

**SOUTHERN OFFICE**

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2 June 2026

By Email Only (mark.evans@prc-group.com)

Mark Evans
PRC Group
12 Warren Yard
Warren Park
Milton Keynes, MK12 5NW

Our ref: RS/14549 EMCES/BC

Dear Mark:

Langstone Technology Park, Havant: Ecological Mitigation, Compensation and Enhancement Strategy – Phases 3A/3B

We understand that an Ecological Mitigation, Compensation and Enhancement Strategy (EMCES) is required relating to Phases 3A/3B of this project. The proposals involve the erection of three flexible employment buildings comprising five units (Units 8-12) in two phases (Phase 3A and Phase 3B), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.

The conservation objectives for this phase of development are to avoid any negative impacts to protected species within the works area, and to enhance the biodiversity of the site wherever possible, with regards to the site potential and constraints and the nature of the proposed development.

Planning

Planning permission has been granted for the wider Langstone Park masterplan development (application reference APP/22/00172), subject to various conditions, which include the following ecological conditions:

-  Condition 9: percussive piling or works with heavy machinery shall be avoided during the bird overwintering period;
-  Condition 12: a detailed Ecological Mitigation, Compensation and Enhancement Strategy is required prior to the commencement of any phase of development;



- Condition 24: a Construction Environmental Management Plan (CEMP) is required;
- Condition 33: Prior to the commencement of each phase of the development details of the Ecological Mitigation, Compensation and Enhancement Strategy requirements secured under Condition 12 and how they relate to the relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority for that phase.

This letter report is focused on elements from Condition 12: Ecological Mitigation, Compensation and Enhancement Strategy, as required under Condition 33 for Phases 3A/3B in relation to the masterplan.

Condition 12 states the following:

"Prior to the commencement of development in any phase, a detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline measures detailed within the Preliminary Ecological Appraisal (Phlorum, February 2022) and Biodiversity Net Gain Assessment (Phlorum, February 2022) unless otherwise agreed in writing by the local planning authority.

The Strategy shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; details of the ongoing management of all compensatory/enhancement habitat; location, type and number of all bat/bird boxes and other ecological enhancements; details of lighting.

All ecological compensation/enhancement measures shall be installed/implemented in accordance with ecologist's instructions and retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011."

Previous Reports

This document has been developed with reference to the findings contained within the previous Preliminary Ecological Appraisal (PEA – Phlorum, 2022) and Biodiversity Net Gain Assessment (BNG – Phlorum, 2022) for the wider Langstone Park masterplan, and the PEA (Phlorum, 2026) and Construction Environmental Management Plan (CEMP - Phlorum, 2026) which specifically relate to Phases 3A/3B of the masterplan development.



Legislation

Contractors will be required to comply with all relevant environmental legislation and Best Practice guidance during their work. Protected species, including species of reptiles and amphibians, all UK bats, hazel dormice, otters, water voles and nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Some rare bird species also receive protection under Schedule 1 of the Act. European protected species also receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Badgers are afforded protection under the Protection of Badgers Act 1992.

Proposed Development

This letter report relates only to Phases 3A/3B of the masterplan development which is the erection of three flexible employment buildings comprising five units (Units 8-12), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.

The National Grid Reference for the centre of the Phase 3A/3B development area is SU 71243 05697. The survey area for Phase 3A/3B extended over approximately 3.2 hectares (ha). Langstone Park as a whole extends over 16 ha. Langstone Park lies directly below the A27 and Havant Bypass and is situated within the village of Langstone. Langstone is a part of the Borough of Havant, Portsmouth. 700m to the south is Southmoor Lake which feeds directly to the English Channel.

The 2022 masterplan PEA found that the masterplan site comprised buildings, hardstanding, amenity grassland, broadleaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation, running water and a dry ditch. The masterplan PEA in 2022 found the habitats within the Phase 3A/3B development area comprised buildings, hardstanding, amenity grassland, introduced shrub, scattered trees, standalone trees and ruderal vegetation.

The updated PEA for Phase 3A/3B in 2026 found the Phase 3A/3B development area comprised buildings, other developed land, development site, ruderal, modified grassland, non-native and ornamental hedgerow, and a tree.

Protected Species

During the masterplan PEA in 2022, it was found that the Langstone Park masterplan area offered low potential for roosting bats, moderate potential for breeding birds, low potential for foraging badgers, low potential for hazel dormice, low potential for reptiles, moderate potential for breeding, commuting and foraging water voles, moderate potential for breeding and commuting otters, high potential for stag beetles, and high potential for hedgehogs.



However, the updated PEA for Phases 3A/3B (2026) concluded that potential populations of badgers, hazel dormice, reptiles, water voles, otters, stag beetles and hedgehogs will not be affected by the works. The habitats within the Phase 3A/3B area were unsuitable for these species. Furthermore, the Phase 3A/3B development area did not offer potential for roosting bats. As a result, the main protected species that could be impacted by the works in Phases 3A/3B of the development are nesting birds.

Protected Species Mitigation Measures

Construction Works

The proposed works will involve the erection of three new buildings in two phases (Phase 3A and Phase 3B), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant. An ecological watching brief is not required for this process, but all construction staff on site are to be made aware of the potential protected species on site. If any protected species are found on site during the construction phase, all works will cease, and a suitably qualified ecologist will be contacted immediately.

Ecological Receptor Location

An ecological receptor location will be maintained on the wider site, away from the works area at all times, in case any protected species are discovered during the works. This receptor location will be outside the footprint of the works area but within the site boundary. The receptor location will be an area which will not be disturbed by the future works on site. The area of scattered trees and broad-leaved woodland to the east and southeast of the Phase 3 development area is being retained so has been identified as a suitable ecological receptor location.

Vegetation Clearance

The works for Phase 3A/3B will involve the clearance of grassland, trees, hedgerow and shrubs. It is recommended that the tree felling works occur outside of the breeding season for birds, which runs from March to August inclusive. If the works cannot be undertaken outside of the breeding bird season, a suitably qualified ecologist will be required to undertake a nesting bird check immediately prior to the tree felling works.

Piling and Heavy Machinery

In accordance with Condition 9, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dB_{Amax} – measured at the sensitive receptor) shall be avoided during the bird overwintering period (i.e. bird overwintering period is October to February inclusive) unless otherwise agreed in writing by the Local Planning Authority in consultation with Natural England. The sensitive receptor is the nearest point of the Special Protection Area (SPA) or any SPA supporting habitat (e.g. high tide roosting site).



Excavation of Trenches

The contractors will ensure that excavations are covered at night or a ramp installed to allow wildlife to escape.

Tree Protection

The Arboricultural Impact Assessment (SJ Stephens Associates, 2026) states tree protection fencing is not deemed necessary for the Phase 3A/3B works as existing site hoarding protects the offsite adjacent trees. The site hoarding must be maintained in situ for the duration of the Phase 3A/3B works. The trees along the access road through Langstone Park are set back at a sufficient distance from the carriageway and therefore tree protection fencing is not required in this area.

Light

It is understood that Condition 36 requires details of proposed lighting for each phase of development. The proposed lighting for the operational phase is detailed in the External Lighting Assessment (Watkins Payne, 2026). It is proposed that there will be no temporary lighting during the works in Phase 3A/3B of the development and all work will be carried out within daylight hours. However, there is already existing lighting present in the wider area of Langstone Park, including security lighting. In the event that lighting is used for security purposes at night, it must be reduced as much as possible to ensure no, or limited, impact on wildlife, such as bats. This will involve ensuring that:

- No lights are directed at any boundary features such as trees;
- Shields/hoods are used on lights to reduce light spill and glare; and
- Lights are turned off when not needed, and so timers and/or sensors are used to control the lights where possible.

Nesting Birds

The tree felling and demolition of buildings within the Phase 3A/3B development area will take place outside of the main bird nesting season which runs from March to August inclusive, with clearance works possible between September and February. Where this is not possible, a nesting bird check must be undertaken by a suitably qualified ecologist immediately prior to tree felling and building demolition. The ecologist will check the tree and building for active nests and signs of bird breeding activity. If any nests are found, a buffer area will be created around the nest and left until the birds have fledged. The buffer area must be fenced off and appropriate warning signs attached so staff know why it is fenced off.

It is understood that the Norway maple at the southwest will be felled and Building 5000 will be demolished. These are both within the Phase 3B area.

Invasive Plant Species

The contractors will not knowingly introduce or cause to grow in the wild, plant species specified in Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended).

No non-native invasive plant species as listed in Schedule 9 Part II of the Act were identified within the Phase 3A/3B development area. However, during the masterplan PEA in 2022, specimens of cotoneaster (*Cotoneaster* sp.) were found within the woodland to the east and southeast of the Phase 3A/3B site, and within an area of introduced shrub to the northwest. Five species of cotoneaster are listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended).

The contractors will need to ensure that all staff are informed of these areas and the appropriate controls kept in place. All work in an invasive plant area should be supervised by a suitably qualified invasive plant specialist.

The aim of the invasive plant control plan for the site is to treat the plants on site, where possible. This may require controlled excavation and relocation of areas, plus on-going herbicide treatment.

Further Long-Term Ecological Mitigation, Compensation and Enhancement Plans

This report does not constitute a full Ecological Mitigation, Compensation and Enhancement Strategy for the masterplan site as a whole and only relates to Phase 3A/3B. Phase 3A/3B of the masterplan development involves the erection of three flexible employment buildings comprising five units (Units 8-12), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.

A total of 21 trees are proposed to be planted as part of the works within Phase 3A/3B, as shown in the appended Landscape Plan (PRC, 2026). New ornamental shrub, native hedgerow, ornamental hedgerow and grassland habitats will also be implemented in the Phase 3A/3B development area, as detailed in Appendix A of the masterplan Biodiversity Net Gain Assessment (2022), and in the appended Landscape Plan. A habitat pile will also be created using arisings from the removed tree.

Tree Planting

All trees will be planted in suitable holes in the ground, being aware of the trunk flare. Trees will be placed at the appropriate height and straightened in the hole. The holes will be gently, but firmly filled with soil. The trees should be staked if necessary and mulched at the base.



Trees will be watered as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period).

Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots, then backfilled with topsoil and re-firmed.

All trees should be checked for firmness and stability in the ground. Tree ties should be checked and adjusted, or replaced if necessary.

At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife; to prevent further damage.

Trees should be inspected regularly for stem wounds, pests and diseases and treated early.

Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader as necessary.

Check aeration pipes regularly and clear debris as necessary.

Replace any failures of plants within the establishment period with immediate effect with the same species and size.

Any tree works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. Where possible, and where health and safety constraints permit, and where prior approval of the Project Manager and Ecologist; arisings may be formed into habitat piles within the wider masterplan site area, and standing dead wood may be left within the woodland within the wider site to provide additional dead wood habitats to maximise invertebrate biodiversity.

Once established, trees should then be pruned annually if required, between September and February inclusive.

It is preferable to maintain a dense canopy. Pruning outer branches regularly will promote this.

Pruning trees between September and February inclusive is outside the breeding bird season, which is taken to run between March and August, and will therefore avoid disturbance to nesting birds and their young.

It is important to note however that birds can nest outside this period if weather conditions are suitable and due care should be taken when undertaking tree works at any time of the year. If breeding birds or their nests are suspected, or discovered. Then the pruning of trees in the vicinity of the nest must be postponed until young birds have fledged and the nest is no longer in use.



Ornamental Shrubs

When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit are loose.

Lightly clip over plants where required. Cut back flowering shoots after flowering.

Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period).

Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species.

Species specific pruning at appropriate time of year to promote healthy growth and species specific shape and form. Ensure nursery's recommendations are followed for each particular species. Remove dead flowers to encourage repeat blooming.

Apply a slow release fertiliser in spring.

Fallen leaves and clippings are not to accumulate and shall be collected and allowed to break down within the broader site vicinity.

Weed planted beds by the most appropriate means either by hand, mechanical and chemical use.

Bark mulch to be maintained to a depth of 75mm thickness at all times, and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up.

Replace any failures of plants within the establishment period with immediate effect with the same species and size.

Native Hedgerow

The native species hedge will be maintained at a height of at least 150cm high.

Where practical, and in order to maximise wildlife value, trim hedgerows on a two or three year rotation in mid-January to the end of February to retain winter berries and avoid disturbance to nesting birds.

Where necessary, e.g. adjoining or within traffic sightlines or where hedgerows would overhang private residences or to avoid overhang or obstruction, hedgerows may be trimmed on an annual basis only where essential to avoid hazard / prevent obstruction.

An additional annual cut (removing as little material as possible) may be made in early June, taking care to avoid nesting sites and avoiding the removal of berries.



Ornamental Hedgerow

The ornamental hedgerow will be maintained at 120cm high.

Where practical, and in order to maximise wildlife value, trim hedgerows on a two or three year rotation in mid-January to the end of February to retain winter berries and avoid disturbance to nesting birds.

Where necessary, e.g. adjoining or within traffic sightlines or where hedgerows would overhang private residences or to avoid overhang or obstruction, hedgerows may be trimmed on an annual basis only where essential to avoid hazard / prevent obstruction.

An additional annual cut (removing as little material as possible) may be made in early June, taking care to avoid nesting sites and avoiding the removal of berries.

Amenity Grassland

Areas of amenity grassland will be created across the site using drought tolerant turf and A22 Grass Mixture for Grasscrete. These should be watered while they establish for the first season.

These should be mowed at regular intervals to maintain a height of 5cm to develop dense, hard-wearing sward. The grassland should not be mowed in periods of prolonged dry weather. All cuttings are to be removed from site.

Fallen leaves are not to accumulate and shall be collected and allowed to break down within the wider site area.

All boundaries of grass areas shall be kept tidy and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction.

Establishment shall be regarded as, at the end of each growing season, a healthy, well-rooted, even-coloured, viable lawn, free of weeds, open joints, bare areas, and surface irregularities.

All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.



Wildflower Grass Mixture

Areas of grassland will be created using Emorsgate EM3 Special General Purpose Meadow Mixture, or a similar approved mixture.

Good ground preparation is the best way to maximise the success of seed germination to mature plant growth.

Before sowing wildflower seeds the most important tasks are:

- 🌱 To create space by removing or controlling unwanted vegetation and weeds which may compromise results; and
- 🌱 To create conditions in which seedlings can establish and grow.

There are two main routes to establishing wild seeds and mixtures; firstly sowing in bare ground or sowing into gaps of existing vegetation. To maximise biodiversity, seed should be sown in bare ground outside the root protection areas of trees and other retained vegetation.

Generally the most successful way to establish wildflowers and grasses from seed is to sow into a clean seedbed that has been first cleared of all weeds and other vegetation and then cultivated to produce optimum conditions for germination.

Monitoring and Maintenance

Avoid creating bare ground within root protection areas of trees and other woody vegetation.

First year management - Most sown meadow wildflower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.

Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.

Avoid cutting in the spring and early summer if the mixture has been sown or is autumn sown. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed.

Carefully dig out or spot treat any residual perennial weeds such as docks, if they are becoming dominant.



Management once established - In the second and subsequent years sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove to an area within the wider site boundary, to break down.

Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed. Arisings should be allowed to break down within the wider site boundary.

Habitat Pile

A habitat pile will be created using arisings from the removed tree.

The habitat pile should be oriented so as to maximise its daily exposure to the sun, with the longest side facing south. It should be made from neatly stacked wood, locally sourced where possible, and stacked approximately 1m in height. Normally these are either in a pyramidal or rectangular shape (bound with wire to prevent it breaking apart over time, if required) or stacked against mature trees.

The habitat pile should be in sunlight for part of the day and should not be disturbed. It should be kept clear of rank vegetation growth, and not be allowed to become too shaded by overhanging trees.

The log pile should be annually inspected and repaired as required. It will need to be topped up with wood as it rots down to ensure they provide a continuity of habitat.

Bat and Bird Boxes

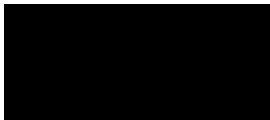
Bat and bird boxes will be installed on retained trees outside of the Phase 3A/3B development area in the wider masterplan site. Prescriptions for bat and bird boxes can be found in Section 5 and Appendix F of the Preliminary Ecological Appraisal (2026). It should be noted that swift boxes and sparrow boxes would not be suitable in these locations. The proposed locations for the bat and bird boxes are shown in the appended Landscape Plan. Two bird boxes (such as Schwegler 1B nest box, Schwegler bird house, or similar bird box) and two bat boxes (such as Schwegler 2F general purpose bat box or similar bat box) will be installed. The final locations and product specifications for the bird and bat boxes will need to be approved by the project ecologist prior to their installation.



Other habitat enhancements detailed in the Biodiversity Net Gain Assessment (2022) for the Langstone Park masterplan such as the retention of grassland and ruderal vegetation, green roof creation, and the enhancement of grassland and woodland, are not relevant to this phase and will come forward in later phases.

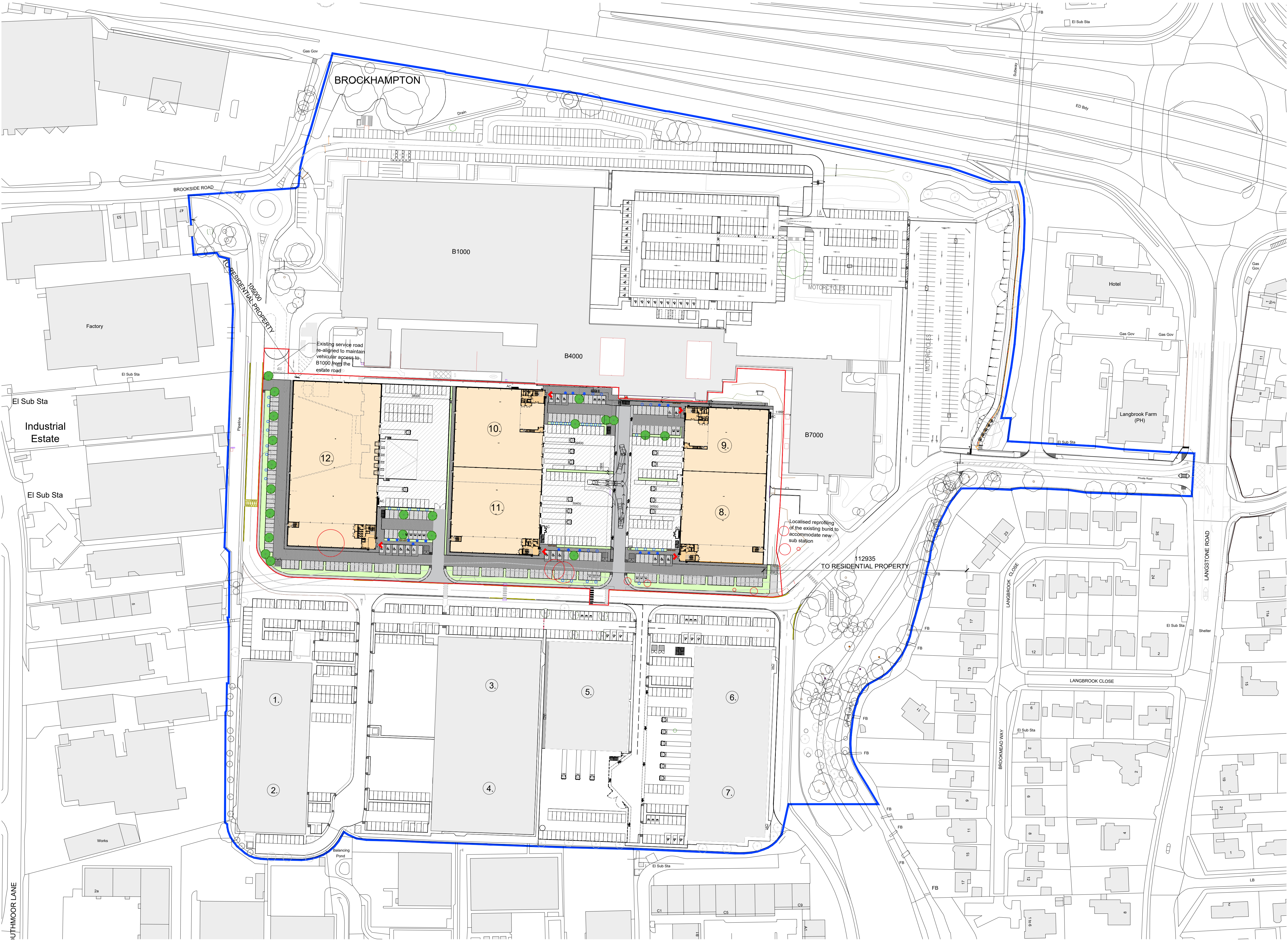
Further phase-specific Ecological Mitigation, Compensation and Enhancement Strategies will be required prior to the commencement of each future phase of the masterplan development at Langstone Park in order to fulfil Condition 12, as required by Condition 33. A suitably qualified ecologist must be consulted for the production of these reports, taking into account information from the previous Preliminary Ecological Appraisal (Phlorum, 2022) and Biodiversity Net Gain Assessment (Phlorum, 2022) for the Langstone Park masterplan.

Yours sincerely



Billie Clifford
Senior Environmental Consultant

Encs.



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Revisions: Drawn/Chd: Date:

PHASE 3A				
Ut	GIA (m²)	FF (m²)	Total (m² / ft²)	GEA
8.	2,294	405	2,699 / 29,051	2,817 / 30,321
9.	1,624	286	1,910 / 20,559	1,996 / 21,484
SUB			4,609 / 49,610	4,813 / 51,806
PHASE 3B				
10.	2,159	296	2,455 / 26,425	2,546 / 27,404
11.	2,313	409	2,722 / 29,299	2,831 / 30,472
12.	4,437	606	5,043 / 54,282	5,214 / 56,123
SUB			10,220 / 11,007	10,591 / 114,000
TOTAL			14,829 / 159,618	15,404 / 166,074

- KEY
- PHASE 3A / 3B BOUNDARY
 - SOFT LANDSCAPE
 - TARMACADAM SURFACING
 - BRUSHED CONCRETE SERVICE YARD
 - NATURAL BLOCK PAVING TO VEHICLE PARKING BAYS
 - CHARCOAL BLOCK PAVING TO VEHICLE AREAS
 - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
 - WELL CONSOLIDATED GRAVEL
 - RETAINING WALL, HANDRAIL TO TOP OF WALL
 - 2.4m HIGH SECURITY FENCE
 - TWO TIER CYCLE SHELTER - PROVIDING 20 SPACES PER SHELTER
 - DOUBLE ELECTRIC VEHICLE CHARGING POINTS / DUCTS FOR FUTURE POINT (10%)
 - DUCTS FOR FUTURE DOUBLE CHARGING POINTS (20%)
 - CAR SHARE PARKING SPACES (5%)
 - DROP KERB
 - PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES APPROVED FOR REMOVAL UNDER OUTLINE CONSENT
 - INDICATIVE LOCATION OF BAT BOXES (AS PER ECOLOGIST SURVEY)
 - INDICATIVE LOCATION OF BIRD BOXES (AS PER ECOLOGIST SURVEY)
 - PEDESTRIAN PRIORITY ROUTE

PARKING PROVISIONS:

Layout proposes a total of 342 car parking spaces.

Unit 8 - 62 car parking spaces.
Unit 9 - 41 car parking spaces.
Unit 10 - 42 car parking spaces.
Unit 11 - 62 car parking spaces.
Unit 12 - 135 car parking spaces.

CYCLE STORAGE PROVISIONS:

The layout proposes a total storage for 100 cycles across the site.



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Masterplanning
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Client: HAVANT SARL

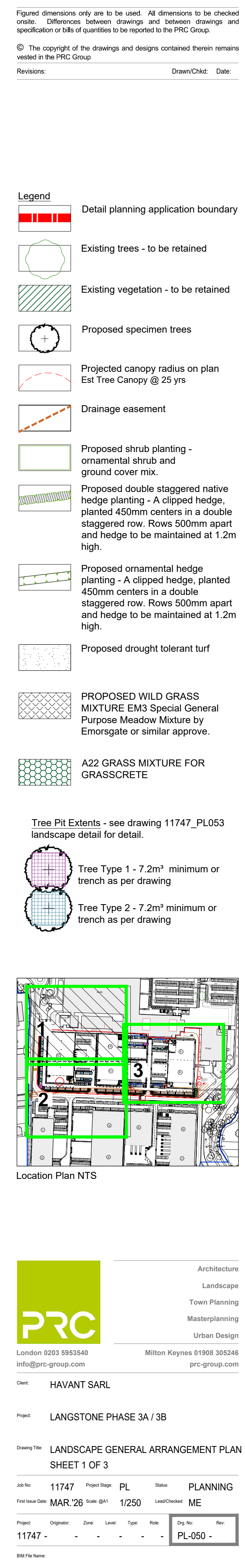
Project: LANGSTONE PHASE 3A / 3B

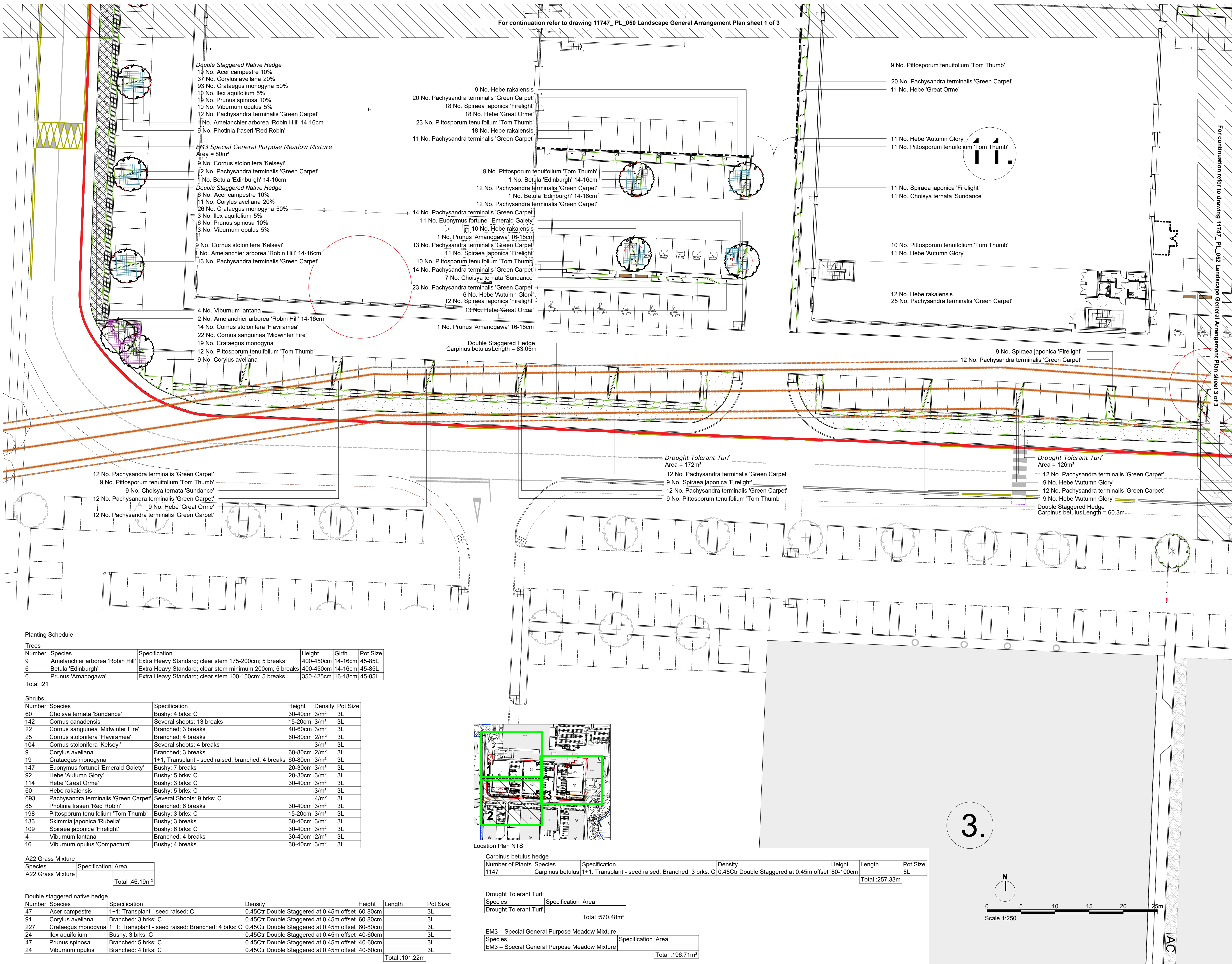
Drawing Title: MASTERPLAN

Job No: 11747 Project Stage: PL Status: PLANNING
First Issue Date: MAY 26 Scale: GA1 1:1000 Lead Checker: ME

Project:	Originator:	Zone:	Level:	Type:	Rate:	Proj No:	Rev:
-	-	-	-	-	-	003	-

BM File Name:





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Revisions: Drawn/Chkd: Date:

- Legend
- Detail planning application boundary
 - Existing trees - to be retained
 - Existing vegetation - to be retained
 - Proposed specimen trees
 - Projected canopy radius on plan Est Tree Canopy @ 25 yrs
 - Drainage easement
 - Proposed shrub planting - ornamental shrub and ground cover mix.
 - Proposed double staggered native hedge planting - A clipped hedge, planted 450mm centers in a double staggered row. Rows 500mm apart and hedge to be maintained at 1.2m high.
 - Proposed ornamental hedge planting - A clipped hedge, planted 450mm centers in a double staggered row. Rows 500mm apart and hedge to be maintained at 1.2m high.
 - Proposed drought tolerant turf
 - PROPOSED WILD GRASS MIXTURE EM3 Special General Purpose Meadow Mixture by Emorsgate or similar approve.
 - A22 GRASS MIXTURE FOR GRASSCRETE
 - ECOLOGICAL ENHANCEMENTS - All shown indicatively
 - BAT BOXES
 - To be installed as per the ecologists recommendations
 - BIRD BOXES
 - To be installed as per the ecologists recommendations
 - HABITAT PILES
 - To be made from tree removed on site. To be installed as per the ecologists recommendations

Tree Pit Extents - see drawing 11747_PL053 landscape detail for detail.

- Tree Type 1 - 7.2m² minimum or trench as per drawing
- Tree Type 2 - 7.2m² minimum or trench as per drawing

Client: HAVANT SARL

Project: LANGSTONE PHASE 3A / 3B

Drawing Title: LANDSCAPE GENERAL ARRANGEMENT PLAN SHEET 2 OF 3

Job No: 11747 Project Stage: PL Status: PLANNING

First Issue Date: MAR '26 Scale: @A1 1/250 Lead Checker: ME

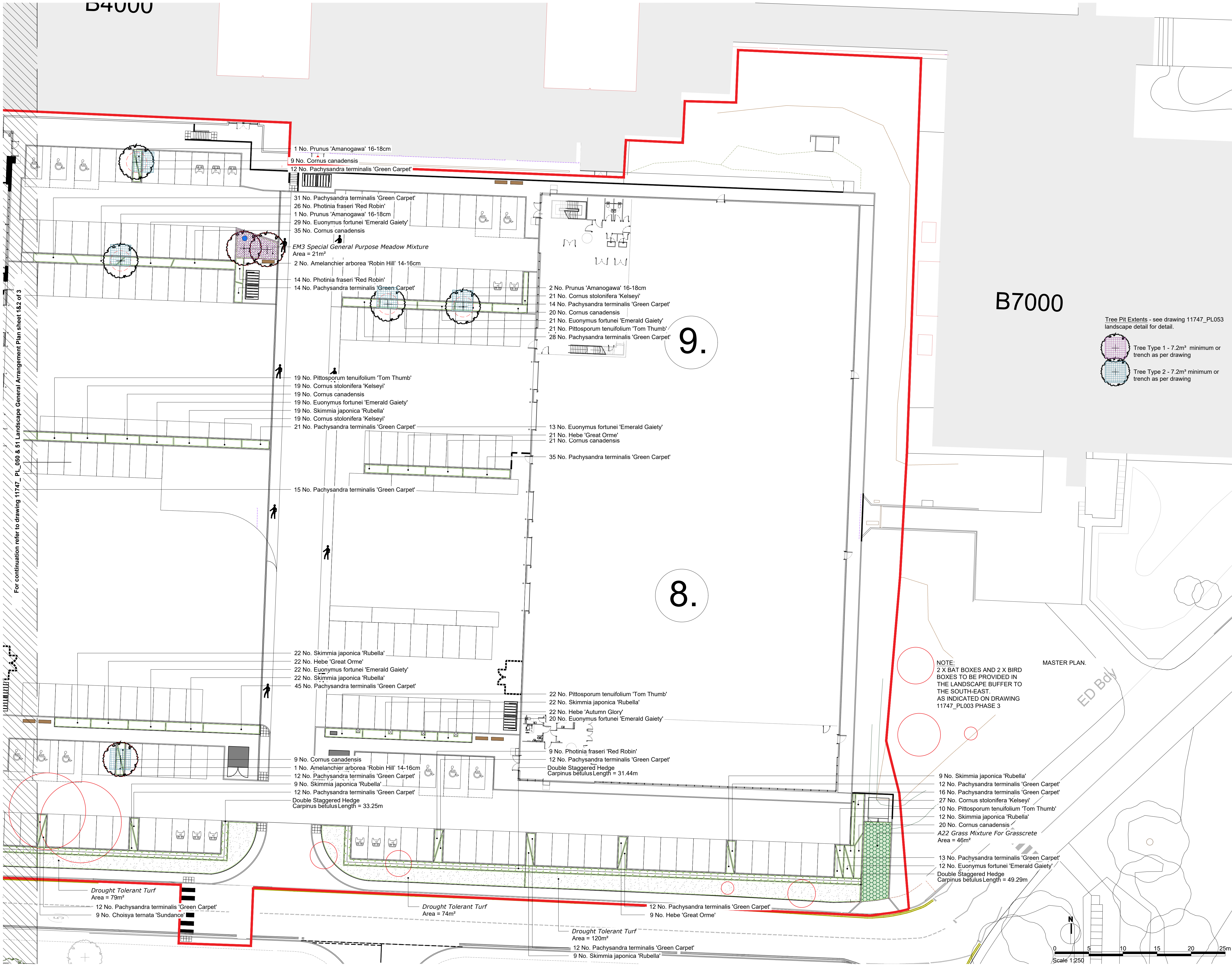
Project: 11747 - - - - - PL-051 -

BM File Name:

Architecture
Landscape
Town Planning
Masterplanning
Urban Design

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Revisions: Drawn/Chkd: Date:

Legend

Detail planning application boundary

Existing trees - to be retained

Existing vegetation - to be retained

Proposed specimen trees

Projected canopy radius on plan
Est Tree Canopy @ 25 yrs

Drainage easement

Proposed shrub planting -
ornamental shrub and
ground cover mix.

Proposed double staggered native
hedge planting - A clipped hedge,
planted 450mm centers in a double
staggered row. Rows 500mm apart
and hedge to be maintained at 1.2m
high.

Proposed ornamental hedge
planting - A clipped hedge, planted
450mm centers in a double
staggered row. Rows 500mm apart
and hedge to be maintained at 1.2m
high.

Proposed drought tolerant turf

PROPOSED WILD GRASS
MIXTURE EM3 Special General
Purpose Meadow Mixture by
Emorsgate or similar approve.

A22 GRASS MIXTURE FOR
GRASSCRETE

ECOLOGICAL ENHANCEMENTS - All shown
indicatively

BAT BOXES
To be installed as per the
ecologists recommendations

BIRD BOXES
To be installed as per the
ecologists recommendations

HABITAT PILES
To be made from tree removed on
site. To be installed as per the
ecologists recommendations

For planting schedule refer to drawing
11747_PL_051 Landscape GA plan
sheet 2 of 3



Location Plan NTS

PRC
London 0203 9853540
info@prc-group.com

Architecture
Landscape
Town Planning
Masterplanning
Urban Design

Milton Keynes 01908 305246
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Client HAVANT SARL

Project LANGSTONE PHASE 3A / 3B

Drawing Title LANDSCAPE GENERAL ARRANGEMENT PLAN
SHEET 3 OF 3

Job No: 11747 Project Stage: PL Status: PLANNING
First Issue Date: MAR '26 Scale: GA1 1/250 Lead Checker: ME

Project: 11747 - - - - -
Originator: - - - - -
Zone: - - - - -
Level: - - - - -
Type: - - - - -
Rate: - - - - -
Snp No: PL-052 -
Rev: -

BM File Name: