



Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

06 October 2023

Our Reference: 247805

Dear Sir/Madam

Southleigh Park House, Eastleigh Road, Havant, PO9 2PE
Application to discharge condition 17 of planning permission
APP/17/00863 (Part A full planning permission)

Soft landscaping and finished ground levels

Background

Havant Borough Council granted planning permission on 30 January 2019 (ref: APP/17/00863) for the following development at Southleigh Park House, Eastleigh Road, Havant.

Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space. 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 Council granted full planning permission for only the following part of the above proposal as described:

Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

Nine conditions for the detailed aspect require further details to be approved prior to the commencement of development. This submission relates to condition 17 (soft landscaping and finished ground levels).

About the applicant

Bargate Homes ('Bargate') is a distinctive homebuilder with a unique set of values and guiding principles.

The company focus is on developing a limited number of select developments annually, exclusively within beautiful locations within 45 minutes of its local headquarters in Fair Oak. As a local business, Bargate sets itself a responsibility to create beautiful homes and developments that enhance where we all choose to call home.

Bargate has been a wholly owned subsidiary of VIVID since 2019. Whilst Bargate retains its total independence as a business and brand, VIVID's ownership provides significantly increased access to

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finance for land acquisition. The Southleigh Park House site was an acquisition by VIVID in 2019. Bargate is now taking forward the implementation of development at this special site.

Bargate is co-ordinating the comprehensive planning and implementation of development at the site. Bargate is designing and constructing the new build homes within the site and has commissioned contractor FSL Developments ('FSL') as a specialist in the conversion of existing built spaces to residential development. FSL is experienced in undertaking unique and challenging proposals and brings its expertise to the sensitive adaptation and conversion of the listed buildings at the Southleigh Park House site.

The project

The proposals for Southleigh Park House, are being progressed comprehensively pursuant to the original hybrid planning permission and will involve parallel submissions for the reserved matters, adjustments to the full permission design for the listed buildings and the discharge of planning conditions.

This application

FSL hereby apply to discharge condition 17 (soft landscaping and finished floor levels) of the detailed aspect of permission APP/17/00863. The condition wording is as follows:

Notwithstanding any landscape strategy submitted, no development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

FSL enclose a comprehensive, detailed soft landscaping scheme which offers existing and proposed ground levels information, planting specifications and a programme for implementation.

Other pre-commencement conditions

Eight other conditions for the detailed aspect require further details to be approved prior to the commencement of development. The submission status of these is as follows.

- Condition 2 (Method statement to protect the listed buildings): Validated 30/08/2023 (PP-12420525)
- Condition 4 (Finished floor levels for the buildings): Validated 30/08/2023 (PP-12420246)
- Condition 5 (Hard landscaping): Submitted 02/10/2023 (PP-12499811)

- Condition 6 (Walls, fences and enclosure): Submitted 02/10/2023 (*PP-12499821*)
- Condition 8 (Layout/depth/capacity of drains, treatment of existing ditches/watercourses and ancillary works/structures): Validated 30/08/2023 (*PP-12420370*).
- Condition 9 (Contractor parking and compound): Validated 30/08/2023 (*PP-12420414*)
- Condition 14 (Contamination): Validated 30/08/2023 (*PP-12420457*)
- Condition 16 (Unexploded ordnance and watching brief): Validated 30/08/2023 (*PP-12420499*)

We trust that the submitted information is acceptable to discharge condition 17 of the detailed aspect of planning permission ref: APP/17/00863, and we look forward to hearing from you. If you have any queries or require additional information please contact me.

Yours faithfully

Harvey Wingfield
Planner