

Consultation with councillors, local residents and key stakeholders

Development Control Forum

The Development Consultation Forum (DCF) is an event run by Havant Borough Council, which enables site promoters to explain to councillors, key stakeholders and the public proposals for significant development, prior to the submission of a planning application. The process is designed to assist the promoter in dealing with important issues, and reduce the potential for delay in the formal planning process. The information sheet produced by Havant Borough Council states that “*in particular a Forum will:*

- *Enable the development to explain development proposals directly to councillors, the public and key stakeholders at an early stage*
- *Identify any issues that may be considered in any formal application*
- *Inform councillors and the public of a development proposal at an early stage in the pre-application process*
- *Inform officers’ pre-application discussions with the developer*

- *Enable the developer to shape an application to address community issues.”*

The DCF is held in public, but only those invited to speak on behalf of recognised key stakeholder groups are able to raise issues at the Forum event.

A week prior to the DCF, the team was requested to circulate a short briefing note, which included a location plan, layout and perspective. Immediately before the event, a display setting out the context of the proposals and emerging designs was available for attendees to view before the Forum.

The team presentation was made by Jill Manson, Dan Fairley and Andrew Elliott, with David Howson and Nigel Thompson from Argent Engineering consultants in attendance to respond to questions regarding transport and drainage/services respectively.

Following an introduction from David Guest, Andrew Biltcliffe provided background to the proposals, which included planning history and policy. The team then presented plans for the site. Andrew Norton from Warblington and Denvilles Residents Association spoke, supporting plans for the site but noting concern regarding the number of dwellings, resulting

traffic and highway safety. Finally, Andrew Biltcliffe summarized responses from the statutory consultees.

There then followed an opportunity for the team to respond to comments made during the presentations, followed by questions from the councillors and members of the public.

A summary of the feedback was provided and the presentations made available on the Havant Borough Council website. <http://www.havant.gov.uk/planning-and-environment/development-consultation-forums>

The event was attended by approximately 16 councillors and members of the public, and comments were overwhelmingly positive regarding the potential of the site and the need to restore the historic buildings and parkland. The principal concerns raised related to traffic and drainage, with one local resident concerned with the potential for flooding along Eastleigh Road and into neighbouring properties. The consultant team were able to explain the overall transport strategy and confirm that traffic generation would be significantly less than the site’s current employment use. The drainage strategy will be reviewed and run rates to the south eastern corner of the site will be tested to improve the situation.

Havant Borough Council Housing Statement

In summer 2016 Havant Borough Council published a Draft Housing Statement for consultation. The Housing Statement represented the first step in the review of the adopted Local Plan and the paper identified Southleigh Park House as an early release site for housing (UE55). It also identified a large area of land immediately to the south of Southleigh Park as a strategic site.

Formal public consultation on the draft document took place over a six week period between 25th July and 9th September 2016. This comprised:

- Printed material to consisting of the “Why Build” leaflet and “Where next for housing in Havant” booklet summarising the document, and the draft document
- Seven public exhibitions throughout August in:
 - Emsworth
 - Hayling Island
 - Havant and Bedhampton
 - Waterlooville
 - Leigh Park
 - Public Service Plaza, Havant Borough Council
 - Stride Centre

- Exhibition banners were displayed in the atrium of the Public Service Plaza for the consultation period.
 - Eighty-five site notices across the proposed strategic sites and urban extension sites
 - Two specific meetings for residents who own and lease property inside the strategic site between Denvilles and Emsworth
 - A specific website with all the consultation documents, evidence base, exhibition details and response forms.
 - Email newsletters to those who asked to be kept up to date on planning policy consultations
 - Letters and emails to statutory consultees and those residents who asked to be kept up to date on planning policy consultations
 - Extensive social media updates on Facebook and Twitter
- The identification of Southleigh Park House as an early release housing site resulted in a small number of responses. Comments made are summarised in the table 1 below:

Comment	Response
Current proposals for up to 95 dwellings will result in an undesirable density of housing	Proposals comprise the conversion of the listed buildings to 20 dwellings, and an additional 70 dwelling across the site. They have been sensitively designed so that they do not adversely affect the historic buildings. Development will ensure that the integrity of the listed buildings are retained in perpetuity.
Parkland area to the south of Southleigh House should remain open to protect the setting of the listed building	The strategic site to the south will require green infrastructure and public open space. The disposition of land uses will be determined through a masterplan and the layout of development and open areas will take into account features such as the listed house.
Concerns regarding road capacity and safety, use of Eastleigh Road as “rat run”	The Transport Assessment considers the impact of the development on the local road network. Traffic generated by the proposed development is lower than that generated by existing employment use.
Development north of Southleigh Road could cause flooding problems in lower lying areas to the south.	The proposed drainage scheme effectively improves the drainage across the site through sustainable drainage principles such as swales and the use of the lake.

In terms of statutory consultees comments are shown in table 2 below:

Comment	Response
Southleigh Park House and Clock Tower Building are Grade II Listed buildings. These should be retained and their setting respected in any masterplan/development brief, allocation policy or development proposals for this site. (Historic England)	Proposals have evolved following detailed discussions with the conservation and other local authority officers. The retention and enhancement of the listed buildings has been at the forefront of emerging proposals, and the importance of setting incorporated into the design through the sensitive treatment of the surrounding parkland.
Minerals Safeguarding: Site likely to be underlain by sand & gravel. Prospective developers should undertake a mineral assessment and explore opportunities to use the minerals.	A Minerals Assessment accompanies the application, following discussions with Hampshire County Council.
SPZ 1C - Groundwater Special Protection Zone 1C Portsmouth Water has no objection in principle to development at this site. However given the risk/link to abstraction from the Havant and Bedhampton Springs, we request that we are consulted at the outset of any associated planning application in the future to ensure the safeguarding of public water supply.	Portsmouth Water consulted as part of the application process, details can be found in the Drainage Strategy and Flood Risk Assessment.

Consultation with developers

The emerging design proposals were reviewed with a number of developers to assess their marketability, and common feedback points were incorporated in the design development. The key points that came out of this consultation process were:

- Main house car parking – Since the apartment conversions were intended to be distinctive, high-quality units, two car spaces should be provided for each unit where possible, with at least one secure or covered within a car barn or garage.
- Main house apartment size – Provide two bedroom units where possible, without significant detriment to the historic fabric and internal configuration.
- Access drive past main house – the majority of developers considered a drive past the main house south terrace undesirable in terms of impact on the south facing ground floor apartments.
- Parking to new dwellings – two bed units to have two spaces and three bed units

to have one parking space in an enclosed garage where possible, to improve marketability.

- Proposed apartment block to northern boundary – while location considered optimum for this block, it was considered more desirable to provide houses in lieu of apartments.
- Eastern edge of site – design to seek to mitigate road noise from Horndean Road in terms of layout and acoustic design.

Summary

The proposals that form this planning application have evolved as a result of significant engagement with local officers and councillors. Local residents have also had an opportunity to comment on emerging proposals. The scheme has also benefitted from an initial review by potential developers, which has been invaluable in ensuring the proposed development is viable and marketable.

APPENDIX F: PLANTING SCHEDULE

Plant typologies table for Southleigh Park House

The following table is to be read with reference to the Southleigh Park House Landscape Strategy drawing (245001P004). This table identifies which plant typologies (with specific reference to plant schedules which feature in the remainder of this document) are to be present within each of the key landscape zones. Each landscape zone and its location can be identified on the Landscape Strategy drawing.

		A	B	C	D	E	F	G	H	I	J	K
		Specimen trees for larger spaces	Street trees/trees for constrained open spaces	Native hedgerow & native shrubs	Formal hedge	Shrubs - specimen/ structural/enclosure	Shrubs and perennials - ornamental	Groundcover	Residential frontage planting	Pond/wetland planting	Bulbs - seasonal	Grasses
Landscape Zone:	Main house, lodge, coach house/stable curtilages		●		●	●	●	●	●	●	●	●
	Main lawn and lake area	●		●	●	●	●			●	●	●
	Boundaries	●		●	●							
	Shared woodland spaces	●	●	●			●	●		●	●	●
	New residential: streets and paths		●		●	●	●	●	●			
	New residential frontages				●	●			●			●

Indicative planting schedules for outline application

Southleigh Park House

Schedule A - Trees for larger open spaces

The majority of larger trees are located (where space permits) within the public or shared open spaces in front of the house and in the new open space to the east of the site. Predominantly native or locally common species, but with some more exotic species to reflect existing Victorian country house character.

Species	Common name	Size*	Rootball/ container	Transplant no.**	Notes
Acer campestre	Field maple	-	RB		Well balanced
Acer platanoides	Norway Maple	-	RB		Well balanced
Alnus glutinosa	Alder	-	RB		Well balanced
Calacedrus decurrens	Incense cedar	-	RB		Well balanced
Carpinus betulus	Hornbeam	-	RB		Well balanced
Castanea sativa	Sweet Chestnut	-	RB		Well balanced
Metasequoia glyptostroboides 'Emerald Feather'	Dawn Redwood		RB		Well balanced
Pinus sylvestris	Scots Pine	-	RB		Well balanced
Prunus avium 'plena'	Flowering cherry		RB		Well balanced
Prunus padus	Bird Cherry	-	RB		Well balanced
Quercus robur	European Oak	-	RB		Well balanced
Quercus robur fastigiata	Fastigate Oak	-	RB		Well balanced
Quercus rubra	Red Oak	-	RB		Well balanced
Taxodium distichum	Swamp cypress		RB		Well balanced
Tilia cordata	Small leaved lime	-	RB		Well balanced
Sequoiadendron giganteum	Wellingtonia	-	RB		Well balanced

* 40%14-16cm, 30% 16-18cm & 30% 18-20cm

** Pinus, Metasequoia Taxodium and Sequoiadendron to be minimum size of 250-300.

*** Transplant no. dependent on size but will be in accordance with NPS

Schedule B - Street trees/trees for more constrained spaces

Street trees and trees in private garden spaces.

Species	Common name	Size*	Rootball/ container	Transplant no.**	Notes
Acer campestre Elsrijk	Field maple		RB		Well balanced
Alnus incana 'Aurea'	Golden alder		RB		Well balanced
Carpinus betulus 'Frans Fontaine'	Fastigate Hornbeam		RB		Well balanced
Crataegus monogyna 'Stricta'	Fastigate hawthorn		RB		Well balanced
Crataegus laevigata 'Paul's Scarlet'	Midland hawthorn		RB		Well balanced
Crataegus lavalleyi 'Carrieri'	Hawthorn		RB		Well balanced
Magnolia campbellii	Magnolia		RB		Well balanced
Malus 'Evereste'	Flowering crab		RB		Well balanced
Malus hupehensis	Flowering crab		RB		Well balanced
Malus sylvestris	Crab apple	-	RB		Well balanced
Malus trilobata	Apple		RB		Well balanced
Malus yunnanensis veitchii	Apple		RB		Well balanced
Prunus 'Ichiyo'	Flowering cherry		RB		Well balanced
Prunus maackii	Manchurian Cherry		RB		Well balanced
Prunus padus 'Pandora'	Cherry 'Pandora'		RB		Well balanced
Pyrus calleryana 'Chanticleer'	Pear		RB		Well balanced
Sorbus aria 'Majestica'	Whitebeam		RB		Well balanced

* (allow for 50 trees 20no.14-16cm, 15 no.16-18cm & 15 no. 18-20cm).

** Transplant no. dependent on size but will be in accordance with NPS

Schedule C - Native hedgerow

For new hedgerows and also for enhancement of existing hedgerows.

% in mix	Species	Common name	Size and Stock	Container	Notes
12.5%	Acer campestre	Field maple	40-60 1+1	Bare root	branched min. 2 breaks
5%	Cornus sanguinea	Dogwood	40-60 1+1	Bare root	branched min. 2 breaks
7.5%	Corylus avellana	Hazel	40-60 1+1	Bare root	branched min. 2 breaks
45%	Crataegus monogyna	Hawthorn	40-60 1+1	Bare root	branched min. 2 breaks
7.5%	Ilex aquifolium	Holly	40-60	2L	Leaders / laterals
5%	Ligustrum vulgare	Wild privet	40-60 1+1	Bare root	branched min. 2 breaks
2.5%	Malus sylvestris	Crab apple	40-60 1+1	Bare root	branched min. 2 breaks
10%	Prunus spinosa	Blackthorn	40-60 1+1	Bare root	branched min. 2 breaks
2.5%	Rosa canina	Dog Rose	60-80 1+1	Bare root	branched min. 3 breaks
2.5%	Viburnum opulus	Guelder rose	40-60 1+1	Bare root	branched min. 2 breaks

Schedule D - Formal hedges (mixed or monoculture)

To be located adjacent to the main house, around the lodge and on the Horndean Road and Bartons Road boundaries.

Species	Common name	Size and Stock	Container	Notes
Buxus sempervirens	Box	30-40 1+1	Bare root	branched min. 2 breaks
Carpinus betulus	Hornbeam	40-60 1+1	Bare root	branched min. 2 breaks
Crataegus monogyna	Hawthorn	40-60 1+1	Bare root	branched min. 2 breaks
Fagus sylvaticus	Beech	40-60 1+1	Bare root	branched min. 2 breaks
Ilex aquifolium	Holly	40-60	2L	Leaders / laterals
Taxus baccata	Yew	60-80	5L	Strong leading shoot

Schedule E – Shrubs: specimen and structural

These plants are to be used to provide height and presence as individual specimens or small groups, where space is not sufficient for trees and/or where a smaller scale is appropriate. They are also used to provide enclosure and structure.

Species	Common name	Size and Stock	Container	Notes
Amelanchier x grandiflora 'Ballerina'	Snowy mespilus	80-100	10L	Even, bushy
Aronia x prunifolia "brilliant"	Purple chokeberry	80-100	10L	Even, bushy
Aucuba japonica 'crotonifolia'	Japanese laurel	60-80	10L	Well balanced
Callicarpa bodinieri var. 'Profusion'	Beauty berry	80-100	10L	Even, bushy
Choisya ternata	Mexican Orange Blossom	50-60	3L	Even, bushy
Clerodendron trichotomum var fargesii	Clerodendron	80-100	10L	Even, bushy
Cornus 'Norman Hadden'	Dogwood	60-80	10L	Well balanced
Cornus kousa 'Wisley Queen'	Dogwood	60-80	10L	Well balanced
Corylus maxima 'Purpurea'	Purple hazel	80-100	15L	Well balanced
Cotinus 'Flame'	Smokewood	80-100	15L	Well balanced
Cotoneaster 'Cornubia'	Cotoneaster	80-100	15L	Well balanced
Ilex altaclarensis 'Camelliifolia'	Highclere Holly	80-100	15L	Well balanced
Kolwitzia amabilis 'Pink Cloud'	Beauty bush	80-100	15L	Well balanced
Rhododendron 'Cunningham's White'	Rhododendron	80-100	10L	Even, bushy
Sorbaria tomentosa 'angustifolia'	Sorbaria	80-100	10L	Well balanced
Sorbus vilmorinii	Vilmorin's rowan	80-100	15L	Well balanced
Syringa vulgaris 'Katherine Havemeyer'	Lilac	80-100	10L	Well balanced
Syringa x josiflexa 'Bellicent'	Lilac	80-100	10L	Well balanced
Viburnum x bodnantense 'dawn'	Viburnum	60-80	10L	Well balanced
Viburnum tinus 'French White'	Viburnum	50-60	3L	Even, bushy

Schedule F, shrubs and perennials – ornamental

For areas where a more ornamental impact is required, around the curtilage of the main house, in the stable courtyard, lodge area and open spaces.

Species	Common name	Size and Stock	Container	Notes
Shrubs				
Choisya ternata	Mexican Orange Blossom	40-60	3L	Even, bushy
Cornus alba 'Sibirica'	Dogwood	50-60	3L	Even, bushy
Cornus 'Norman Hadden'	Dogwood	60-90	3L	Well balanced
Corylus maxima 'Purpurea'	Purple hazel	60-90	5L	Well balanced
Diervilla splendens	Bush honeysuckle	50-60	3L	Even, bushy
Nepeta 'Six Hills Giant'	Catmint	40-60	3L	Even, bushy
Potentilla fruticosa Marian Red Robin	Potentilla	30-40	2L	Even, bushy
Potentilla fruticosa 'Abbotswood'	Potentilla	30-40	2L	Even, bushy
Rosa "Scented Carpet"	Rose, groundcover, pink	30-40	3L	Even, bushy
Symphoricarpos chenaultii 'Hancock'	Dwarf snowberry	30-40	3L	Even, bushy
Syringa vulgaris 'Katherine Havemeyer'	Lilac	60-90	3L	Well balanced
Viburnum opulus 'Roseum'	Snowball	50-60	3L	Even, bushy
Viburnum tinus 'French White'	Viburnum	50-60	3L	Even, bushy
Perennials				
Achillea millefolium 'red velvet' and other varieties	Yarrow	2L		
Anemone x hybrida 'Honorine Jobert'	Japanese anemone	3L		
Anemone x hybrida 'September Charm'	Japanese anemone	3L		
Centaurea montana	Great blue-bottle	3L		
Echinops bannaticus 'Taplow Blue'	Globe thistle	3L		

Species	Common name	Size and Stock	Container	Notes
Perennials continued ...				
Eryngium oliverianum	Eryngium	2L		
Geranium 'Orion'	Geranium	3L		
Geranium sanguineum 'Album'	Geranium	3L		
Geranium phaeum 'Our Pat'	Dusky Cranesbill	3L		
Geranium 'Rozanne'	Geranium	3L		
Geranium macrorrhizum 'Ingwersen's Variety'	Geranium	3L		
Hemerocallis 'Marion Vaugn' and other varieties	Day Lily	3L		
Heuchera villosa	Hairy alum root	2L		
Iris germanica	Iris	2L		
Knautia macedonica	Macedonian Scabious	2L		
Kniphofia varieties	Red hot poker	3L		
Molinia caerulea 'Transparent'	Purple moor grass	3L		
Nepeta 'Six Hills Giant'	Catmint	2L		
Persicaria bistorta 'Superba'	Knotweed	2L		
Rudbeckia fulgida var. sullivantii 'Goldsturm'	Orange coneflower	2L		
Salvia nemorosa 'Lubeca'	Balkan clary	2L		
Sedum 'Herbsfreude'	Ice plant	3L		
Sisyrinchium striatum	Sisyrinchium	2L		
Verbena bonariensis	Argentinian vervain	2L		

Schedule G, – Groundcover shrubs/ sub-shrubs/evergreen perennials

These plants will be used to provide permanent low maintenance groundcover within the site.

Species	Common name	Size and Stock	Container	Notes
Bergenia 'Silberlicht'	Elephants Ears		3L	
Deutzia gracilis 'Nikko'	Deutzia			
Geranium x oxonianum 'Wargrave Pink'	Geranium		3L	
Hedera helix hibernica	Ivy	30-40 sp	2L	Even, bushy
Mahonia aquifolium 'Apollo'	Oregon grape	30-40	2L	
Pachysandra terminalis 'Green Carpet'	Japanese spurge	30-40 sp	2L	Even, bushy
Potentilla fruticosa 'Manchu'	Potentilla	30-40 sp	2L	Even, bushy
Rosa 'Nozomi'	Ground cover rose	30-40	2L	Even, bushy
Rubus Betty Ashburner	Ornamental bramble	30-40 sp	3L	Even, bushy
Symphoricarpos chenaultii 'Hancock'	Dwarf snowberry	30-40	3L	Even, bushy
Vinca minor 'Gertrude Jeckyll'	Lesser periwinkle (white)	30-40 sp	3L	Even, bushy
Vinca minor 'La Grave'	Lesser periwinkle (blue)	30-40 sp	3L	Even, bushy

Schedule H, residential private frontage planting

Plants to be selected from following schedule
considering aspect.

Species	Common name	Size	Container	Notes
Bergenia 'Silberlicht'	Elephants Ears		3L pot	any
Choisya 'Aztec Pearl'	Mexican orange blossom	30-40	3L pot	any
Cistus x purpureus	Purple flowered rock rose	30-40	3L pot	sunnier
Epimedium x rubrum	Red barrenwort		1.5-2L pot	shadier
Geranium x oxonianum 'Wargrave Pink'	Geranium		1.5-2L pot	any
Geranium 'Rozanne'	Geranium	3L		any
Hedera helix 'Hibernica'	Irish ivy	40-60	2L pot	shadier
Iris germanica	Iris		2L	sunnier
Heimerocallis 'Marion Vaughan'	Day Lily		3L	any
Hypericum calycinum	Rose of Sharon	10-15	1L pot	sunnier
Knautia macedonica	Macedonian Scabious		2L	sunnier
Lavandula angustifolia 'Hidcote'	Lavender	20-30	3L pot	sunnier
Mahonia aquifolium 'Apollo'	Oregon grape	20-30	3L pot	any
Nepeta 'Six Hills Giant'	Catmint		2L	sunnier
Persicaria bistorta 'Superba'	Knotweed		2L	
Potentilla fruticosa 'Abbotswood'	Shrubby cinquefoil	20-30	3L pot	sunnier
Salvia nemorosa 'Lubecca'	Balkan clary		2L	sunnier
Sedum 'Herbsfreude'	Ice plant		3L	sunnier
Sisyrinchium striatum	Sisyrinchium		2L	any
Skimmia japonica 'Fragrans'	Skimmis 'Fragrans'	30-40	3L pot	shadier
Verbena bonariensis	Argentinian vervain		2L	sunnier
Viburnum davidii	David viburnum	20-30	3L pot	any
Vinca minor alba	Lesser periwinkle		1.5-2L pot	any
Vinca minor 'Gertrude Jekyll'	Lesser periwinkle		1.5-2L pot	any

Schedule I, lake planting

To soften new wetland area and banks.

Species	Common name	Notes
<i>Acorus calamus</i>	Sweet flag	Marginal
<i>Alisma lanceolatum</i>	Lance leafed water plantain	Aquatic
<i>Apium nodiflorum</i>	Fool's water-cress	Aquatic
<i>Butomus umbellatus</i>	Flowering rush	Marginal
<i>Caltha palustris</i>	Marsh marigold	Marginal
<i>Carex acuta</i>	Acute Sedge	Marginal
<i>Carex riparia</i>	Greater Pond Sedge	Marginal
<i>Carex acuta</i>	Blister Sedge	Marginal
<i>Filipendula ulmaria</i>	Meadowsweet	Marginal
<i>Lythrum salicaria</i>	Purple loosestrife	Marginal
<i>Mentha aquatica</i>	Water mint	Marginal
<i>Myriophyllum spicatum</i>	Spiked water milfoil	Aquatic
<i>Myosotis scorpioides</i>	Water forget-me-not	Marginal
<i>Persicaria amphibia</i>	Amphibious bistort	Aquatic
<i>Pontaderia cordata</i>	Pickrel weed	Marginal
<i>Ranunculus aquatilis</i>	Water crowfoot	Marginal
<i>Ranunculus lingua</i>	Greater spearwort	Aquatic
<i>Sagittaria sagittifolia</i>	Arrowhead	Emergent
<i>Sparganium erectum</i>	Branched Bur-Reed	Emergent
<i>Stachys officinalis</i>	Betony	Wetland
<i>Typha latifolia</i>	Bulrush	Marginal
<i>Veronica beccabunga</i>	Brooklime	Aquatic

Schedule J, seasonal bulbs

For open space areas including the main house lawn and more wooded areas.

Species	Common name	Notes
Crocus tommasianus	Crocus (Pale lavender)	Grade 5/7
Crocus vernus albiflorus	Crocus (white)	Grade 5/7
Eranthis cilicica	Winter aconite	Grade 4/5
Galanthus nivalis	Snowdrop	Grade 5/6
Narcissus 'Thalia'	Daffodil	Grade 8/10
Narcissus poeticus recurvus	Pheasants Eye daffodil	Grade 8/10

Schedule K, Grass mixes

Different grass mixes to suit both formal and informal grassed areas within the landscape, for instance the woodland wildflower mix can be used in the hilltop wood pasture.

Area	Mix	Notes
General amenity areas	BSH A24 (or equivalent)	Hard wearing amenity mix
Shady amenity areas	BSH A6 (or equivalent)	Amenity mix for shadier areas
Meadow grass areas	Emorsgate EM3 mix (or equivalent)	For general meadow areas
Woodland wildflower mix	Emorsgate EW1 (or equivalent)	For wooded areas
Herb rich grassland	Emorsgate EM1 mix (or equivalent)	Flowering lawn
Damp grassland (suds etc)	Emorsgate EM8 mix (or equivalent)	Meadow mix for wetter areas





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