

1000 has recently been demolished);

- The central section, which contains office buildings, a data centre and acts as an amenity core for the park (including a nursery); and
- The southern section, which is predominantly parking, with re-development of industrial units currently taking place to the south-western part.

- 1.5 In relation to the site's surroundings, the park is located in a mainly commercial area as set out below:

South:

To the south is a commercial business development off Penner Road including Luxor Park and Pyramid Park. These are large business units of modern design and a variety of sizes with parking servicing the developments. Further south of this commercial development is open land leading to Langstone Harbour.

West:

To the west are a variety of commercial business premises fronting Southmoor Lane and Brookside Road. There are also a small number of residential properties in Brookside Road. Further West is Budds Farm sewerage works.

North:

To the north of the site runs footpath 50 with the A27 west bound slipway from the Langstone roundabout and the A27 dual carriageway beyond. Footpath 51 runs north from the northeast corner of the site towards Havant Town Centre, Solent Road and Havant bus and train stations.

East:

To the east of the site is footpath 51 and the Langbrook River, there are also trees to the south-eastern part of the site boundary. Beyond these features are the Premier Inn and the Langbrook Public House/Restaurant to the north-east of the application site. To the southern part of the eastern side of the site are residential properties in Brookmead Way and Langbrook Close.

2 Proposal

- 2.1 The proposal is an 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. With all matters reserved except Access.

- 2.2 With regards the primary Use Classes referred to:

- E(g)(i) – (iii) – relates to (i) an office to carry out any operational or administrative functions, (ii) the research and development of products or processes, or (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit
- B2 - Use for the carrying on of an industrial process other than one falling within the uses described in Class E
- B8 - Use for storage or as a distribution centre

The ancillary Use Classes referred to comprise:

- E(b) - for the sale of food and drink principally to visiting members of the public

- where consumption of that food and drink is mostly undertaken on the premises
- E(d) - for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public
- E(f) - for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

2.3 As stated above the application is in outline with all matters except for access to be subject to the Reserved Matters application stage. Nevertheless, in order to demonstrate how the development could be provided on site the following plans have been provided with the application:

Indicative Master Plan,
 Parameter Plans (including Access, Development Plots, Building Height and indicative phasing),
 Landscape Framework Strategy,
 Landscape General Arrangement,
 Indicative Site Sections

In addition, the following documents and information have also been submitted setting out the potential impacts and opportunities resulting from the proposed development and how they are proposed to be addressed:

Planning Statement
 Design and Access Statement and Principles Document
 Masterplan Noise Assessment
 Air Quality Assessment
 Land Quality Assessment (including Geo-Environmental findings, Hydrogeology and Groundwater Vulnerability, Hydrology, Flood Risk and Flood Mapping, Site Sensitivity and Soil Chemistry)
 Preliminary Ecological Appraisal
 Bio-diversity Net Gain Assessment
 Utilities Statement & Strategy
 Existing Conditions Summary Report (including Existing Buildings Assessment)
 Odour Technical Note
 Heritage Statement
 Statement of Community Involvement
 Transport Assessment
 Framework Travel Plan
 Sustainability and Energy Statement
 Flood Risk Assessment & Outline Drainage Strategy Report
 Economic Benefits Statement

2.4 The current proposal would result in the phased demolition of existing buildings and the erection of new flexible use employment floorspace and associated works. It is important to note that this is an outline application with all matters reserved excepting access, this means that if outline planning permission is granted there will be a Reserved Matters stage where, for example, the detailed designs of the proposed buildings would be considered. Notwithstanding this, the application is accompanied by a suite of information seeking to set the parameters for the future development and these need to be considered at outline stage to assess the likely impact of the development on the character and appearance of the area and to provide a framework for conditions to guide future Reserved Matters submissions if consent is granted. The submitted information includes the Design and Access Statement and Principles Document, an Indicative Master plan, Proposed Building Heights, Indicative Plots and floorspace.

2.5 The Design and Access Statement and Principles Document (D&AS&PD) is particularly important in setting out the type of development envisaged and provides the following main points in terms of the future development:

Vision

The following principles have been set to inform the vision for the park:

- *Deliver high quality modern flexible employment floor space for a range of uses (including research and development, technology and clean logistics)*
- *Consideration of current trends moving away from large scale office development due to COVID-19*
- *Deliver a range of building sizes to attract a broad range of users to enhance vitality*
- *Delivery of attractive high quality employment buildings with excellent sustainability credentials targeting BREEAM Excellent and EPC A+ ratings*
- *Deliver an integrated welcoming public realm, with amenity space, soft landscaping, lighting and improved connectivity along with biodiversity enhancements*
- *Improve site wide legibility /wayfinding*
- *Rationalisation of existing car parking provision and re-location of car parking adjacent to building entrances*
- *Creation of high quality work spaces*
- *Managed site access prioritising service access from Brookside Road*
- *Development of complimentary support services such as an amenity hub incorporating café, gymnasium & outdoor amenity space to facilitate occupier and community wellbeing*
- *Creation of a coherent park with a sense of place*

2.6 The (D&AS&PD) sets out the following in terms of Height and Massing (summary):

- *Existing buildings generally 9m to 15.6m in height – majority of buildings such as B1000, B4000 & B7000 are built on raised platforms elevating buildings above general topography.*
- *Site bordered on northern and eastern boundaries by extensive mature landscape buffers mitigating scale of existing buildings.*
- *Site would be developed with range of buildings of various sizes with largest of proportion and mass commensurate to that of existing buildings on site.*
- *Larger buildings set back from site boundaries to reduce scale and mass, mitigating impact on wider area.*

- *Max building heights – Plot A 15.8m
Plot B 12m
Plot C 15.8m*
- *Plot A (South-east part of the site)
Potential for development of larger single building of a scale/mass commensurate to the existing building stock*
- *Plot B (east part of the site)
Buildings in this area would have a maximum height of 12m*
- *Plot C (Northern Part of the Site)
Potential to develop buildings with a scale and mass that is commensurate with the existing buildings but separated by landscaping, car parking and service yards which will reduce the visual mass of development through the creation of space between the built form. It is anticipated that the development of Plot C will be phased and deliver a number of varying sized buildings.*

In summary it is stated that:

Proposed building heights range from 12m to 15.8m which is commensurate with the existing building accommodation and sympathetic to the surrounding context.

3. Conclusion

- 3.1 In conclusion, this Briefing Note is intended to provide members with an outline of the proposed development at Langstone Technology Park in advance of the Site Viewing Working Party visit. A full Officers Report will be available for consideration in line with the Council's Planning Committee Procedures in due course.

4. Appendices

- (A) Location Plan
- (B) Indicative Master Plan
- (C) Indicative Plot Development Plan
- (D) Proposed Building Heights
- (E) Indicative Phasing Plan
- (F) Proposed Development Access Plan
- (G) Landscape Framework Strategy
- (H) Existing and Proposed Site Sections
- (I) Landscape Mitigation Sections
- (J) Landscape Mitigation Option
- (K) Indicative Drainage Strategy