,000
Unit 9 (Phase 3A)	1,996	
Unit 10 (Phase 3B)	2,546	
Unit 11 (Phase 3B)	2,831	
Unit 12 (Phase 3B)	5,214	
Total (Phases 3A & 3B)	15,404	

- 4.5 The proposed floorspace does not exceed the maximum approved floorspace for Plot C. Nor does it exceed the overall floorspace allowance of 52,000 sqm GEA set out under Condition 4, when considered in addition to the 8,690 sqm GEA already delivered under Phase 2
- 4.6 In terms of use, the units have been designed to accommodate Class E(g)(ii)-(iii), B2 and B8 uses (with ancillary office floorspace), which is in accordance with the uses approved under the

¹ As set out within the Design and Access Statement and Design Principles (Revision A) approved under the Outline Permission.

Outline Permission (as set out within Condition 4). Within Phases 3A & 3B, no other ancillary uses are proposed.

- 4.7 Having regard to the above uses, the proposed quantum of floorspace has potential to generate between 220-412 gross FTE on-site jobs once operational depending on final end users. In addition to this, there will be short-term job opportunities created during the construction phase.

Scale

- 4.8 The height of the proposed buildings is also within the approved height parameters for Plot C, as shown on the Proposed Building Heights Drawing No: 003, which is controlled by Condition 15 on the outline permission. This allows for a maximum building height of 15.8m in Plot C.
- 4.9 As shown on the Proposed Elevations (Drawing Ref: 11747-PL012, 11747-PL013 and 11747-PL014) and also detailed within Table 2.2 below, the proposed buildings would not exceed the maximum height allowance for Plot C.

Table 4.2: Proposed Building Heights

Unit(s)	Max Height to Parapet	Max Height of Roof Ridge
8 & 9	11.35m	11.75m
10 & 11	11.85m	12.25m
12	14.85m	15.25m

- 4.10 The proposed building footprints are also within the size range of the existing employment buildings within the Park and the surrounding area. The scale and massing of the development is therefore considered to be in keeping with the context of the wider Park, as well as the parameters set out under the Outline Permission.

Table 4.3 Phases 3A & 3B Compliance with Condition 15

Condition		Phase 3A Compliance	Phase 3B Compliance
15	The maximum height of buildings within any phase of the development shall not exceed those shown on Proposed Building Heights Drawing No: 003.	<ul style="list-style-type: none"> Proposed Elevations Units 8 & 9 (Drawing Ref: 11747-PL012) 	<ul style="list-style-type: none"> Proposed Elevations Units 10 & 11 (Drawing Ref: 11747-PL013) Proposed Elevations Unit 12 (Drawing Ref: 11747-PL014)

Design and Layout

- 4.11 The scheme design and layout have been formulated to accord with the Outline Permission and adopted Development Plan policies. This is explained within the accompanying Design and Access Statement (May 2026) and summarised below.
- 4.12 The layout of the proposed buildings on the Site, as shown on the Proposed Site Plan (Drawing Ref: 11747-PL004) adopts a similar layout to the Phase 1 and Phase 2 development to the south. Units 8 & 9 and 10 & 11 are proposed to be accessed from a shared access off the central spine road to the south with the units facing inwards towards each other in order to screen the service

yard areas from the sensitive eastern boundary. Unit 12 is also orientated so that the yard area faces inwards, away from the western boundary.

- 4.13 The buildings are positioned such that the Units 8, 11 and 12 are also able to address the new central spine road and the new development to the south and west. Parking with landscaping is proposed immediately south of the buildings (as well as within the yard areas) and west of Unit 12. This approach mirrors the developments to the south and enables the new Phases 3A & 3B buildings to be read as a continuation of Phases 1 and 2.
- 4.14 As noted within Section 2, Conditions 17 and 18 place controls on the design and layout of the proposed development in order to manage and minimise the potential for impacts on neighbouring residential areas to the west and to ensure a cohesive and coherent development overall.
- 4.15 In accordance with Condition 17, and as shown on the Proposed Site Plan (Drawing Ref: 11747-PL004) Unit 12 (being the closest building to Brookside Road) is located c.105m from the eastern elevation of No.47 Brookside Road. This is in excess of 74m, as required.
- 4.16 The following additional measures have also been incorporated into the design in order to protect the residential amenity of neighbouring occupiers in accordance with the requirements of Condition 18:
- The buildings have been orientated to prevent overlooking of the residential properties to the east with limited glazing proposed on the eastern elevation of Units 8 and 9, and on the western elevation of Unit 12.
 - A sensitive approach to lighting the rear of Units 8, 9 and 12 (which is necessary for security and escape purposes) involving low lux luminaries (1 lux minimum, 5 lux average). As detailed within the External Lighting Assessment (May 2026) submitted pursuant to Condition 36, the proposed luminaires would have no upward light output.
 - The location of external plant equipment has been carefully considered and tested in terms of potential noise impacts as set out within the Plant Noise Assessment (May 2026) produced by Phlorum and submitted pursuant to Condition 45.
- 4.17 As set out below, the proposals for Phases 3A & 3B are considered to fully adhere to the principles established at the outline stage. It is also considered that the proposed development does not give rise to any impacts which cannot be satisfactorily managed in line with the objectives of Policy DM11.

Table 4.4: Phases 3A & 3B Compliance with Conditions 17 and 18

Condition		Phase 3A Compliance	Phase 3B Compliance
17	Any building(s) erected within the area annotated as Plot C on drawing No. 004 shall be sited a minimum of 74m to the east of the eastern elevation of No.47 Brookside Road (as shown on the Indicative Master plan drawing No. 005).	<ul style="list-style-type: none"> • Proposed Site Plan (Drawing Ref: 11747-PL004) 	<ul style="list-style-type: none"> • Proposed Site Plan (Drawing Ref: 11747-PL004)
18	The Reserved Matters applications in relation to any phase of development shall	<ul style="list-style-type: none"> • Proposed Site Plan (Drawing Ref: 11747-PL004) 	<ul style="list-style-type: none"> • Proposed Site Plan (Drawing Ref: 11747-PL004)

Condition		Phase 3A Compliance	Phase 3B Compliance
	seek to ensure that the design of any units set close to nearby residential properties incorporate layout and designs that minimise potential impacts to residential amenities for example, in relation to loading bay positions, external equipment, openings, windows and lighting.	<ul style="list-style-type: none"> Proposed Site Sections (Drawing Ref: 11747-PL018) Proposed Elevations Units 8&9 (Drawing Ref: 11747-PL012) Proposed External Material Elevations - Units 8&9 (Drawing Ref: 11747-PL021) Plant Noise Assessment (May 2026) External Lighting Assessment (May 2026) 	<ul style="list-style-type: none"> Proposed Elevations Unit 12 (Drawing Ref: 11747-PL014) Proposed External Material Elevations - Unit 12 (Drawing Ref: 11747-PL023) Plant Noise Assessment (May 2026) External Lighting Assessment (May 2026)

- 4.18 In accordance with the objectives of Policy CS14, the proposed buildings have been designed to achieve BREEAM 'Excellent' as evidenced by the BREEAM Pre-Assessment Reports prepared by AES (dated 29 April 2026). These reports are submitted in accordance with the requirements of Condition 35 and represents an improvement on the minimum requirement set out within Policy CS14.

Appearance

- 4.19 As set out within the accompanying Design and Access Statement (May 2026), it is proposed to construct the Phases 3A & 3B buildings from the same palette of materials set out within the approved Design and Access Statement and Design Principles Document (Revision A) which also drew on the palette of materials used in the adjacent Phase 1 development and is consistent with Phase 2. This approach to materiality is considered appropriate and will ensure a cohesive approach to the ongoing redevelopment of the Park moving forwards.
- 4.20 The overall approach to building design, including the incorporation of glazing on key frontages is also consistent with the Phase 1 and 2 designs whilst the use of horizontal profiled cladding reflects and has been influenced by the design of existing buildings elsewhere within the Park. As well as adhering to the design principles set at outline stage, this approach is also considered to accord with the objectives of Policy CS16. Details of the proposed external materials have also been submitted pursuant to Conditions 38 and 39.

Table 4.5: Phases 3A & 3B Compliance with Condition 19

Condition		Phase 3A Compliance	Phase 3B Compliance
19	The Reserved Matters stage submission(s) shall demonstrate how they have incorporated the design principles set out in the Design and Access Statement and Principles Document Revision A. In particular the phased	<ul style="list-style-type: none"> Proposed Site Plan (Drawing Ref: 11747-PL004) Proposed Elevations Units 8&9 (Drawing Ref: 11747-PL012) 	<ul style="list-style-type: none"> Proposed Site Plan (Drawing Ref: 11747-PL004) Proposed Elevations Units 10&11 (Drawing Ref: 11747-PL013)

Condition		Phase 3A Compliance	Phase 3B Compliance
	development shall seek to provide a whole site design aesthetic and provide a degree of continuity in building designs, detailing and materials.	<ul style="list-style-type: none"> Proposed External Material Elevations - Units 8&9 (Drawing Ref: 11747-PL021) Design and Access Statement (May 2026) 	<ul style="list-style-type: none"> Proposed External Material Elevations - Units 10&11 (Drawing Ref: 11747-PL022) Proposed Elevations Unit 12 (Drawing Ref: 11747-PL014) Proposed External Material Elevations - Unit 12 (Drawing Ref: 11747-PL023) Design and Access Statement (May 2026)

Landscaping

- 4.21 As shown on the detailed Landscape General Arrangement Plans (Drawing Ref: 11747-PL050, 11747-PL051 and 11747-PL052), and consistent with the landscape strategy set out within the approved Design and Access Statement and Principles Document (Revision A), it is proposed to accommodate new boundary planting around the perimeter of the Phases 3A & 3B Site alongside new tree planting to the west. Where feasible, additional planting is also proposed to break up the service yards and parking areas.
- 4.22 Also detailed on the Landscape General Arrangement Plans (Drawing Ref: 11747-PL050, 11747-PL051 and 11747-PL052) are the proposed locations of bird and bat boxes as detailed within the submitted Ecological, Mitigation, Compensation and Enhancement Strategy (dated 02 June 2026) which has been prepared pursuant to Conditions 12 and 33. Such provision accords with the objectives of Policies CS11 and DM8.

Flood Risk and Drainage

- 4.23 In accordance with the requirements of Condition 7, the finished floor level of the proposed buildings has been set at 5.90m AOD. Details of the finished floor levels for Phase 3A are also submitted pursuant to Condition 37.

Table 4.6: Phases 3A & 3B Compliance with Condition 7

Condition		Phase 3A Compliance	Phase 3B Compliance
7	<p>The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment& Outline Drainage strategy Report ref:13023 / R102 rev 5.0) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> Finished floor levels shall be set at 5.90 mAOD for buildings within Zone 1 and 	<ul style="list-style-type: none"> Proposed Levels Plan (Drawing Ref: 13885-102 Rev P2) Proposed Drainage Plan (Drawing Ref: 13885-201 Rev P2) Flood Risk Assessment (May 2026) 	<ul style="list-style-type: none"> Proposed Levels Plan (Drawing Ref: 13885-102 Rev P2) Proposed Drainage Plan (Drawing Ref: 13885-201 Rev P2) Flood Risk Assessment (May 2026)

Condition		Phase 3A Compliance	Phase 3B Compliance
	<p>2 north of the link road, and 5.50 mAOD for the buildings within Zone 3B south of the link road</p> <p>These mitigation measures shall be fully implemented prior to occupation in accordance with the scheme's timing /phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p>		

- 4.24 Full details of the proposed drainage for Phase 3A only have also been submitted pursuant to Condition 25, alongside details to address the various requirements under Conditions 26 (Protection of Public Sewers), 27 (Foul Sewerage Drainage), 28 (Surface Water Drainage Scheme) and 29 (Existing Sewer Conditions). A separate submission pursuant to these conditions will be made in relation to Phase 3B prior to the commencement of works within that Phase.

Sustainability

- 4.25 In accordance with the commitment secured under the Outline Permission (under Condition 35), the proposed buildings within Phases 3A & 3B have been designed to achieve BREEAM 'Excellent'.

Table 4.7: Phases 3A & 3B Compliance with Condition 35

Condition		Phase 3A Compliance	Phase 3B Compliance
35	Any reserved matters application in relation to any phase shall be accompanied by a pre-assessment BREEAM report prepared by an accredited BREEAM Assessor, indicating that any new building is capable of achieving at minimum 'excellent' against the BREEAM standard (or equivalent if not available). The development in that phase shall be carried out in accordance with the approved details.	<ul style="list-style-type: none"> Phase 3A BREEAM Pre- Assessment (dated 29 April 2026) 	<ul style="list-style-type: none"> Phase 3B BREEAM Pre- Assessment (dated 29 April 2026)

- 4.26 Further details of sustainable features incorporated into the proposed development within Phases 3A & 3B are set out within the Sustainability Features document (May 2026), prepared by Watkins Payne and which has been submitted pursuant to Condition 34.

Access

- 4.27 The Outline Permission has already established the acceptability of retaining the existing accesses into the Park and where required, improvements have been secured via the s106 agreement (dated 20 December 2023) to the eastern access off Langstone Road and along Footpath 51. However, it remains relevant to consider the internal road and footpath network within the Site and how this is intended to serve Phases 3A & 3B.
- 4.28 As set out within the Proposed Site Plan (Drawing Ref: 11747-PL004), the Phases 3A & 3B development is proposed to be accessed off the new central spine road to the south in a similar manner to the Phase 1 and 2 developments. Linkages will be included to the improved Footpath 51 footway/cycleway and along Langstone Road which have been delivered under Phase 2B. Relocation of the existing zebra crossing to the south of the new access road to Units 8, 9, 10 & 11 is also proposed to be delivered under Phase 3A.
- 4.29 The proposals will ensure the development benefits from a good level of accessibility by walking and cycling and supports linkages to the wider cycling network in accordance with the objectives of Policies CS1 and DM11.

Phasing

- 4.30 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.
- 4.31 Accordingly, an updated Phasing Plan (Drawing Ref: 11747-PL005) has been prepared and submitted pursuant to Condition 5 which shows the defined extent of Phases 3A & 3B.
- 4.32 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.
- 4.33 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).
- 2.23 Minor temporary works are also proposed to the elevations of B4000 to ensure an appropriate response to the development within Phases 3A & 3B in the intervening period pending its own demolition in due course, as part of the delivery of Phase 4. Details of the works proposed to B4000 are set out on the Proposed B4000 Elevations (Drawing Ref: 11747-PL019).
- 2.24 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, with further details provided within the submitted Flood Risk Assessment (May 2026), prepared by Baynham Meikle.

- 2.25 The provision of SuDS, ecological mitigation and landscaping will be completed within each respective phase prior to the occupation of the relevant phase.

Car Parking

- 4.34 As noted in Table 4.1, the proposed units comprise a total of 15,404 sqm GEA flexible employment floorspace within Use Classes E(g)(ii)-(iii)/B2/B8. Policy DM14 and the parking standards set out within Appendix 5 of the Core Strategy require 1 space per 45 sqm GEA for high tech/light industry and general industry developments and 1 space per 90 sqm GEA for warehousing. Depending on the final end users this would equate to a requirement of between 282 - 339 spaces to serve Phases 3A & 3B.
- 4.35 In order to accommodate the upper limit, a total of 342 parking spaces are proposed to serve the 5No units as shown on the Proposed Car Parking Plan (Drawing Ref: 11747-PL025) (as required under Condition 32). This level of provision includes 17No. disabled spaces (5%); 16No. car sharing spaces (5%); 34 No. active EV charging spaces (10%); and 78No. passive EV charging spaces (23%). In respect of the latter, this level of provision is fully in accordance with the requirements of Condition 43.

Table 4.8 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%

Cycle Parking

- 4.36 In accordance with cycle standards a minimum of 92No. cycle parking spaces are required to serve the Phases 3A & 3B development. As shown on the Proposed Cycle Shelter Plan (Drawing Ref: 11747-PL024) provision is made for 100No. cycle spaces (20No. per unit). The proposed location of cycle parking provision and details of the two-tier cycle storage is also shown on Drawing Ref: 11747-PL024, as required under Condition 31.

Ecological Considerations

- 4.37 Owing to the passage of time since the outline permission was granted, an updated Preliminary Ecological Appraisal (PEA) has been undertaken by Phlorum in order to provide an up to date understanding of the potential ecological constraints within and in proximity to the Phases 3A & 3B site area.

- 4.38 The submitted PEA (May 2026) confirms that habitats within the proposed development area were assessed as being of value to wildlife within the immediate vicinity with potential to support nesting birds. In order to avoid any potential impact on breeding birds, the PEA recommends that the demolition of buildings and tree felling should be undertaken outside the main bird nesting season. Where this is not possible, an ecologist would need to check the vegetation for active nests and signs of bird breeding activity.
- 4.39 These provisions have been incorporated into the CEMP for Phases 3A & 3B which has also been submitted pursuant to Condition 24. Alongside measures to ensure the protection of important habitats and natural features including the offsite woodland and stream to the southeast, the CEMP also incorporates measures to avoid harm to adjacent designated sites, alongside pollution control measures.
- 4.40 The submitted PEA reiterates the opportunities for habitat enhancement measures, including bird and bat boxes, the details of which are set out within the Ecological Mitigation, Compensation and Enhancement Strategy (EMCES) (dated 02 June 2026) which has also been submitted pursuant to Conditions 12 and 33.
- 4.41 The proposals therefore fully align with the objectives of Local Plan Policies DM8, CS11 and DM10.

Trees

- 4.42 As detailed within the Arboricultural Impact Assessment (AIA) (May 2026) two trees and one hedge are proposed for removal in order to facilitate development within Phases 3A & 3B. These proposed removals are consistent with those already approved under the Outline Permission.
- 4.43 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. As detailed within the submitted CEMP, this hoarding is to be maintained in situ during development works, until such time as the works have been completed.
- 4.44 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.

External Lighting

- 4.45 In accordance with the requirements of Condition 36, an External Lighting Assessment (May 2026) has been prepared to demonstrate that the proposed lighting associated with Phases 3A & 3B has been designed to avoid light spill beyond the site and to protect ecology. In this respect, the proposals are considered to align with the objectives of Local Plan Policies CS11, CS16 and DM10.

Contamination

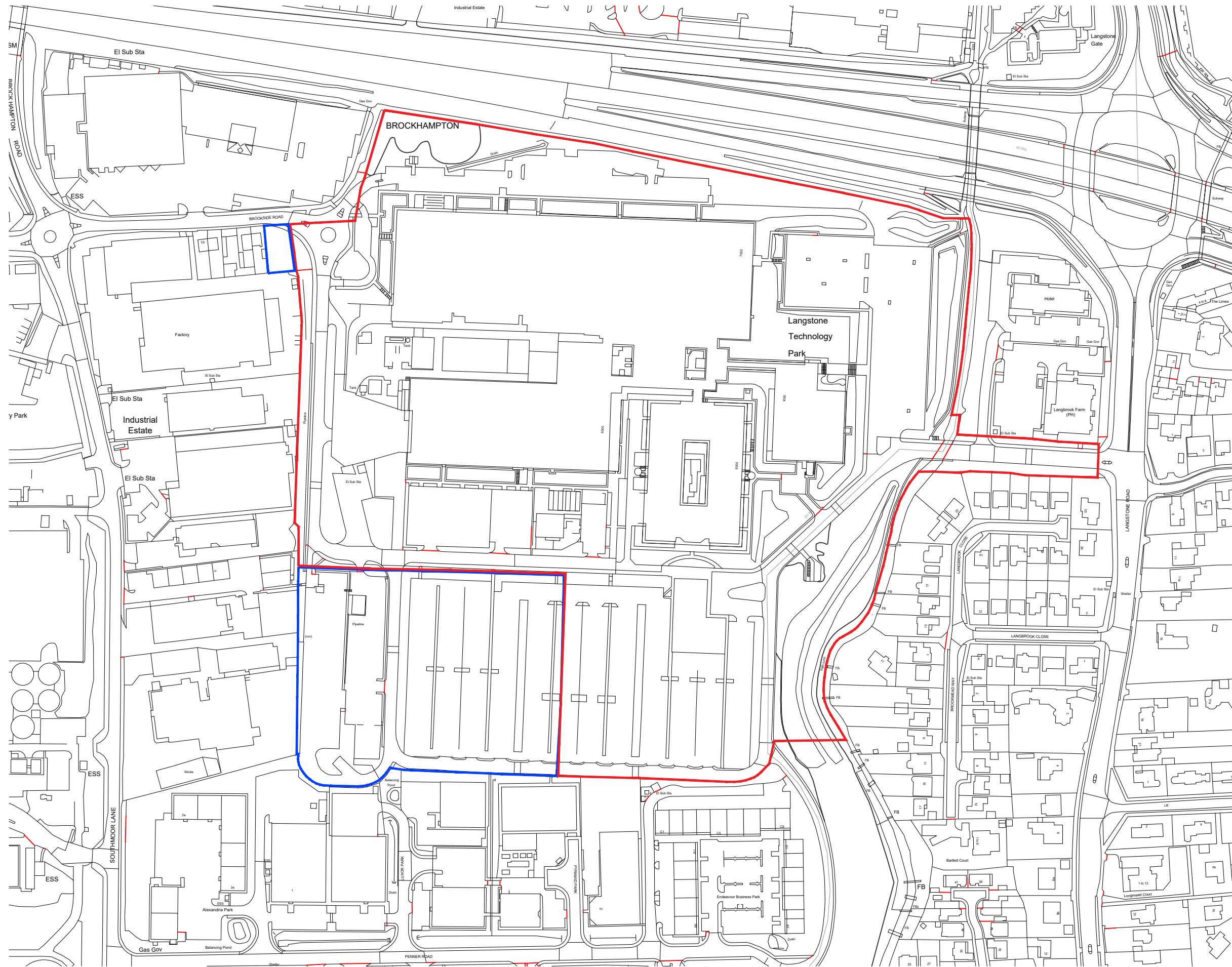
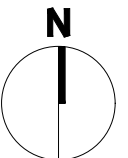
- 4.46 In accordance with Condition 30, an assessment of the nature and extent of contamination within the Phase 3A has been undertaken, as detailed within the Report on Ground Investigation — Phase 3A (May 2026), prepared by Applied Geology.
- 4.47 At this stage, a full assessment of Phase 3B cannot be completed until the existing buildings have been removed and further assessment work will therefore be required in order to full address the requirements of Condition 30 in respect of Phase 3B.

5. Summary and Conclusions

- 5.1 This submission seeks Reserved Matters approval in respect of Phases 3A & 3B pursuant to Outline Permission (Ref: APP/22/00172) for the following development:
- ‘Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access’.***
- 5.2 This RMA is brought forward in line with the planning conditions and S106 agreement attached to the Outline Permission.
- 5.3 As demonstrated within Section 4, the proposed Phases 3A & 3B development accords with the policy objectives set out within the Development Plan and will contribute towards delivering the significant benefits associated with the overall Masterplan acknowledged at the outline stage.
- 5.4 As such it is respectfully requested that the application is approved.

DRAWING SCHEDULE

Drawing Title	Drawing Reference
3A & 3B Site Location Plan	11747-PL001
Existing Site Plan	11747-PL002
3A & 3B Masterplan	11747-PL003
Proposed Site Plan	11747-PL004
Proposed Ground Floor Plan U8-9	11747-PL006
Proposed Ground Floor Plan U10-11	11747-PL007
Proposed Ground Floor Plan U12	11747-PL008
Proposed First Floor Plan U8-9	11747-PL009
Proposed First Floor Plan U10-11	11747-PL010
Proposed First Floor Plan U12	11747-PL011
Proposed Elevations U8-9	11747-PL012
Proposed Elevations U10-11	11747-PL013
Proposed Elevations U12	11747-PL014
Proposed Roof Plan U8-9	11747-PL015
Proposed Roof Plan U10-11	11747-PL016
Proposed Roof Plan U12	11747-PL017
Proposed Site Sections	11747-PL018
Proposed B4000 Elevations	11747-PL019
Proposed Landscape General Arrangement (1 of 3)	11747-PL050
Proposed Landscape General Arrangement (2 of 3)	11747-PL051
Proposed Landscape General Arrangement (3 of 3)	11747-PL052
Proposed Landscape Detail	11747-PL053



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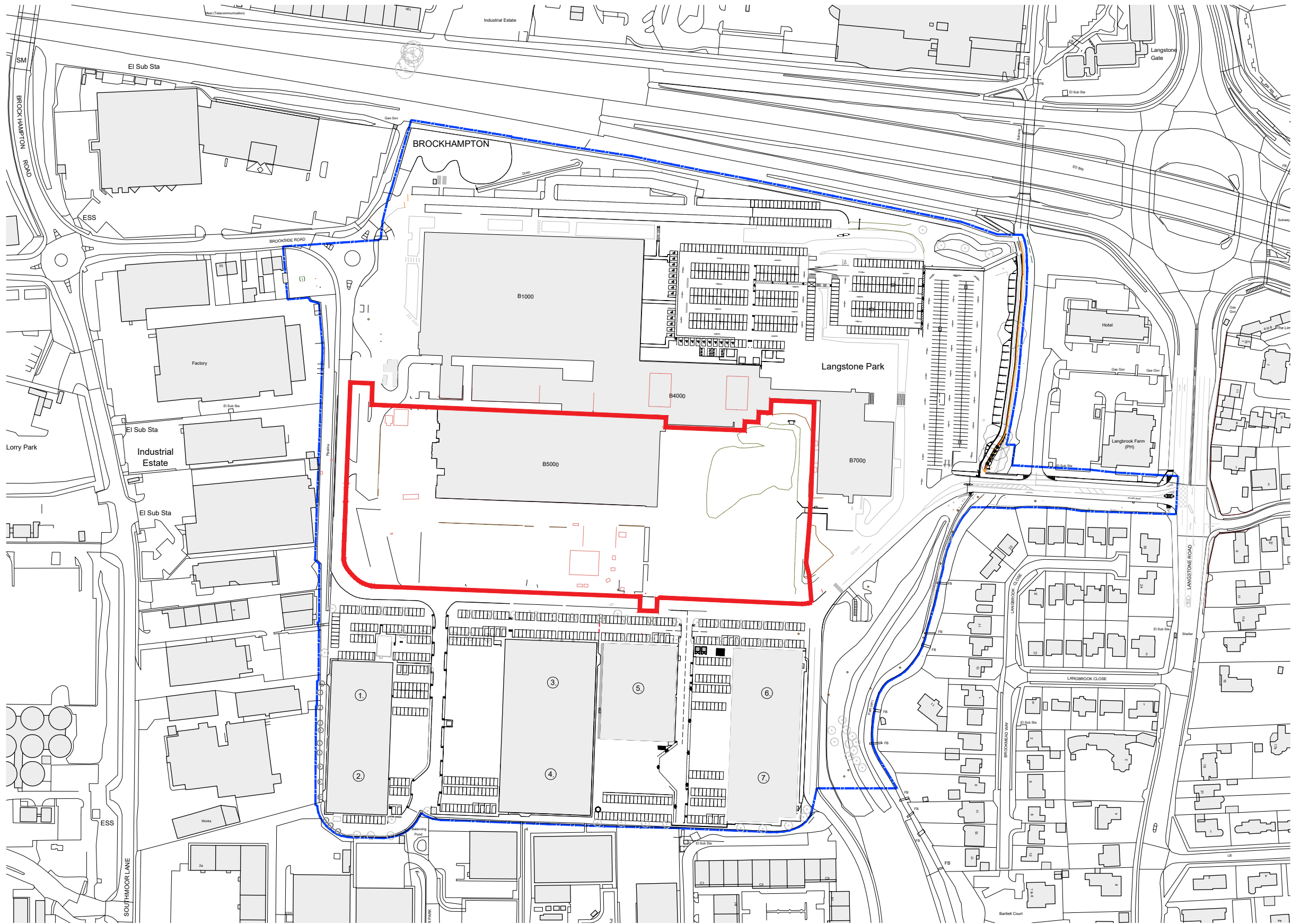
Client:
XLB PROPERTY & HAVANT S.a.r.L (Luxembourg)

Project:
LANGSTONE PARK

Drawing Title:
SITE LOCATION PLAN

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Job No: 11392	Stage : PL	Drawing No : 008
Construction ☐	Preliminary ☐	Information ☐
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Project: LANGSTONE PHASE 3A / 3B
Drawing Title: SITE LOCATION PLAN

Job No: 11747 Project Stage: PL Status: PLANNING
First Issue Date: MAY 26 Scale: @A3 1:2500 Lead/Checked: ME
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