

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,



Harvey Wingfield MRTPI