

PLANNING,
DESIGN AND
ACCESS STATEMENT

SOUTHLEIGH PARK HOUSE

July 2017



SNELL & WILCOX
SELF-ADMINISTERED
PENSION SCHEME





PLANNING,
DESIGN AND
ACCESS STATEMENT

SOUTHLEIGH PARK HOUSE

CONTENTS

01 Introduction and background

02 Site analysis

03 Design evolution

04a The proposals:
overall approach

04b The proposals:
listed building conversion

05 The planning considerations

06 Planning obligations and
development delivery

07 Conclusions

Appendices

A Summary of planning application and reserved matters

B Policy context

C Listed building assessment

D Building regulations compliance strategy

E Consultation statement

F Planting schedule

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01 INTRODUCTION AND BACKGROUND

Overview

This Planning, Design and Access Statement has been produced by Terence O'Rourke Ltd on behalf of Snell & Wilcox Self-Administered Pension Scheme, the freehold owner of land and buildings at Southleigh Park House.

1.1 It has been prepared to support 'hybrid' planning application proposals for the change of use and partial redevelopment of land and buildings at Southleigh Park House, Havant. The description of development is as follows: *Hybrid application for up to 90 residential units in total, comprising:*

- *Full planning permission and listed building consent for the 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.*

1.2 This statement explains the rationale for the proposals from a planning, design and access perspective and how a high quality scheme can be achieved that safeguards the listed buildings and their setting and provides an attractive and sustainable living environment.

1.3 The document illustrates how the design and content of the proposed scheme has been influenced by a thorough analysis of the assets of the site and the opportunities for change, notably the listed buildings and their setting, including trees and other landscape. The design approach has been supported by various studies, including ecology, drainage, and transport and access appraisals.

1.4 The proposals demonstrate how adopted planning policy for the residential use of the site can be achieved.

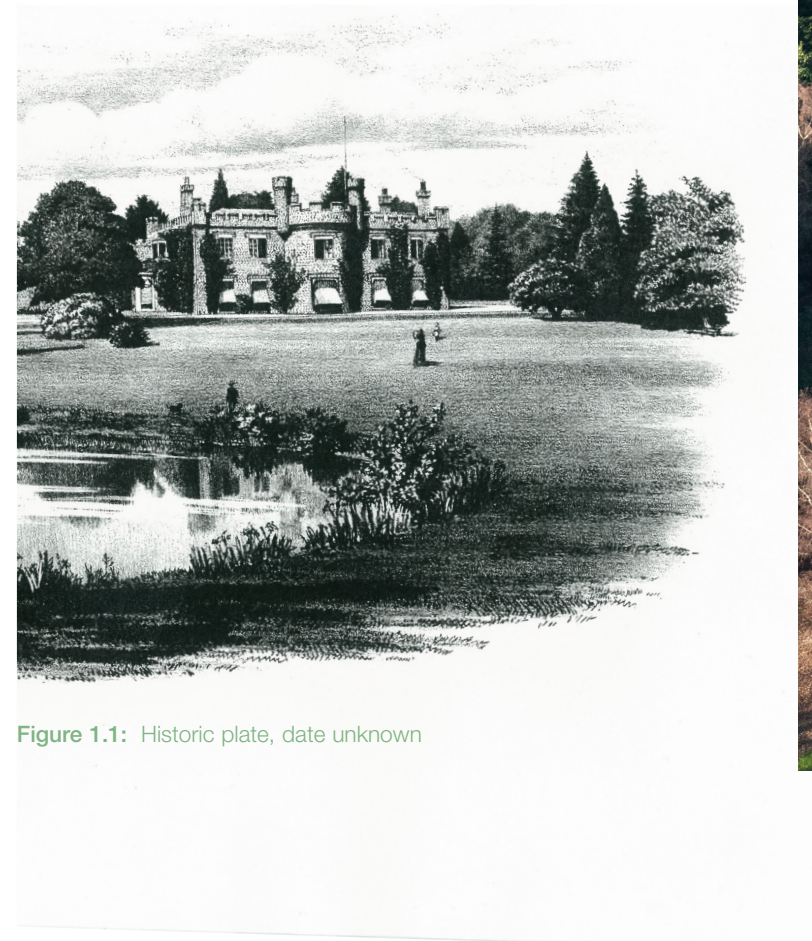


Figure 1.1: Historic plate, date unknown



Site history

- 1.5** The Southleigh Park House site comprises a number of listed buildings associated with the site's original use as a gentleman's residence and parkland, built in the mid 19th century. It also includes a non-listed modern office structure in the northern part of the site, built in the 1980s by electronics and telecommunications company Plessey. The main house is particularly notable for the use of exceptionally intricate, attractive flintwork on its façade, and far views outwards over its historic parkland to the south. Southleigh Park House remains one of the most important listed buildings in the borough, with few other houses of similar status or scale in Havant, and even fewer with a group of surviving ancillary buildings and an associated designed landscape. It is unique in the borough for having a parkland setting.
- 1.6** Southleigh Park House has operated as an employment site since it was occupied by Plessey in the 1960s. The site was subsequently sold in 1995 and was occupied by the broadcast and



Figure 1.2: West wing gardens, c.1884

media technology company Snell & Wilcox under a lease to 2010. At its peak the site operated as their headquarters, with nearly 400 staff.

1.7 The ownership of the company changed in 2002. The full lease was extended to March 2017. In 2009 the company merged with Pro-Bel and the corporate headquarters moved to Reading.

1.8 Snell was acquired by Quantel in 2014 and the site operation, which was already declining, further reduced to around 60 staff by the end 2016. The site is therefore only in partial occupation and full vacation of the site is intended.

1.9 From early 2016, given the pending expiry of the long-term lease, the landowner engaged with Havant Borough Council planning officers to consider options for the future use of the site. The landowner trustees saw very little prospect in finding a new business tenant occupier for the overall premises that would be able to operate successfully at the site and contribute to the required management and expensive upkeep of the listed property.

1.10 This view has been confirmed by recent marketing of the site for employment use (see History of Marketing Activity report for further information). Alternative employment uses on the site, for example country house hotel, care home or retirement community, were also investigated through marketing activity but were found not to be commercially attractive to operators in these areas.

1.11 Whilst still being challenging in terms of viability, residential use of the site was identified as offering the best prospects of protecting the heritage assets of the site for the long-term. In addition, during 2016 Havant Borough Council identified an urgent and pressing need for additional new housing to be built in the borough, and Southleigh Park House was identified as a suitable early opportunity to help deliver this objective on a previously developed site. It has been identified in the Havant Borough's Housing Statement, which was subject to public consultation and adopted in December 2016, as an early release housing site.



Figure 1.3: Lodge on the corner of Horndean Road, c.1880s



Figure 1.4: Historic photograph of Southleigh Park showing water tower, and more modern temporary offices and parking, circa 1970s

SOUTHLEIGH PARK HOUSE



Main house before and after renovation (late 1990s - early 2000s)



Main house ground floor before and after renovation (late 1990s - early 2000s)

The planning application

1.12 A number of factors have influenced the decision to submit this planning application, including the current under-occupation of the premises and expiry of the full long-term lease, and the recent allocation of the site by Havant Borough Council for early release for residential use in the approved Local Plan Housing Statement.

1.13 In addition, for many years the condition of the buildings were an ongoing concern, severely neglected by the occupiers. The main and curtilage listed buildings require protection in view of their statutory status, and the ongoing maintenance of the buildings and gardens (including protected trees on the site) is expensive.

1.14 The current owners carried out complete restoration in phases during the late 1990s and early 2000s to address the serious deterioration, lack of repairs and unsympathetic alterations. The listed buildings are now in an excellent condition, which is being maintained by the current occupiers. The new use for the site is necessary to prevent the listed buildings falling into disrepair again.

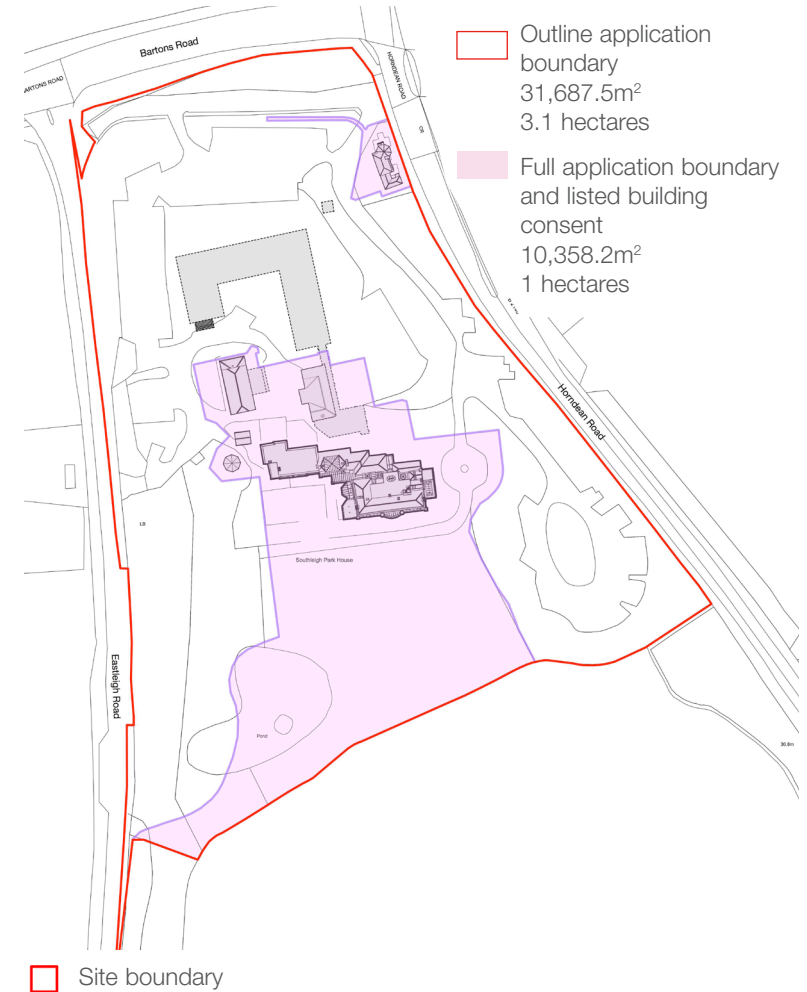


Figure 1.5: Existing site plan

1.15 The landowner has decided to market the full site for sale, informed by planning application proposals that secure in principle parameters for the residential development and use of the site. The landowner is not a housing developer, and much of the detail of residential development proposals can only be worked up by a future purchaser of the site.

1.16 Accordingly it has been agreed with the planning authority that a 'hybrid' planning application approach is appropriate, which involves the submission of full proposals for the conversion and adaptation of the listed buildings for residential use, and outline permission in principle for residential development for the remainder of the site.

1.17 The overall aim is to demonstrate how a financially viable, high quality scheme can be achieved that safeguards the listed buildings and their setting and provides an attractive and sustainable living environment. The sensitive conversion of the listed buildings has a significant effect on the cost of developing the site. The new development on the site is required to support this cost so that development

is viable, and this has informed the quantum of new units proposed.

1.18 Given the characteristics of the site, a hybrid application provides sufficient full planning application and listed building consent content to ensure that the integrity of the listed buildings is maintained through the conversion, while allowing the detail of new build development in the wider grounds (appearance of dwellings and plot layout etc) to be determined in due course by a site developer.



Internal staircase



Flintwork detail



Main house looking north across the lawn



Existing modern office building

1.19 Nevertheless, in view of the sensitivity of the listed buildings and their landscape setting, a series of principles for approval are put forward for new build development on the wider grounds, which will also provide certainty about the parameters within which a future developer can fully develop its detailed proposals. These principles include:

- The position of the main vehicular access points into the site
- Development areas and restrictions on maximum building heights to ensure in particular an appropriate scale relationship between new build and listed buildings
- Trees to be retained on the site, and trees to be removed for development purposes
- Location of new marker buildings, to reflect materials and architectural appearance of existing structures
- Boundary reinforcement with landscape features.

1.20 In addition the following material is submitted plans and reports which include:

- Landscape Strategy
- Ecological Assessment
- Transport Statement and Travel Plan
- Drainage Strategy and Flood Risk Assessment
- Heritage Statement and Archaeological Assessment
- Tree Survey and Arboricultural Impact Assessment
- GeoEnvironmental Investigation Report
- Infrastructure Delivery Statement
- Utilities and Servicing Statement
- Landscape and Visual Appraisal
- Lighting Assessment
- Mineral Extraction Assessment
- Noise Impact Assessment
- History of Marketing Activity

1.21 The table in appendix A provides a summary of the application and the matters that will be dealt with at this stage, and in subsequent more detailed applications.



Figure 1.6: Historic photograph, c.1900

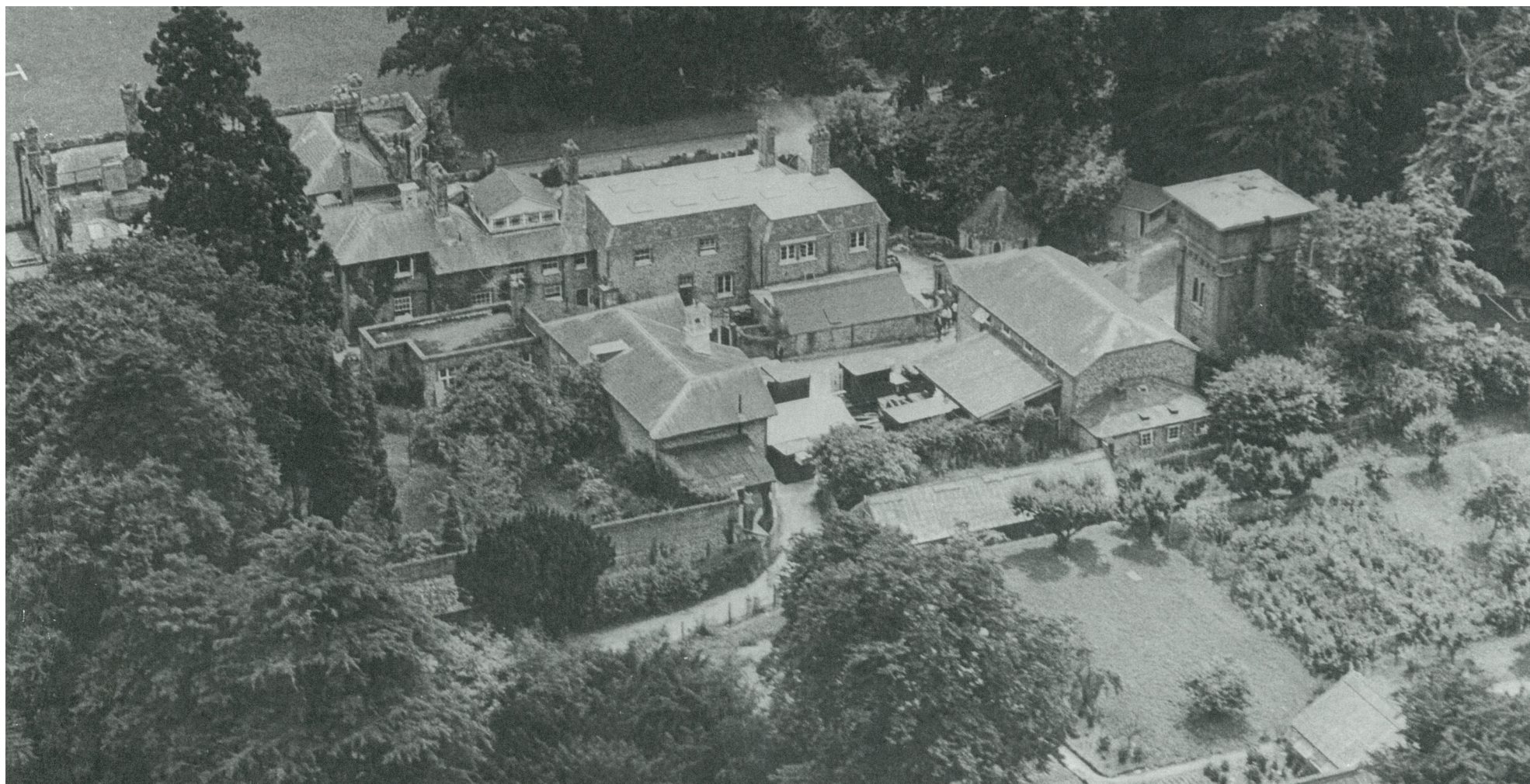
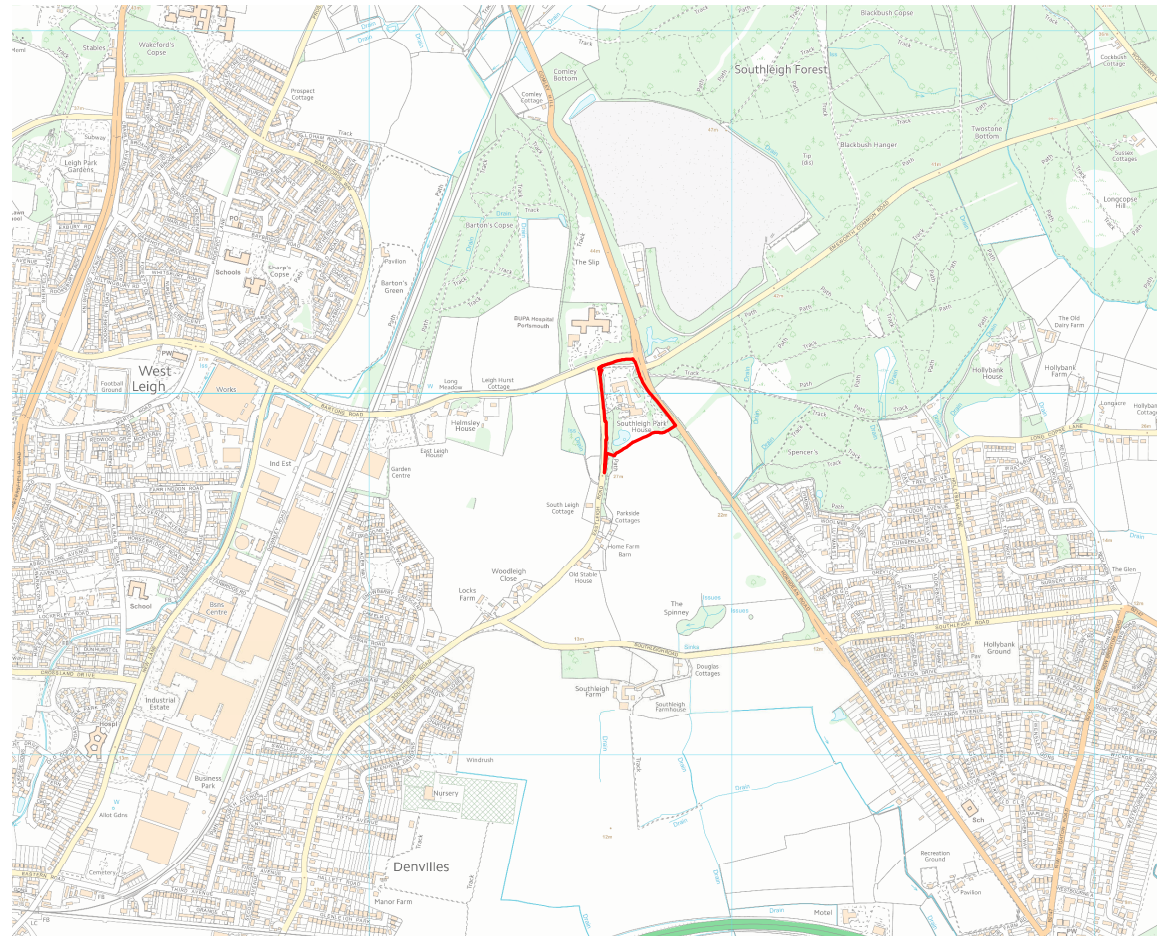


Figure 1.7: Historic photograph, showing water tower and extensive kitchen gardens prior to temporary office building, circa early 1970s

02 SITE ANALYSIS

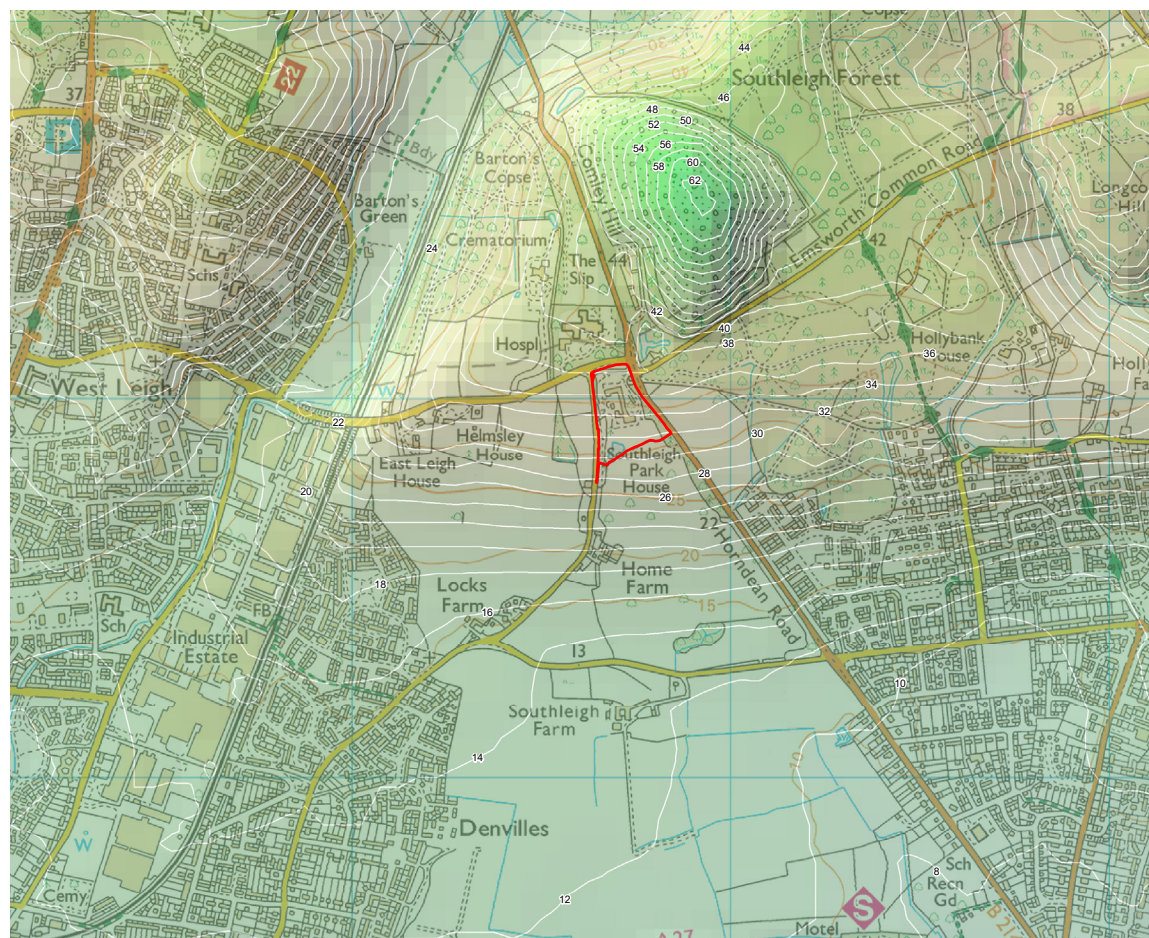
Site location and surrounding uses

- 2.1 The site is located in the 'gap' between Havant and Emsworth and has previously been protected from development by local policy. The area is therefore characterised by open space and woodland. Whilst the site is physically detached from the urban areas of Havant and Westbourne/Emsworth it is relatively close to these settlements and is well served by local roads.
- 2.2 The site is contained by roads, with Horndean Road to the east, which links to Emsworth and the A27 to the south and junction 2 of the A3 to the north, Bartons Road along the northern edge of the site, and the more rural Eastleigh Road along the western edge of the site.
- 2.3 Immediately to the south of the site is a large area (approximately 26ha) of parkland that originally formed part of Southleigh Park's wider estate,



Site boundary

Figure 2.1: Strategic location plan



Site boundary

Figure 2.2: Topography

comprising grassland and a number of veteran specimen trees, which are protected by a tree preservation order TPO (ref 2055/2016). The area to the south of this parkland and to the west of the site, is characterised by agricultural uses. Approximately 0.5km to the west lies the built up area on the outskirts of Havant (West Leigh), with the smaller suburb of Denvilles to the south west. Emsworth is located to the south east, with the historic village centre 1km away strategic site map

- 2.4 The Spire Hospital and The Oaks Havant Crematorium are located immediately to the north of the site.

Topography

- 2.5 Southleigh Park House was built on land that slopes in a southerly direction, with views south across parkland and agricultural land to Chichester Harbour to the south. This is typical of the topography in the area, which slopes in a southerly direction from the higher ground that forms part of the South Downs.

Landscape character of the wider area

- 2.6** The Havant Borough Townscape, Landscape and Seascape Character Assessment was published in 2007 and identified an area LCA21 Southleigh Forest, subdivided into land parcels which share landscape, visual and settlement characteristics. LCA21 is characterised by a mosaic of different habitats to include parkland at Southleigh House comprising small woodland copses and individual trees within an area of grassland; open farmland; broadleaved woodland; linear, intermittent hamlets; and individual farmsteads, outbuildings.
- 2.7** Havant Borough Council's Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in Havant Borough, prepared by Kirkham Associates, rates the landscape sensitivity of the area as "medium" with a landscape sensitivity as "high" in its wider landscape context. The wider context to the north is predominantly woodland.

Scattered farmsteads and individual properties lie along Eastleigh Road further to the south and along Barton Road further to the west (including East Leigh House). The Spire Hospital lies within wooded grounds to the north of the site.

- 2.8** More details can be found in the Landscape and Visual Appraisal accompanying this application.

Local, national and international designations

- 2.9** There are a number of local designations with 2.5km of the site. These include Southleigh Forest, comprising pasture woodland and wooded commons, which is of biological and historic interest. In addition, Barton's Copse and the Slip is located 160m north of the site and is an area of ancient semi-natural woodland.
- 2.10** The South Downs National Park is located approximately 1km to the north east of the site. Further south, Solent Maritime and Solent and Isle of Wight

Lagoons are SACs (Special Areas of Conservation) associated with the marine environment. Chichester and Langstone Harbour is a RAMSAR site, an international designation associated with conservation of wetlands, SSSI (Site of Special Scientific Interest) and SPA (Special Protection Area).

- 2.11** There are a small number of listed buildings within 2.5km of the site, including East Leigh House to the east and Hollybank House to the west.

Site area and access

- 2.12** The application boundary is 3.22 ha in total with 2.16 ha contained within the outline application and 1.06 ha in the detailed application.
- 2.13** Entrance to the site is currently via Eastleigh Road, although there are additional access points further south which are not currently utilised.

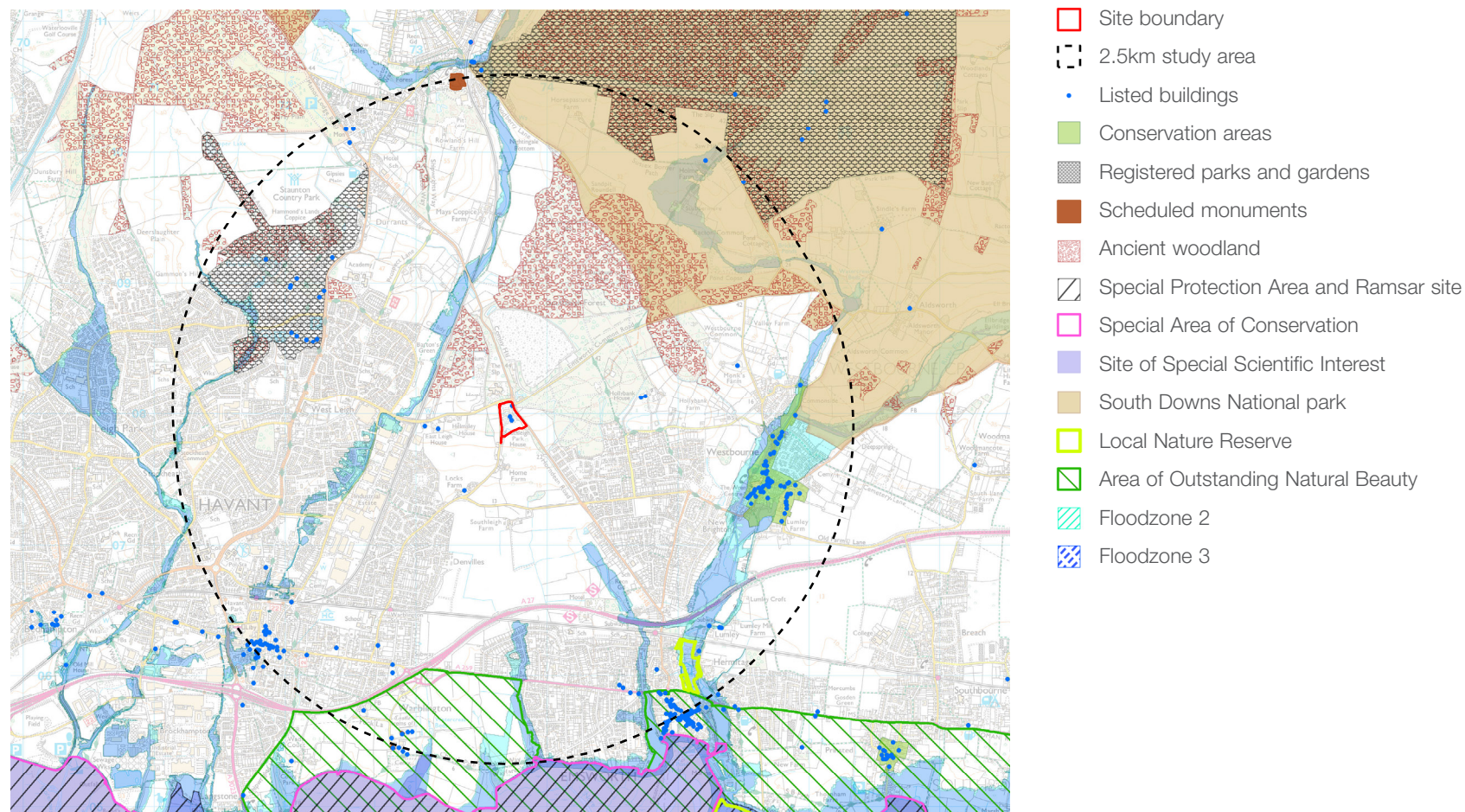


Figure 2.3: Site designations

Access

- 2.14 Access is currently via an access point off Eastleigh Road, located on the western boundary of the site approximately 93m south of Bartons Road Junction. A further two access points are available but are currently unused, one 137m south of Bartons Road and another 107m further south on Eastleigh Road. Existing routes around the site are convoluted, poorly maintained and do not make the best use of the space available.

Historic buildings

- 2.15 The historic buildings of the site comprise:

- Main house
- Main house west wing
- Coach house
- Stable block with clock tower
- Lodge
- Dairy and wood store.

These are all grade II listed buildings.



□ Site boundary

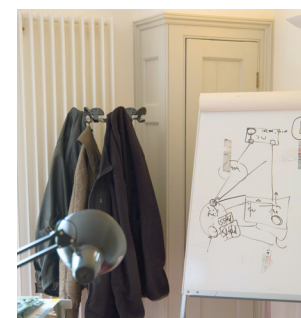
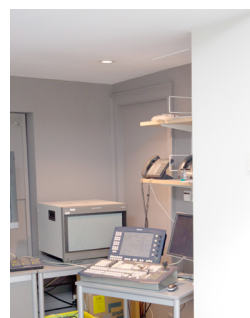
Figure 2.4: Southleigh Park buildings

2.16 There are a number of modern buildings and structures on the site which have been identified for demolition, including the large 1980s office building connected by a glass corridor to the main house to the south.

2.17 The buildings are surrounded by existing surface car parking, comprising 86 (approximately) on tarmac and 59 (approximately) on gravel hardstanding, trees and



The Lodge



Photos from around the site

Landscape setting

- 2.18** The buildings are set in a wider area of parkland which also forms part of the application area. Immediately in front of the main house, a formal lawned area creates a strong setting for the house. A large lake in the south western corner of the lawn enhances the setting. The remains of a smaller formal garden can be found adjacent to the west wing. Looking north to the house from the lawn and the wider parkland outside the study area, a number of trees frame the buildings.
- 2.19** Immediately to the east, the busy Horndean Road and the junction with Emsworth Common Road and Bartons Road are dominant elements in the setting of the site and create a sense of the site being surrounded by busy roads. The southern boundary, which overlooks wider historic parkland, is rural in nature, with grassland, small copses and individual veteran trees extending 0.6km southwards to Southleigh Road.



Aerial view from the east



Trees

2.20 There are a number of specimen mature trees on the site that form part of the historic parkland and garden. A Tree Preservation Order applies to the site, principally to protect ornamental specimen trees. There is also a large amount of overgrown vegetation, including self-seeded trees, as a result of the parkland being unmanaged since the 1960s.

2.21 It is believed that the majority of the ornamental planting, including trees, large evergreen shrubs and the lake, date from the mid to late 19th century, and the area was designed to provide an ornamental garden setting to the house. In the intervening approximately 180 years since it is assumed the first trees were planted, the trees have grown together to form woodland clumps, with an understorey of non-native evergreens on the boundary areas.

2.22 There is no evidence that any significant tree management has been carried out during recent decades. The density of the original planting has been exacerbated by self-seeded sycamore and ash that have also ‘crowded-out’ some of the original specimen trees. The current situation is that the site is in desperate need of major arboricultural work to address decades of neglect and ensure that the majority of the key trees that provide the setting of the house, have sufficient space to thrive. This would require the removal of the many poorer quality trees and shrubs that are constraining the growth and appearance of those with arboricultural merit.



Parking area close to eastern boundary



Main house and west wing from the lake

Ecology

2.23 Ecology surveys were carried out in 2015-2016 and comprised a general walkover survey followed by seasonal bat activity surveys and great crested newt survey. Additional bat surveys were subsequently carried out during the 2016 season and concluded that bat activity on the site is relatively low. Enhancement proposals suggested as part of the development will improve the local environment.

Flooding and drainage

2.24 The site is in flood risk zone 1, with a very low probability of flooding. The site is very close to existing drainage and no significant reinforcement work is required. The existing lake will be utilised and supplemented for surface water drainage, which flows into an existing culvert. More details can be found in the Flood Risk Assessment accompanying this application.

Other

2.25 A water main runs along the northern boundary of the site and reflects a constraint to development layout. A ground conditions survey has been undertaken, the findings of which are included in the Land Contamination Survey. Noise and lighting assessments have also taken place. The noise assessment concludes that any development on areas of the site adjacent to Bartons Road and Horndean Road will require noise mitigation measures. The lighting strategy maps existing illumination levels, currently high given the security requirements of the current occupiers, and suggests a strategy for lighting the new development in a more sensitive and appropriate manner.



Lakeside

Planning history

2.26 There have been a number of previous planning applications for development on the site, associated with its use as an employment location dating back to the 1980s. Other applications have been submitted in association with the maintenance of the listed buildings and some relating to the protected trees.

2.27 Previous planning applications include the following:

- Granting of temporary permission for office buildings, laboratories, garages, and various renewals of such temporary uses (e.g. Ref: 20120/various)
- Change of use to research and development laboratories and offices and erection of buildings (Ref: 20120/9 and 20120/6)
- Change of use from B1(b) (research and development) to general class B1(a) (offices) and B1(b) (research and development (Ref: 93/50183/015)
- Consent for new gates to visitors' entrance and boundary fences Ref: 98/50183/023)

- Consent for the creation of various new access points (e.g. Ref:96/50183/018)
- Demolition and rebuilding structurally unsound elements of the building (Ref: 00/50183/026)
- Listed building consent for CCTV system (Ref: 11/01402)
- Listed building consent for various repairs to the buildings (e.g. Refs: 13/00395, 14/00860)
- Crown reduction of magnolia tree (Ref: 12/01033).

2.28 The most recent application was in 2014 for the discharge of a condition associated with the refurbishment of the lodge house (Ref: 15/00543).