

DESIGN & ACCESS STATEMENT

LANGSTONE PHASE 3A / 3B

MAY 2026

Prepared by PRC Architecture & Planning
on behalf of Havant Sarl

11747

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1.0 INTRODUCTION

THE VISION

This Design and Access Statement has been prepared on behalf of XLB Property Ltd to accompany a reserved matters application pursuant to outline planning consent APP/22/00172 at Langstone Park, Langstone Road, Havant, PO9 1SA.

APP/22/00172: 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.

Condition 2 requires the approval of the Local Planning Authority to be obtained in respect of the following reserved matters before development first takes place on any phase - the appearance, landscape, layout and scale.

This reserved matters application relates to Phases 3A & 3B of the development at Langstone Park as shown on the Phasing Plan (ref:1174 PL005).

The proposals consist of the following:

- The erection of three flexible employment buildings split into five units totalling 15,404sqm GEA for flexible, E class research and development & light industrial, B2 class manufacturing and B8 class storage and distribution employment uses, with ancillary offices, associated car parking, service yards and landscaping.
- New vehicular site access from within Langstone Technology Park.
- Works to improve pedestrian links through the park.

THE PURPOSE OF THIS DOCUMENT

This design and access statement will demonstrate that the scheme has evolved following a structured process of assessment, involvement, evaluation and detail design. The planning consent documentation has been considered and provided outline information that supports this proposal. This assessment has been used to characterise the site and its surroundings and inform the early design aspirations of the scheme. Whilst an assessment of Planning Policy is specifically dealt with by the Planning Statement, planning policy relevant to the site was also identified at the outset and plays a significant role in shaping the design proposals.

The design has undergone a continuous evaluation process identifying where constraints exist and to what extent the impact can be minimised or even turned into a positive attribute within the overall scheme design. The process of design is discussed throughout this document following the headings identified in CABE guidance for assessing proposals in terms of design and the integration of access these headings are as follow:

LAYOUT: Explanation of how the site can be successfully developed and how it will work and fit in with its surroundings.

SCALE: Refers to the size of buildings and spaces, showing why those sizes are right for the site and how they relate to existing buildings.

LANDSCAPING: Explanation of how a landscape concept can be incorporated into the scheme and how it has influenced the scheme design.

APPEARANCE: Explanation of what the development will look like and why it is appropriate for the setting.

ACCESS: Proposals for pedestrian, vehicular and transport links and inclusive access.

SUSTAINABILITY: An overview of sustainable design.

SECURITY: An overview of the security measures proposed to be put in place.

SITE ADDRESS

Phase 3, Langstone Road, Langstone Park, Havant, PO9 1SA

SUPPORTING DOCUMENTS

In addition to this Design and Access Statement the application is accompanied by a full suite of plans and technical reports which should be read in conjunction with this Statement.

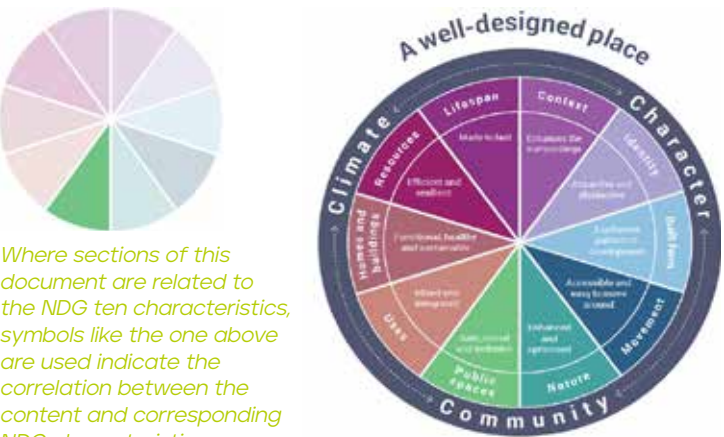
THE NATIONAL DESIGN GUIDE (NDG)

This Design & Access Statement has been prepared to accord with, and to respond to the characteristics of well-designed places as set out in the National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019.

Listed below are the ten characteristics of well-designed places, as set out in the National Design Guide. This document will show how these characteristics apply to the development proposals.

THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

• Context	Enhances the surroundings.
• Identity	Attractive and distinctive.
• Built form	A coherent pattern of development.
• Movement	Accessible and easy to move around.
• Nature	Enhanced and optimised.
• Public spaces	Safe, social and inclusive.
• Uses	Mixed and integrated.
• Homes and buildings	Functional, healthy and sustainable.
• Resources	Efficient and resilient.
• Lifespan	Made to last.



Where sections of this document are related to the NDG ten characteristics, symbols like the one above are used indicate the correlation between the content and corresponding NDG characteristic.

2.0 LOCATION AND SETTING

Langstone Park benefits from a highly prominent and accessible location, with direct access to the M27 and onward connections to London via the M3, as well as to Portsmouth, Southampton, and Brighton.

To the north, the site is bounded by a substantial mixed-use development comprising general industrial units, warehouses, and a range of retail facilities, including Tesco, Marks & Spencer, and Sports Direct, alongside various restaurants and takeaways.

Further north lies the Meridian Shopping Centre and additional retail units, with established residential neighbourhoods interspersed throughout this area.

To the east, there is a well-established residential estate, along with a Premier Inn hotel and associated restaurant. Beyond this, the landscape opens out to farmland and country parks.

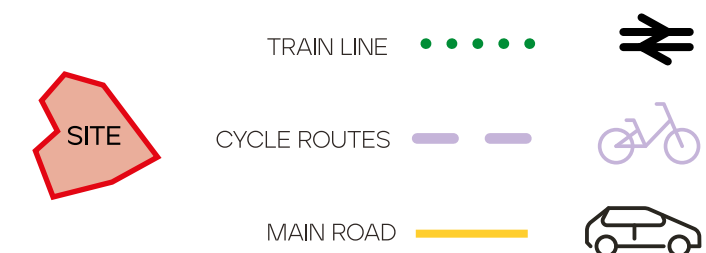
Immediately to the south is an industrial estate with a varied stock of buildings. Beyond this lies Southmoor Nature Reserve, which extends towards Bridge Lake and connects to the English Channel. Langstone Road provides a direct route south to Hayling Island, a popular coastal destination.

To the west, the site adjoins an industrial area primarily occupied by the Southern Water treatment plant, along with a mix of general industrial units and office space. Further west is Broadmarsh Coastal Park.

Overall, the surrounding area is predominantly characterised by E Class (commercial, business, and service) uses and sui generis industrial activities



CONTEXT DIAGRAM - Google Earth, 2026



2.0 LOCATION & SETTING

The park currently provides approximately 60,000 sqm of lettable employment floorspace across a range of buildings and use classes.

The site occupies a highly sustainable location, benefitting from strong transport connectivity. It is well served by established pedestrian and cycle routes, with regular bus services operating in the immediate area. Bedhampton railway station is also located in close proximity, providing convenient public transport access.

Topographically, the site is generally level, with a gentle gradient rising from the southern boundary to the north, amounting to an overall change in level of approximately 1 metre across the site.

The Park is subject to an extant outline planning consent and the following phases of development have been delivered to date:

Phase 1- the demolition of B6000 was completed in January 2025.

Phase 2 - the delivery of 8,690sqm across 3No. units was commenced in January 2025 and is now close to completion.

Phase 3A will be the next 'build-phase' of development on the site previously occupied by B6000. This phase will deliver 4,813sqm of floorspace over 2No. units.

Phase 3B will involve the demolition of B5000 and the subsequent delivery of 10,591 sqm of floorspace over XNo. units.



CONTEXT DIAGRAM - IMMEDIATE SITE

2.0 LOCATION AND SETTING



VIEW 1

View from Estate Road towards Building 1000 and car park.



VIEW 2

View from Estate Road towards Phase 2



VIEW 3

View from Estate Road towards building 7000



VIEW 4

View from Brookside Road entrance towards B1000



VIEW 5

View North showing B5000 and Phase 3A to the east



VIEW 6

View from Phase 3A towards building 7000

2.0 LOCATION AND SETTING

DEVELOPMENT PLOT C

Phases 3A & 3B are located within Plot C of the approved masterplan, which has the following development characteristics:

Location: Northern / central section of the Park

Size: 7.85Ha

Proportion: Rectangular

Development Type: Single or multiple buildings could be accommodated in the form of single storey buildings with ancillary office content at first floor.

Maximum height: 15.8m

Proposed Floor Area: Maximum of 78910sqm GEA.

Uses: Flexible employment use buildings with a range of employment types: E class (g)(ii) Research & Development, E class (g)(iii) Light industry, B2, B8 & ancillary office use.

The proposals for the development of Phases 3A & 3B reflect the approved masterplan characteristics for Plot C.



Plan showing Phases 3A & 3B located within Plot C of the outline planning consent

3.0 PHASING

DEVELOPMENT PHASING

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 submitted pursuant to Condition 5 which shows the defined extent of Phases 3A & 3B.

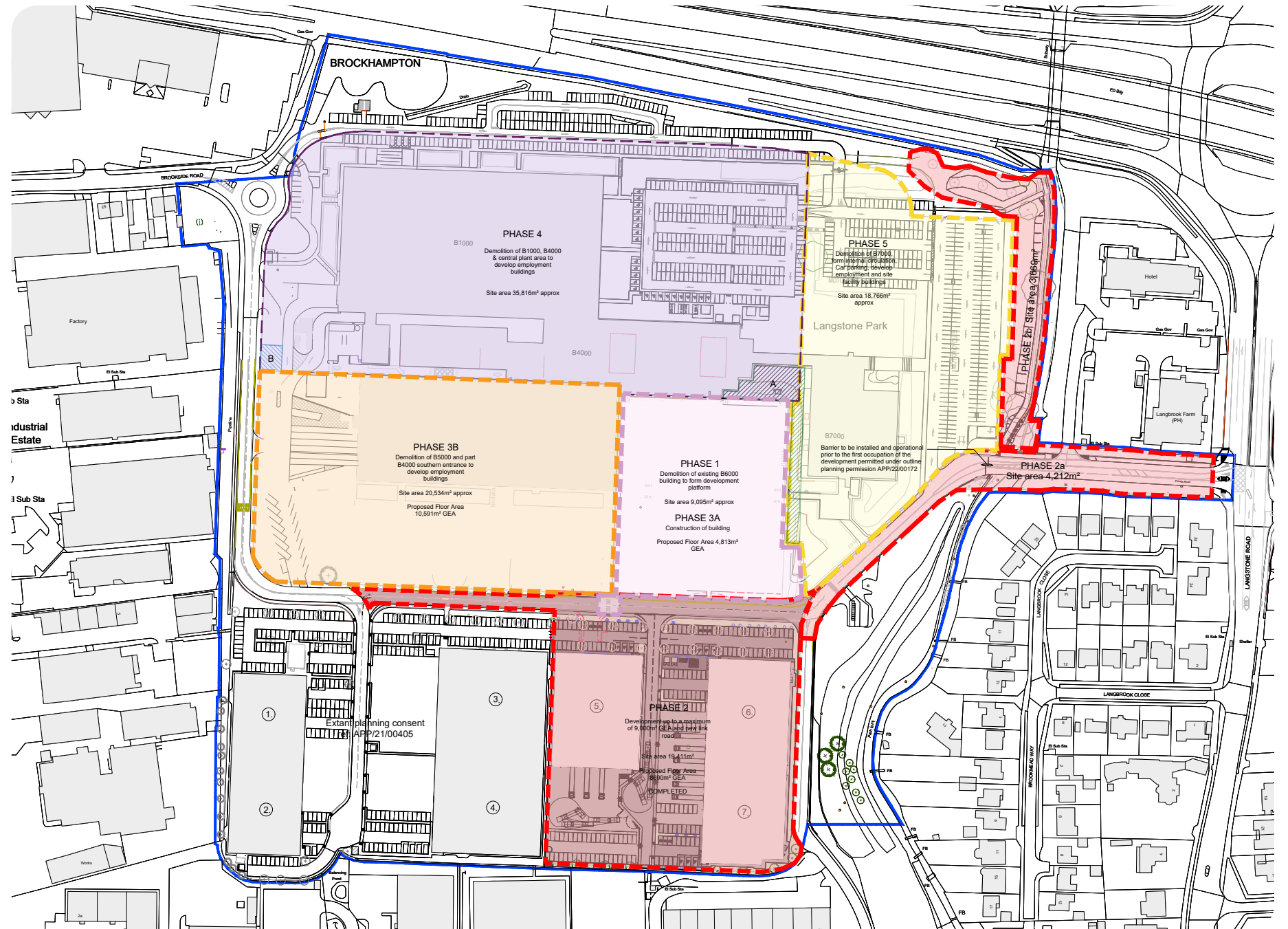
The overall development area within Phases 3A & 3B has not substantially changed since the last iteration of the Phasing Plan was approved on 20 February 2026 (under Ref: APP/25/00588). However, as the detailed proposals have evolved it became evident that there is a requirement for temporary interventions in areas to the north and west 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, with further details provided within the submitted Flood Risk Assessment (May 2026), prepared by Baynham Meikle.

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



PHASING PLAN EXTRACT

4.0 LAYOUT

CONSTRAINTS



CONSTRAINTS DIAGRAM - Google Earth 2022

Phases 3A/3B are centrally located within Langstone Park, situated to the north and east of the internal access road, to the south of B4000 and west of B7000.

The existing buildings to the north and east of the site are positioned on raised bunds. The ground floors of these buildings are typically 4m above the proposed site. Although these buildings do feature part basements that access the lower levels. Therefore proposed ground levels will need to be considered carefully.

A surface water drainage connection is located in the south-east corner of the site, requiring a minimum 5m stand-off from the boundary.

In addition, a number of existing utilities, including gas, high-voltage electricity, and telecommunications infrastructure (BT, Virgin Media and others), run along the northern part of the site. These services will influence the developable area and necessitate appropriate building setbacks.

Proposals will need to ensure that transport and pedestrian connections are effectively integrated with the existing network, enhancing movement throughout the site and improving overall accessibility.

As the site forms part of an operational employment estate, any development must

be carefully planned and phased to avoid disruption to existing occupiers, maintaining both operational continuity and site safety at all times.

Condition 17 of the outline permission requires new buildings within Plot C to adhere to the following:

- Maximum building size 18,000msq GEA
- Maximum building height: 15.8
- Use class: E(g)(ii), E(g)(iii), B2, B8, ancillary office accommodation

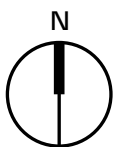
- *Any building(s) erected within the area annotated as plot C shall be sited as a minimum of 74m to the east of the eastern elevation of No.47 brookside road.*

4.0 LAYOUT

OPPORTUNITIES



- Application Boundary
- - - Movement Route
- Active Frontage
- ▶ New/Enhanced Access
- Focal Points
- New Landscaping
- - - Proposed Yard
- Proposed Building



CONSTRAINTS DIAGRAM - Google Earth 2022

The proposal offers the opportunity to replace existing outdated building with new modern flexible employment space in line with the objectives of the outline planning permission.

There is an opportunity to improve the legibility of the park in line with the principles established in the outline consent.

Formation of new site access improving access and visibility, that is legible and safe for pedestrian and vehicular users and prevents unauthorised car parking.

High levels of natural surveillance to the site

through the careful placement of office apce and building entrances..

Intensification of employment uses and reuse of a brownfield site.

Enhancement of biodiversity through the introduction of soft landscaping.

Improved level of accessibility with addition of accessible car parking, car sharing, cycle parking and electric car charging spaces.

Opportunity to position and orientate buildings so they better relate to the existing building

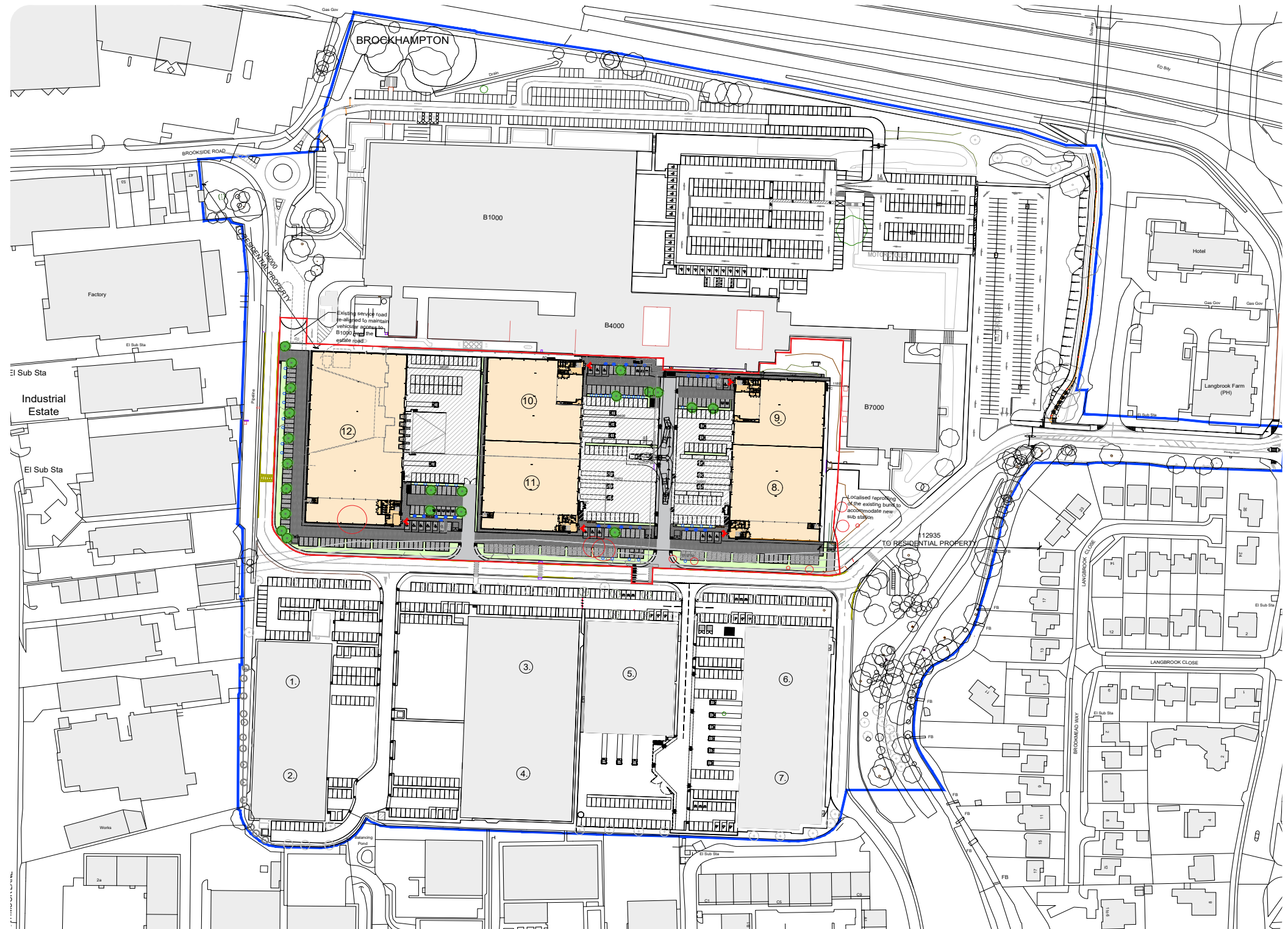
accommodation creating focal points and a more cohesive extension to the built form.

4.0 LAYOUT

COMPLIANCE WITH MASTERPLAN DESIGN PRINCIPLES

The proposed layout complies with the Plot C Design Criteria set out in the approved masterplan which is as follows:

- Maximum building size 18,000msq GEA
- Maximum building height: 15.8
- Use class: E(g)(ii), E(g)(iii), B2, B8, ancillary office accommodation
- Any building(s) erected within the area annotated as plot C shall be sited as a minimum of 74m to the east of the eastern elevation of No.47 brookside road.



MASTERPLAN

4.0 LAYOUT

SITE PLAN

The proposed layout has been carefully considered to make efficient use of the site whilst addressing existing deficiencies in site access and legibility for both road users and pedestrians. The scheme establishes a high-quality frontage to the north of the site, providing a clear and coherent connection to the existing road infrastructure and the wider Technology Park.

Buildings have been located to ensure they are in excess of 74m away from the eastern elevation of no.47 Brookside Road.

Vehicular access have been incorporated into the design to distribute traffic flows effectively, reducing the potential for congestion and improving circulation throughout the site and its surroundings.

The proposals involve the demolition of existing, outdated building stock (B5000), with the plot created through the demolition of Building B6000 being brought forward for comprehensive redevelopment.

The existing B6000 plot has been left as a vacant development plot following the buildings demolition. Phase 3A of the proposal is located on this vacant development plot. Phase 3B will be delivered partially on the footprint of B5000 following its demolition.

The scheme introduces a mix of new buildings, hard-surfaced footpaths, car parking areas and service yards, complemented by soft landscaping throughout the site and along its perimeters to enhance biodiversity and the overall visual amenity of the development.

Three new buildings will be positioned either side of a new central service road and subdivided to provide five units of varying sizes.

The office elements of Units 8, 11 and 12 are orientated to front the estate road, providing visual interest, legibility and natural surveillance of the public realm. It is a fundamental design principle that the development does not present an inward-facing aspect; rather, the buildings have been deliberately positioned to positively address the estate road and contribute to the quality of the streetscene.

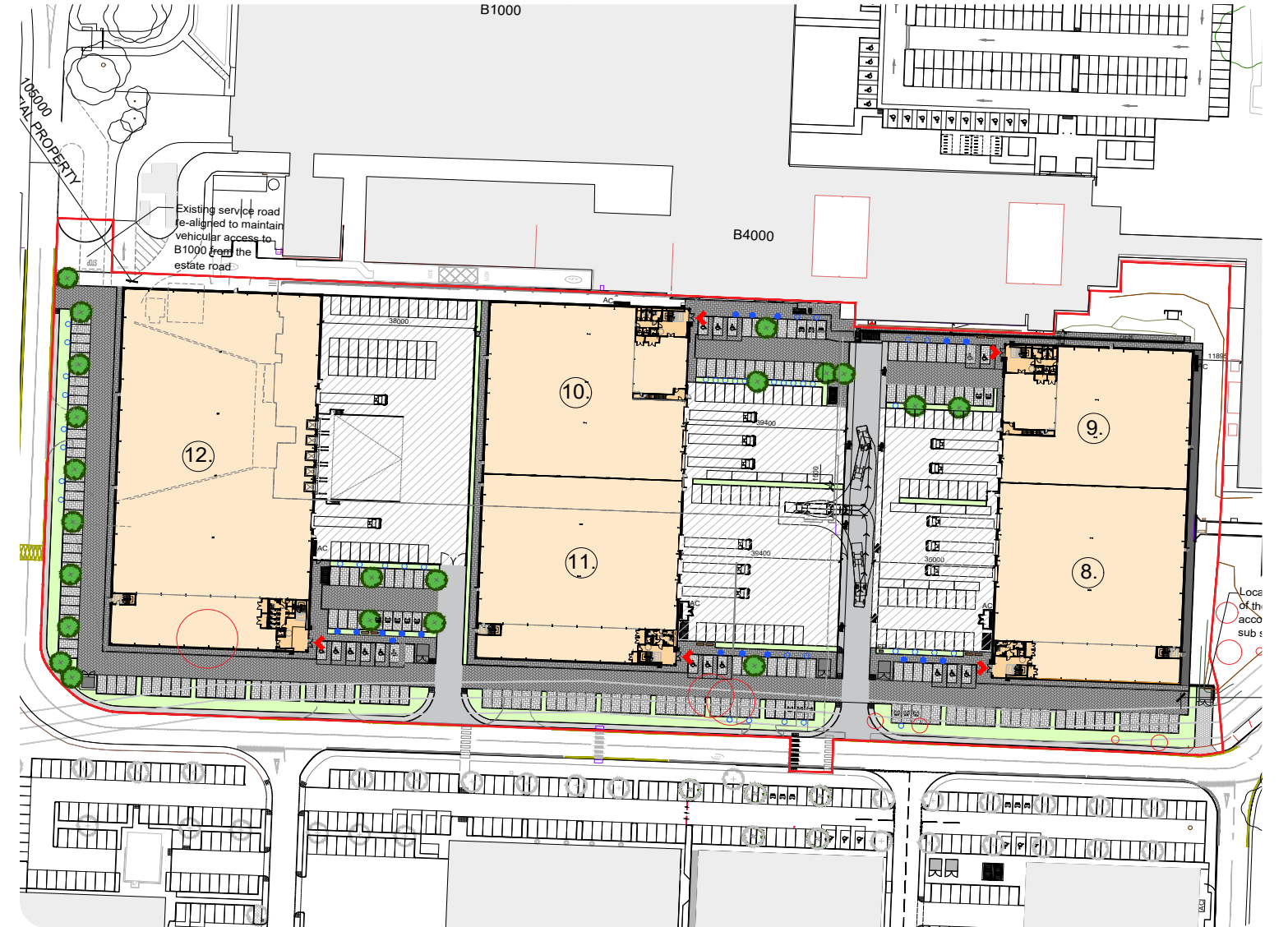
This arrangement creates a series of focal points and visual interest for those moving through the development, whilst fostering a sense of openness and permeability across each part of the site.

Car parking and service yard areas are located either side of the new service roads, positioned in close proximity to the associated office entrances and loading doors. This arrangement reinforces the legibility of the development and minimises the requirement for HGV manoeuvring as well as screening day to day activity from the wider area. These functional areas are delineated and softened by zones of landscaping and planting, which provide visual interest through the considered contrast of hard and soft landscape elements.

A consistent and coherent layout supports the overall legibility of the scheme. Buildings are set back from the service roads to create a sense of spaciousness and to establish a high-quality working environment throughout the site.

The scheme has been arranged in a simple and logical manner, with building entrances, parking and service areas clearly defined and readily identifiable from the estate road. This clarity in the arrangement of external spaces assists in creating a safe, secure and functional working environment for future occupiers.

Summary: The proposed site layout represents a thoroughly considered, viable and practical solution to the regeneration of this site. The scheme will deliver meaningful benefits to the locality, both in terms of the physical appearance of the site and its contribution to the local economy and the long-term vitality of the Technology Park. The proposals are considered to fall within the parameters established by the extant consent and will represent a positive and lasting enhancement to the wider Technology Park setting.



MASTERPLAN