

# Supplementary Information

HAVANT BOROUGH COUNCIL  
PLANNING COMMITTEE  
THURSDAY, 11TH JANUARY, 2024

Please note that the attached supplementary information was unavailable when the agenda was printed.

## Agenda No    Item

<b>2</b>	<b>Minutes</b>	<b>1 - 2</b>
	To approve the minutes of the Planning Committee held on 23 November 2023 and the minutes of the Site Viewing Working Party held on 04 January 2024.	
<b>5(a)</b>	<b>APP/21/01451 - Southleigh Park House, Eastleigh Road, Havant</b>	<b>3 - 16</b>
	Proposal: Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works).	

[Additional documents](#)

This page is intentionally left blank

## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 4 January 2024

Present

Councillor: Keast (Chairman)

Councillors: Patrick (Vice-Chairman), Weeks, Linger and Rason

Officers: Steve Weaver, Development Manager  
Emma Carlyle, Democratic Services Officer  
Arleta Miszewska, Principal Planning Officer

### 49 Apologies

Apologies of absence were received from Councillor Coates.

### 50 Declarations of Interests

There were no declarations of interest from members present in respect of any matters on the agenda.

### 51 APP/21/01451 - Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

**Proposal:** Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works).

The site was viewed at the request of the Executive Head of Place.

The Working Party received a report by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

**RESOLVED** that, based on the site inspection and information available at the time, the following additional information be provided to the Planning Committee:

- A link to the previously conducted tree survey.
- A tabulated explanation of the total number of trees in the A, B and C class with detail of how many of those are being retained.

**The meeting commenced at 1.00 pm and concluded at 2.50 pm**

.....  
**Chairman**

## HAVANT BOROUGH COUNCIL

PLANNING COMMITTEE 11 January 2024

### Update report re APP/21/01451 – Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works).

#### Report Updates

(A) Consultation responses

#### Community Infrastructure Levy

As explained in the Committee Report at Paragraph 7.117, the CIL rates figures change annually. The liability amount referenced in the Officer's Report was based on the 2023 rates. The CIL liability based on 2024 rates would be £331,331.21.

#### Hampshire Highways requirement for further information

- Details of drainage strategy and design - since publishing the Committee Report, Hampshire Highways have confirmed that, in light of the HCC Lead Local Flood Authority agreeing the submitted drainage detail, there is no longer a requirement to consult with Hampshire Highways on this matter.
- Details of soft and hard landscaping - since publishing the Committee Report, Hampshire Highways have confirmed that, in light of Condition 24 on the Outline Permission which secures this detail, there is no longer a requirement to include this request in the proposed condition. However, Hampshire Highways wishes to be consulted on the discharge of Condition 24.

In light of this, recommended Condition 4 is amended to reflect the above. A list of all recommended conditions, as amended, is appended to this Update Report.

#### Council Ecologist

Since publishing the Committee Report, final comments from the Council's Ecologist have been received stating that the revised Ecological Report is a largely unchanged document and contains full details of all ecological surveys, assessment, mitigation, compensation and enhancement. The Ecologist confirms that this document accords with the previously agreed amendments regarding bat species and has no further comments to make.

(B) Changes to conditions (Condition 8)

Since publishing the Committee Report, the applicant has submitted revised floor and elevation plans for the dwelling on Plot 25. The submitted plans are considered acceptable and therefore the above condition is no longer required. A list of all recommended conditions, as amended, is appended to this Update Report.

(C) Response to questions from Site Viewing Working Party

At the meeting of the Site Viewing Working Party held on 4 January 2024 it was resolved that the following information be provided to the Planning Committee:

- (i) *A link to the previously conducted tree survey.*
- (ii) *A tabulated explanation of the total number of trees in the A, B and C class with detail of how many of those are being retained.*

In response to request (i), a hard copy of the tree survey/tree removal plan has been posted to all members of the Planning Committee. This has been also published online as a Supplementary Paper.

In response to request (ii), the below table has been provided to the members of the Planning Committee. It has also been published online as a Supplementary Paper. The table shows the total number of trees within the application site, the number of trees in each tree Category as well as the number of trees which are proposed for removal and retention in order to deliver the proposals under consideration (Reserved Matters Application).

Category	Total number	To be removed	To be retained
A+	20	0	20
A	0	0	0
B+	36	1	35
B	20	8	12
C	204	76	128
Unclassified	1	0	1
All categories	281	85	196

The table shows that only one Category B+ tree is proposed for removal in order to deliver the proposed Reserved Matters development.

Members are advised that two further B+ trees have previously been agreed to be removed in order to provide vehicular access onto the site which has been approved under the Outline Planning Permission APP/17/00863 and therefore does not form a part of this Reserved Matters Application.

**Appendix**

**A full list of updated planning conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

BARG230130\_CSL.01\_H Coloured Site Layout  
BARG230130\_ERPTCL.01\_E Existing and Proposed Tree Comparison Layout  
BARG230130\_SL.01\_F Site Layout  
Barrell plan ref 20122-10 Tree Removals Plans  
6281-MJA-SW-XX-DR-C-001-PL8 Engineering Layout (Sheet 1 of 2)  
6281-MJA-SW-XX-DR-C-002-PL8 Engineering Layout (Sheet 2 of 2)  
6281-MJA-SW-XX-DR-C-003-PL5 Drainage Strategy Layout  
6281-MJA-SW-XX-DR-C-004-PL5 Exceedance Flow Routes

6281-MJA-SW-XX-DR-C-010-PL7 Service Margin Layout (Sheet 1 of 2)  
 6281-MJA-SW-XX-DR-C-011-PL7 Service Margin Layout (Sheet 2 of 2)  
 6281-MJA-SW-XX-DR-C-090-PL7 Refuse Vehicle Tracking (Sheet 1 of 2)  
 6281-MJA-SW-XX-DR-C-091-PL7 Refuse Vehicle Tracking (Sheet 2 of 2)  
 6281-MJA-SW-XX-DR-C-092-PL7 Fire Tender Tracking (Sheet 1 of 2)  
 6281-MJA-SW-XX-DR-C-093-PL7 Fire Tender Tracking (Sheet 2 of 2)  
 6281-MJA-SW-XX-DR-C-094-PL7 Suv Car Tracking (Sheet 1 of 2)  
 6281-MJA-SW-XX-DR-C-095-PL7 Suv Car Tracking (Sheet 2 of 2)  
 6281-MJA-SW-XX-DR-C-096-PL7 Visibility And Road Dimensions  
 6281-MJA-SW-XX-DR-C-101-PL2 Road 1 Cross Sections  
 6281-MJA-SW-XX-DR-C-104-PL2 Road 9 Cross Sections  
 6281-MJA-SW-XX-DR-C-400-PL6 Surfacing Layout  
 BARG230130\_BML.01\_G Boundary Materials Layout  
 BARG230130\_DML.01\_F Dwelling Materials Layout  
 BARG230130\_PSL.01\_H Parking Strategy Layout  
 BARG230130\_RSL.01\_F Refuse Strategy Layout  
 6281-MJA-SW-XX-DR-C-100-PL1 Road 1 Longitudinal Section  
 BARG230130\_ESS.01.PE\_A Electric Sub Station Floor Plans and Elevations  
 BARG230130\_CSE.01\_B Coloured Street Elevations  
 BARG230130\_CRL.01\_B Cycle Route Layout  
 BARG230130\_GAR.01.PE\_A Double Garage Floor Plans and Elevations  
 BARG230130\_GAR.01.PE\_A Timber Shed Floor Plans and Elevations  
 BARG230130\_HT.2B.1(2BLK).E\_A House Type 2b.1 (2-Block) Elevations  
 BARG230130\_HT.2B.1(2BLK).P\_A House Type 2b.1 (2-Block) Floor Plans  
 BARG230130\_HT.3B.1-1(2BLK).E\_A House Type 3b.1 (2 Block) Elevations Option 1  
 BARG230130\_HT.3B.1-1(2BLK).P\_A House Type 3b.1(2 Block) Floor Plans Option 1  
 BARG230130\_HT.3B.1-1.E\_A House Type 3b.1 Elevations Option 1  
 BARG230130\_HT.3B.1-1.P\_A House Type 3b.1 (2 Block) Floor Plans Option 2  
 BARG230130\_HT.3B.1-1.P\_A House Type 3b.1 Floor Plans Option 1  
 BARG230130\_HT.3B.1-2.P\_A House Type 3b.1 (2 Block) Floor Plans Option 2  
 BARG230130\_HT.4B.1-1.E\_A House Type 4b.1 Elevations Option 1  
 BARG230130\_HT.4B.1-1.P\_A House Type 4b.1 Floor Plans Option 1  
 BARG230130\_HT.4B.1-2.E\_A House Type 4b.1 Elevations Option 2  
 BARG230130\_HT.4B.1-2.P\_A House Type 4b.1 House Plans Option 2  
 BARG230130\_HT.4B.2.E\_A House Type 4b.2 Elevations  
 BARG230130\_HT.4B.2.P\_A House Type 4b.2 Floor Plans  
 BARG230130\_HT.4B.3.E\_A House Type 4b.3 Elevations  
 BARG230130\_HT.4B.3.P\_A House Type 4b.3 Floor Plans  
 BARG230130\_HT.4B.4.E\_B House Type 4b.4 Elevations  
 BARG230130\_HT.4B.4.P\_B House Type 4b.4 Floor Plans  
 BARG230130\_HT.4B.5-1.E\_A. House Type 4b.5 Elevations Option 1  
 BARG230130\_HT.4B.5-1.P\_A. House Type 4b.5 Floor Plans Option 1  
 BARG230130\_HT.4B.5-2.E\_A House Type 4b.5 Elevations Option 2  
 BARG230130\_HT.4B.5-2.P\_A House Type 4b.5 Floor Plans Option 2  
 BARG230130\_P.1.E\_A Plot 1 Elevations  
 BARG230130\_P.1.E\_A Plot 1 Floor Plans  
 BARG230130\_P.13-14.E\_A Plots 4-5 Elevations  
 BARG230130\_P.13-14.P\_A Plots 13-14 Elevations  
 BARG230130\_P.13-14.P\_A Plots 13-14 Floor Plans  
 BARG230130\_P.13-14.P\_A Plots 4-5 Floor Plans  
 BARG230130\_P.16-20.E1\_A Plots 16-20 Elevations Sheet 1 of 2  
 BARG230130\_P.16-20.E2\_A Plots 16-20 Elevations Sheet 2 of 2  
 BARG230130\_P.16-20.P\_A Plots 16-20 Floor Plans  
 BARG230130\_P.21.E\_A Plot 21 Elevations  
 BARG230130\_P.21.P\_A Plot 21 Floor Plans

BARG230130\_P.28.E\_A Plot 28 Elevations  
 BARG230130\_P.28.P\_A Plot 28 Floor Plans  
 BARG230130\_P.30-31.E\_A Plots 30-31 Elevations  
 BARG230130\_P.30-31.P\_A Plots 30-31 Floor Plans  
 BARG230130\_P.32-34.E\_A Plots 32-34 Elevations  
 BARG230130\_P.32-34.P\_A Plots 32-34 Floor Plans  
 BARG230130\_P.40-41.3\_A Plots 40-41 Elevations  
 BARG230130\_P.40-41.P\_A Plots 40-41 Floor Plans  
 BARG230130\_SE.01\_B Street Elevations  
 BARG230130\_SS.01\_B Site Sections As Existing/As Proposed  
 BBARG230130\_HT.2BFOG.E\_A House Type 2b Fog Elevations  
 BBARG230130\_HT.2BFOG.P\_A House Type 2b Fog Floor Plans  
 Transport Statement by Paul Basham Associates Ltd (September 2023)  
 Design Code BARG230130 DC-01 P2  
 Ecological Impact Assessment Final Document (Revision 2) by Ecosa (Dec, 2023)  
 Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy  
 (ref. 20122-AIA-041223-JB, December 2023).  
 Noise Impact Assessment by 24 Acoustics, ref. R9060-1 Rev 5 (Nov, 2023)  
**Reason:** - To ensure provision of a satisfactory development.

2. No development shall take place until the Council has received evidence that the required nutrient mitigation capacity has been purchased to the development pursuant to the allocation agreement dated *[to be inserted once agreement received] between (1) xyz (2) xyz (3) [developer]*.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

3. Notwithstanding the submitted details, no development on site shall commence until details of a supervision programme for works to be undertaken close to or impacting on trees has been submitted to and approved by Local Planning Authority in writing. Development shall be carried out in accordance with the approved plans.

**Reason:** To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

4. Notwithstanding the details submitted, no development shall take place on site until the following detail has been submitted to and approved in writing by the Local Planning Authority:

- a) the provision of a levels difference between the margin and the road, outside of the front door of Plot 29;
- b) measures to prevent a parking of cars to the south and east of plot 1 and to the east of plot 2;
- c) the widening of the footway link to a minimum of 2.5m from Plots 39-41 to connect to the proposed secondary cycle route;



- d) details of surfacing materials (including the margin strip within the parking court serving Plots 22-27);
- e) details of wayfinding facilities;
- f) details of site levels;
- g) details of the crossing locations throughout the development including cycle access points.
- h) details of how the Golpla gravel material will be retained so as not to enter the highway.

**Reason:** In the interests of highway safety in accordance with Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

5. The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
  - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

6. Development shall be undertaken in line with the recommendations and procedures contained in the Ecological Impact Assessment Final Document (Revision 2) by Ecosa (December, 2023) and the Arboricultural impact appraisal and method statement by Barrell Tree Consultancy (ref. 20122-AIA-041223-JB, December 2023).

**Reason:** To protect and enhance biodiversity features on site and to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

7. No development above slab level shall take place until a scheme of sensitive lighting (during the operational life of the development), designed to minimise impacts on wildlife, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved lighting scheme shall be implemented in accordance with the approved details.

**Reason:** To protect biodiversity on site in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

8. At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

9. The development shall permit the public to pass and repass over the internal road network for the purposes of access to and egress from the development in perpetuity and shall thereafter be retained and maintained for the lifetime of the development.  
**Reason:** In the interests of highway safety and to safeguard the amenities of the locality in accordance with Policy CS20 and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).
10. Notwithstanding the details submitted, no development above ground slab level shall occur until details of an opportunity for an alternative cycle route provision running to the west of Plots 31-23 have been submitted to the Local Planning Authority, and the Local Planning Authority have confirmed whether that route is to be implemented. Development shall be carried out in accordance with the approved plans.  
**Reason:** In the interests of highway safety and to promote safe and convenient cycling within the application site in accordance with Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).
11. The development shall not be brought into use until all junction visibility splays and forward visibility splays as indicated on the approved plans in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line have been completed. Such visibility splays shall thereafter be retained for the lifetime of the development.  
**Reason:** To provide and maintain adequate visibility in the interests of highway safety in accordance with Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).
12. No development above slab level shall take place until details of the acoustic barriers shown in the Noise Impact Assessment by 24 Acoustics, ref. R9060-1 Rev 5 (November 2023) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the acoustic barriers shall be retained in perpetuity.  
**Reason:** To secure quality residential environment, in terms of noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2023).
13. No development above slab level shall take place until full construction details of the proposed development, including glazing and ventilation strategies, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall show that the noise levels within all habitable rooms shall comply with the recommendations of BS8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' as follows:

- a) Internal daytime noise levels shall not exceed 35 dB LAeq, 16 hour in living rooms
- b) Internal night-time noise levels shall not exceed 30 dB LAeq, 8 hour in bedrooms
- c) Internal night-time noise levels shall not exceed 45 dB LAMax more than 10 times a night in bedrooms
- d) External daytime noise levels shall not exceed 55dB LAeq, 16 hour in external amenity areas.

The development shall be carried out in accordance with the approved details.

**Reason:** To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2023).

14. No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the local planning authority. The post completion testing shall determine compliance with the noise impact assessment as provided 24 Acoustics, ref. R9060-1 Rev 5 (Nov, 2023). A method statement should be submitted to and approved by the local planning authority prior to the survey being undertaken. Such survey should be achieved using at least 3 sample dwellings, being one nearest the intersection of Bartons Road & Horndean Road, one nearest the Horndean Road boundary midway down this boundary, and lastly one near bottom of this boundary. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in condition 13 (above).

**Reason:** To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2023).

15. No development above slab level shall take place until an overheating assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with CIBSE TM59 (2017) and shall demonstrate that indoor temperatures will be acceptable in the absence of open windows. Any scheme/s or measures to mitigate overheating should be included with the Acoustic Design Statement or in the approved plans for the development. The development shall be carried out in accordance with the approved details.

**Reason:** To secure quality residential environment and to avoid overheating of indoor areas in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

This page is intentionally left blank

Dear Councillors of the Planning Committee, I would like to make the following deputation submitted 14:30 on 9<sup>th</sup> January 2024 into the minutes of the Planning Committee Meeting on Thursday 11<sup>th</sup> January 2024 with regards agenda item 5a APP/21/01451 Southleigh Park House.

In addition to public comments already submitted I make the following deputation referencing specific sections of the Supplementary Information Report. Please refer to these sections whilst addressing my comments. To include these specific sections below and to refer to specific sections in the many documents associated with this planning application would require a much more detailed deputation than the allowable 750 words.

#### Environmental Health (air quality) Page 8. Officer Comments

Access to the road network from the south of the site is into Eastleigh Road which is wholly unsafe for walking and cycling.

#### Pedestrian and Cyclist Provision 7.63 Page 22 and 23

The Highway Authority in their letter dated 8<sup>th</sup> November 2023 stated they are not satisfied that the site layout is safe and suitable. In their letter dated 14<sup>th</sup> December 2023 they are satisfied. What's changed? The developers have modified the internal walking and cycling routes to integrate the western and southwestern parcels of the site removing "the need" for pedestrians and cyclists to route via Eastleigh Road. The route via Eastleigh Road is the most direct route to all local amenities (shops, schools and stations). Do Hampshire Highways, the developers or the Planning Committee honestly believe that all pedestrians and cyclists will actually take the safer, indirect and much longer route to local amenities via Bartons Road, Horndean Road and Southleigh Road?

It's my understanding that local residents have made many representations to Hampshire Highways over many years with regards to the already hazardous conditions on Eastleigh Road. Increased traffic flow, blatant disregard for the 40mph speed limit, no pavement for pedestrians and how dangerous it is for all residents to enter into Eastleigh Road from all residential properties. In spite of these many representations Hampshire Highways has done nothing to alleviate or even investigate these hazards. Has a representative study been done to evaluate the existing hazardous conditions of Eastleigh Road and the impact of the large increase in traffic flow this development will create? What faith can existing and future local residents have in Hampshire Highways that they will address the hazardous conditions on Eastleigh Road after the Reserved Matters stage or at any stage?

#### Foul and Surface Water Drainage 7.105 Page 28

How can the existing flooding of Eastleigh Road be acknowledged but the fact that flooding will only be made worse by the increased surface water from this development be disregarded?

Is the planning committee aware that whenever there is rainfall an area of Southleigh Road between Eastleigh Road and Horndean Road is often impassable due to flooding? This is the low point where the flood water coming down Eastleigh Road collects.

#### Summary

Before the Planning Committee grants approval of reserved matters I implore them to be satisfied in all respects as to the impact this development will have to the already inadequate safety and surface water drainage of Eastleigh Road to pedestrians, cyclists and all other road users.

The cost to the public through the inevitable injuries and fatalities that will arise from traffic accidents in Eastleigh Road and subsequent punitive costs to the public purse to remedy this impact after planning approvals have been given may very well heavily outweigh the benefits this development is anticipated to provide to the local area.

Yours faithfully,

William Chalker

## **Written statement by planning agent tor&co on behalf of the applicant for the Southleigh Park House reserved matters submission.**

Dear Members,

My name is Harvey Wingfield and I am a Chartered Town Planner at tor&co. We are acting on behalf of Bargate Homes Ltd and Vivid Housing Ltd.

We'd like to thank officers for their time and hard work in working positively with the applicant team such that the reserved matters application is ready to present to committee with a recommendation from planning officers that consent be granted.

The focus of our client has been, and continues to be, to protect the listed buildings and to seek to comprehensively bring forward proposals for the sensitive conversion and re-use of the historic buildings, together with proposals for carefully considered residential development in the grounds.

The overall design approach respects the historic character of the site.

The site was historically developed as a composed building group with a clear hierarchy between the main house and its ancillary service buildings, including a coach house and lodge. It involves a designed landscape setting with formal gardens and terraces, including an open lawn allowing long views across a wider parkland to the south. The new proposals retain these features including the strong wooded boundaries that have subsequently developed over time alongside the ornamental planting.

In our deputation to planning committee we would like to present the following:

- Agreement with the conclusion of officers that the reserved matters scheme offers an appropriate, high quality design and appearance, taking into account the setting of the listed buildings and the very special character of the site, in compliance with planning policy.
- Emphasise the importance of the conclusion of the council's conservation officer that the scheme results in the overriding public benefit of bringing the listed buildings back into use and protecting them for future generations to appreciate.
- Confirm the sensitive approach that has been taken to the design of the new layout, the appearance of the new buildings, and the design of supporting site infrastructure, such that conservation, highways, landscape and drainage officers have no objection to the proposals.
- The new layout has a revised approach to tree retention and removal compared with the previous proposals for the site. Whilst the outline planning permission granted approval for up to 70 new build homes, this detailed scheme now proposes 41 new homes. This more modest level of development has provided the opportunity to retain a much greater amount of tree coverage at the site, notably the wooded northern and eastern boundaries.

Overall, the reserved matters scheme that members are considering at committee is a key part of the overall delivery package for the site as it underpins the overall project financially.

We feel that the proposals provide an appropriate balance between delivering a sensitive and high quality scheme to facilitate the long-term protection of the listed buildings, including

providing public access to the site, with genuine efforts to limit tree losses, particularly the loss of higher quality trees, alongside the provision of replacement planting where feasible.

With the site allocated for development, and benefitting from an outline planning permission to deliver new homes, we feel that the details before members demonstrate a well-designed, and suitably reasoned scheme, that sits comfortable within the confines of the approved parameters.

If members agree the officers recommendation and grant consent for the proposals Bargate Homes would be delighted to now implement this special and unique scheme. This will deliver the public benefits of protecting the listed buildings, providing new homes to meet evidenced need in the Borough, and ensuring an appreciation of the site's special character by all who will live there or visit.

Yours faithfully,

A solid black rectangular box redacting the signature of Harvey Wingfield MRTPI.

**Harvey Wingfield MRTPI**



**Written statement by the applicant  
Southleigh Park House reserved matters application**

Dear Members,

My name is Luke Vallins and I am the Head of Planning at Bargate Homes. Bargate Homes is the joint applicant for this application, along with our parent company, Vivid Housing.

I fully endorse the written statement made by Mr Wingfield of tor&co and would be happy to take questions during the committee meeting to assist with your consideration of the application.

Yours faithfully,

**Luke Vallins MRTPI  
Head of Planning, Bargate Homes**

This page is intentionally left blank