



MANY BUILDINGS ON LANGSTONE PARK ARE UNSUITED TO MODERN BUSINESS NEEDS OR NEARING THE END OF THEIR SERVICEABLE LIVES



## Background

First developed for IBM in the 1970s to accommodate their manufacturing headquarters, Langstone Park is the largest employment destination in the Havant Borough. It is home to a range of major local businesses.

After IBM left, the site evolved into a broader technology park, providing office, laboratory, logistics, and manufacturing spaces. In total, Langstone Park extends across 40 acres of land and offers approximately c. 52,000 sqm of employment accommodation, representing the largest concentration of commercial floor space in the local authority.

Langstone Park has benefited from its highly sustainable location over the years, which offers easy access to the strategic road and rail network. Located just south of J5 of the A27, the site is within a 5-minute drive of the A3(M), within a 7-minute drive of the M27, and within a 15-minute walk of Havant railway station, offering 5 direct trains to London per hour.

However, despite these advantages, Langstone Park has declined in recent years. It's fabric is over 50 years old and the layout, which was suited to IBM's production needs at the time, **no longer offers an attractive and sustainable environment in today's market**. As a result of an increasingly tired and inefficient building stock nearing the end of its serviceable life, and a building layout that is difficult to adapt for office and flexible employment uses, the Park faces an overall vacancy rate of around 50%.

The Park no longer responds to the needs of the business community and is **in need of significant investment and regeneration if it is to attract new employment** into the borough

**A masterplan is therefore being brought forward to enhance the attractiveness of the site, bring new businesses to Havant, and thus create new job opportunities for the local community.**

## Planning Context

As part of long-standing aspirations to deliver new jobs and increase job density in the town, Havant Borough Council recognises the opportunity to rejuvenate the site through redevelopment.

In its emerging Local Plan, for example, Havant Borough Council acknowledges that:

*“Historically, the Park has enjoyed an occupancy rate exceeding 90%, but this has fallen to two thirds in recent years due to emerging competition, dated facilities and lack of appeal to occupiers ...”*

The Council further describes itself as:

*“... committed to the continued success of the Park and considers that further development is necessary to achieve this.”*

There is also a **significant need to deliver new employment floor space** within the borough.

In its current Local Plan, the Borough Council outlines a requirement to deliver 162,000 sqm of new employment floor space in the period up to 2026, across offices, manufacturing, and warehousing.

The masterplan for Langstone Park provides **an important opportunity to deliver high-quality and sustainable employment floor space suitable to modern needs, which will contribute toward the Council's economic objectives.**