



Masterplan proposals

To achieve the broader vision, a masterplan for the site has been developed, which proposes a **phased regeneration of Langstone Park planned over a 10 year period**. This includes:

- Up to **63,290 sqm** of versatile new employment floor space (including the recent permission for new units in the south-western corner)
- New business and industrial units of varying sizes, ranging from 5,000 sq ft to 100,000 sq ft, offering flexible and attractive workspaces suitable for a range of modern business uses, including research and development, light industrial offices, general industrial, and clean logistics
- Provision of amenity facilities to maximise the attractiveness of the employment site, including a cafe and a gym
- Sensitive positioning of business and new soft landscaping and planting to create a strong sense of place and attractive green amenity for future employees
- A high-quality and attractive design that greatly enhances the appearance of the site and provides Langstone with a clear sense of identity and place
- A modern and sustainable design, which meets BREEAM Excellent and Wellbeing standards, whilst contributing significantly to the local environment through biodiversity improvements
- Promotion of greener, more sustainable transport through car sharing schemes, electric charging infrastructure, and new of cycle parking facilities
- Rationalisation and re-provision of car parking, in line with local planning authority standards