

To:
Mr Andrew Elliott
Terence O'Rourke
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

For: Bargate Homes Ltd and Vivid Housing Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Approval of Reserved Matters**

Application Number: APP/21/01451

Site Address: 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).

Further to your application received on 23 December 2021 (which was valid from 27 January 2022) Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters application submitted pursuant to Conditions 2 and 3 of Outline Planning Permission APP/17/00863** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP17/00863 dated 30 January 2019.
- (ii) The following additional conditions:

Conditions:

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

BARG230130_CSL.01_L Coloured Site Layout
BARG230130_LP.01_A Location Plan
BARG230130_SL.01_L Site Layout
Barrell plan ref 20122-14 Tree Removals Plans
2237-TF-XX-00-DR-L-1003 rev P06 General Arrangement - with Strategic Landscape Planting
6281-MJA-SW-XX-DR-C-001-PL11 Engineering Layout (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-002-PL9 Engineering Layout (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-003-PL9 Drainage Strategy Layout

6281-MJA-SW-XX-DR-C-004-PL8 Exceedance Flow Routes
 6281-MJA-SW-XX-DR-C-010-PL10 Service Margin Layout (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-011-PL8 Service Margin Layout (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-090-PL10 Refuse Vehicle Tracking (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-091-PL8 Refuse Vehicle Tracking (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-092-PL10 Fire Tender Tracking (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-093-PL10 Fire Tender Tracking (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-094-PL10 Suv Car Tracking (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-095-PL8 Suv Car Tracking (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-096-PL10 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-PL10 Surfacing Layout
 BARG230130_BML.01_K Boundary Materials Layout
 BARG230130_DML.01_K Dwelling Materials Layout
 BARG230130_PSL.01_K Parking Strategy Layout
 BARG230130_RSL.01_K 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_C Coloured Street Elevations
 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_C 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 P1
 Design Code BARG230130 DC-01 P2
 Ecological Impact Assessment Final Document (Revision 4) by Ecosa (Feb, 2025)
 Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy
 (ref: 20122?AIA?170225?JB, February, 2025)
 Noise Impact Assessment by 24 Acoustics, ref. R9060-1 Rev 7 (Feb, 2025)
 Addendum to Flood Risk Assessment and Development Drainage Strategy rev B
 (January, 2023)
 European Site avoidance and mitigation checklist (October, 2023)
 Havant Occupancy Calculator (January, 2024)
 Solent Nutrient Budget Calculator (January, 2024)
 Deed of allocation of nitrate offsetting scheme dated 13 October 2023
 Deed of allocation of nitrate offsetting scheme dated 10 January 2024
Reason: - To ensure provision of a satisfactory development.

- 2 All works to be undertaken close to or impacting on trees shall be carried out in accordance with the approved plans and supervision programme in line with the recommendations and procedures contained in the Arboricultural Impact Appraisal and Method Statement, including Tree Removals Plan, by Barrell Tree Consultancy (ref: 20122-AIA-170225-JB, dated 17 February 2025).

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 (2024).

- 3 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) details of surfacing materials (including the margin strip within the parking court serving Plots 22-27);
- d) details of wayfinding facilities;
- e) details of site levels;
- f) 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 (2024).

- 4 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.

- 5 Development shall be undertaken in line with the recommendations and procedures contained in the Ecological Impact Assessment Final Document (Revision 4) by Ecosa (ref: 20.0347.0005.F4, dated 20 February, 2025) and the Arboricultural Impact Appraisal and Method Statement, including Tree Removals Plan, by Barrell Tree Consultancy (ref: 20122-AIA-170225-JB, dated 17 February 2025).

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 (2024).

- 6 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 (2024).

- 7 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.

- 8 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 (2024).

- 9 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

- 10 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 (2024).
- 11 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 7 (20 February, 2025) 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 (2024).
- 12 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 (2024).
- 13 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 7 (February, 2025). 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 (2024).
- 14 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 (2024).

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council . See www.planningportal.gov.uk/pes.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) The applicant is advised to note the recommendation from the Council's Environmental Health Team:

Construction Environmental Management Plan

The following should be in addition to any other items required for this plan, and should be in operation for all phases of the development i.e. demolition, excavation, clearance and construction:

- a. If any piling is envisaged for this site, full details must be submitted to this office, with regard to the proposed method/s to be employed, and the probable duration of these operations;
- b. Measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on neighbouring properties.

c. Procedures for maintaining good public relations including complaint management, public consultation and liaison ;

Air Source Heat Pumps

Should the developer be contemplating the use of air source heat pumps on this development, I would expect a full acoustic assessment, with all relevant mitigation measures provided prior to construction beginning, to ensure no impact on future residential receptors.

Steve Weaver

Steve Weaver
Development Manager

15 May 2025

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL
PLANNING AUTHORITY REFUSE PLANNING PERMISSION
OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.