

04_b THE PROPOSALS: LISTED BUILDING CONVERSION

4.66 The following section describes the proposals for the residential conversion of the listed buildings and assesses the impact of the proposals on the listed structures, key architectural features and the setting of the listed structures. For further detail of the proposal on a room-by-room basis, refer to appendix C (Listed Building Assessment) of this document.

4.67 As noted in the planning history and list of previous consents, the site was first converted from residential use to office / commercial use by Plessey in the 1970s – the conversion works relating to this are referred to as “Original Office Conversion Works” in subsequent sections for clarity. From the time the site was occupied by Snell & Wilcox in 1995, an extensive programme of restoration and conversion work was undertaken within the main house – this is referred to as the “Previous Conversion Works”.



View from former loggia, through principal rooms through to library fireplace

Main house and west wing

- 4.68 The main house and west wing has been divided into three areas:
- Main house ground floor principal rooms and corridors
 - Main house northern rooms and first floor places
 - Main house west wing
- 4.69 As noted previously, the main house is currently in commercial use as offices and R&D labs for a broadcast and media technology company, while the west wing is in a partially completed state internally and is used for storage.



Main house primary staircase, showing handrail detail and rooflight above



Scagliola columns to main corridor



French windows to library with shutters to reveals

Main house ground floor principal rooms & corridors

- 4.70** These spaces, located at ground floor level, were the principal living rooms of the country house and contain the building's historic architectural features of the greatest significance. Proposals are to convert these spaces to residential use with the minimum impact on the existing historic fabric. Currently these spaces are used as meeting rooms and offices, and have had significant high quality restoration work (as part of the Previous Conversion Works). The proposals retain the main circulation areas and their key architectural features in their existing configuration and utilise them as communal circulation areas. Within the principal rooms, the subdivision of apartments will be carefully arranged so that these areas become open-plan living spaces to minimise the impact on architectural features and maintain the integrity of the principal rooms. Externally, no alterations are proposed.

Main house ground floor northern rooms and first floor spaces

- 4.71** These spaces located on the northern side of the ground floor main hall, and the majority of the first floor rooms, were significantly altered as part of the Previous Conversion Works. The Original Office Conversion had removed or altered many of the original architectural features, but the Previous Conversion Works sought to retain and restore features where they remained.
- 4.72** The conversion works propose a greater level of intervention and modification to these spaces than for the principal rooms, but existing significant architectural features (whether original or a latterly-added) will be retained where possible. For example, at first floor level, where the existing floor will need to be upgraded as a separating floor for fire and acoustic purposes, it is proposed that this will be by removal of the existing floor boards to allow upgrade from above, leaving the existing ceilings to the rooms below intact. External alterations are limited to one door on the north elevation.



Decorative marble floor to entrance lobby

Main house west wing

4.73 As part of the third phase of the Previous Conversion Works, it was proposed that the west wing was to be converted into a suite of executive offices, with a double-height atrium / breakout space linking it with the main house. However, only external alteration and refurbishment works and some of the proposed internal structural alterations were completed, with the interior remaining in a shell state with no floor, and wall and ceiling linings retained. Due to the lack of original architectural features in this area, the proposed works involve more extensive alterations to convert the west wing to four duplex townhouses.

4.74 Externally the majority of existing openings and fenestration are to be retained, with a limited number of new openings and modifications proposed. Modifications are generally to the western and northern elevation, with some of these included in previous approvals for the Previous Conversion Works, but not implemented. Internally,

the proposed subdivision of spaces within the townhouses follows the existing partition lines and openings as closely as possible. At the south-western corner of the west wing, it is proposed that the existing floor structure (which currently steps down c.600mm at first floor) is reconstructed at a higher level to provide improved headroom to the ground floor space and a more logical level relationship with first floor areas. At the eastern end of the west wing, a large lantern light at roof level sits over the location of the former (double height) manor house kitchen, with a double-height space created as part of the Previous Conversion Works. The design proposals propose a new floor over this area to create a first floor living area underneath the lantern light, with the ground floor subdivided into bedrooms and a bathroom, and the separating walls following the lines of the original kitchen ceiling beams.

4.75 Each townhouse opens out at ground level through existing french windows to the reinstated formal garden space to the south, and the existing walled garden area to the north of the west wing will be subdivided to provide private back gardens to these units, with the northern brickwork-capped flint wall reconstructed (detailed to match the existing) on a new alignment to provide improved vehicle access through the courtyard.



Main house during renovation

Main house - landscape setting; south elevation and the west wing.

- 4.76** The main house was built in the mid Victorian period and whilst there is scant evidence of the original landscape design for the curtilage of the house, the landscape design approach has been to broadly respect the period style rather than attempt a reconstruction. The impressive views southwards over the extensive area of remnant historic parkland extending south of the site are a key part of the design, as are the views of the house from the lawns and lake.



View over parkland to south



Flint wall



Existing steps



York stone paving



Box hedge

4.77 The choice of hard landscape materials is crucial to the success of the new landscape in complementing the house. New hard landscape will follow the same palette as the existing landscape areas, with flint and red brick for walls, york stone copings and york stone and gravel paving. Traditional 'estate' style steel fencing will replace the existing southern boundary concrete post and chain link fence.

4.78 The soft landscape palette will reflect the Victorian passion for (then) new exotic shrubs, perennials and trees. Bedding was also a Victorian passion, but in the interests of sustainable management, areas that might otherwise be bedding, will be planted with perennial herbaceous plants and shrubs to give a similar effect.

4.79 The landscape will be formal in the areas immediately adjacent to the house, reflecting the resurgence of 'italianate' formal style in the early to mid Victorian period, with an increasingly informal style extending to the lawn and lake area south of the house, providing the transition from formal terrace to the natural appearance of the parkland setting beyond the site.

4.80 The existing terrace of high quality york stone paving and flint walling with york stone coping and steps will be retained and extended using the same materials and workmanship, westwards to provide a new levelled area south of the west wing, enclosed to the west by a new terrace of houses.

4.81 The new west wing garden, enclosed by the existing house to the north and east and by the proposed sensitively designed houses to the west, will include a formal lawn partially enclosed by box hedging and new york stone paving providing general circulation and new private terraces raised one or two steps above the general paved levels, to define them as private space. The existing Magnolia Grandiflora which has become too overgrown over the last few decades, will be removed and a new Magnolia will be planted in the same location.

4.82 The road between the existing terrace and the lawn will be re-located southwards by 3m and narrowed to 3m to provide a gravel path connecting the areas to the south east and south west of the house and connecting in to the network of paths through to the north of the site. New planting between this

path and the low flint wall will be mainly low growing shrubs and perennials designed to evoke Victorian bedding, but not screening the attractive flint wall.

4.83 The lawn will retain the current south facing bank and the area closest to the house will be maintained as low mown flowering lawn, with native species providing a more diverse habitat than ordinary amenity grass. Towards the outer edges of the lawn, the grass will be maintained as flowering meadow, reflecting the transition from formal to informal. Mown paths will provide circulation around the meadow area and new estate style fencing replacing the concrete and chain link fence will provide a new appropriate boundary with the parkland beyond.

4.84 The lake and most of the trees surrounding the lake will be retained, but its stormwater drainage capacity will be increased by excavating an area of the lawn to the east of the lake, to form a wetland zone planted with emergent aquatic species including flag iris and rushes. Additional trees and shrubs will be planted in the lake area including new arboretum style trees such as Dawn Redwood and Incense Cedar as

well as hazel to promote the biodiversity of the area, and Victorian shrubs including azaleas and rhododendrons edging the lawn area.

4.85 The conifers, oaks and ironwoods framing the eastern side of the lawn will be retained and new areas of Victorian shrubs will be planted to enhance the Victorian 'gardenesque' style of the garden.

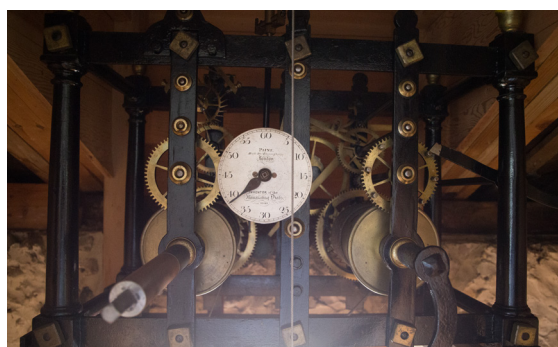
4.86 The Catalpa tree in the area of parking immediately east of the main house entrance will be retained and new surfacing installed to reduce the compaction of the surfacing which is affecting its growth.



Catalpa tree

Coach house & former stables

4.87 These two structures are located to the north of the main house, facing each other across a courtyard space. Both buildings were extensively modified internally and externally including the Original Office Conversion, when the site was converted from residential to office use. Over time, a single storey pitched roof extension has been constructed to the eastern side of the coach house, and a single storey flat-roofed extension constructed to the south of the former stables, with a brick flat roof link corridor to its eastern elevation, linking it to the existing office block (which it appears to be contemporaneous with).



Internal clock mechanism restored by Thwaites & Reed

4.88 As part of the proposals, all these later additions are proposed to be demolished to return the coach house and former stables to a configuration nearer their original design. Both buildings will be subdivided into duplex townhouses, with new separating walls constructed where possible on existing partition or structural lines. The internal arrangement of rooms utilises the existing arrangement of openings where possible.

4.89 Where the existing extensions are removed, a contemporary approach to new fenestration and wall infill areas will complement the configuration of existing openings, while ensuring that the later intervention is obvious with the use of sympathetic materials. To the rear of the former stables where the link corridor has been demolished, a new single-storey flat roof extension will be constructed with wide glazed openings from living spaces out into rear gardens.



Clock tower

4.90 The courtyard space between the coach house and former stables is enclosed to the south by the flint and brick walls of around 1.8m height, that enclose rear yards of the main house. Whilst currently open to the north, the space will be enclosed by new garages with accommodation above. The short access road to the west of the courtyard space is enclosed to the south by the main house rear yard walls and to the north by the south elevation of the coach house. The road giving access to the space east of the courtyard is also semi-enclosed by the stable block and rear elevation of the house and will be further enclosed to the north by new residential units.

4.91 The courtyard and roads will be treated as a unified 'stable yard' space, with high quality hard surfacing with red clay 'stable yard' paviors defining the building curtilages, york stone slabs defining thresholds and natural grey concrete setts defining the main shared circulation spaces. The curtilage paving will extend around all the built edges and will give the perception of

narrowing of vehicular routes, helping to calm vehicle movements. An existing deflector stone to protect the building walls from wheel damage will be retained and others introduced at vulnerable locations. Some of the parking for the residential units will be within the courtyard.

4.92 There is limited space for tree planting and traditionally stable yards have little planting, but a single small to medium specimen tree, such as whitebeam or flowering crab apple, will act as a focal point for the courtyard.



Wisteria in courtyard



Wheel deflector stone



Clay stable yard pavior



Whitebeam

Gate lodge

4.93 The gate lodge is located in the north eastern corner of the site, adjacent to the former entrance to the site from the corner of Horndean and Bartons Road. Following the later modification of the road junction, the gate location became redundant as an access point.

4.94 This building is a predominantly two-storey, squared, coursed, knapped flintwork structure with a steeply-pitched roof. It features a number of distinctive architectural features such as an octagonal entrance 'tower', Gothic-arched window openings, leaded lights and crenelated parapets similar to the main house.

4.95 The building will be converted into a two-bedroom townhouse, utilising the configuration of existing rooms and openings to minimise the need for any modification to the building. The existing small courtyard area to the east will be infilled with a conservatory-type structure to create a new kitchen, with a new entrance doorway created in the western elevation.

4.96 The proposed landscape works to the curtilage of the building will be developed to include the existing historic boundary wall and gate pier features as an integral part of the design proposals.

4.97 The lodge's original setting has been largely removed and changed over several decades and the development is an opportunity to restore a sense of curtilage and setting to the characterful building and repair damaged boundary walls.

4.98 The existing low flint and brick wall on the lodge's boundary with Horndean Road will be retained and repaired and the gate opening provided with a new wrought iron pedestrian gate in estate fencing style. A new yew hedge will be planted to complete the enclosure to the north and west of the house, with a clipped yew opposite the surviving main entrance gate pier to represent the lost gate pier. The yew hedge will continue around the west of the house, enclosing a rear garden and two off-road parking spaces.

4.99 The main entrance to the house on the north elevation will have a york stone slab path leading to the threshold from the boundary hedge and the remaining surfacing will be path gravel.

4.100 In addition to the yew hedge, planting beds adjacent to the east of the lodge will be planted with shrubs and perennials in a cottage garden style to help soften the elevation and present an attractive, colourful and lived-in appearance to the main publicly visible elevation.



The gate lodge

Dairy

4.101 The former dairy is a freestanding octagonal shaped single storey building, with flint walls, obscure-glazed timber windows with arched heads, and a clay tile roof with bonnets to the hips. As part of the Previous Conversion Works, works were undertaken to stabilise the external walls structurally, and a new roof structure and covering were recently installed, to restore the building's roof to its original apex configuration.

4.102 The proposed future use of this building within the residential development of the site shall be determined at a later stage, as the detailed design of residential units in the vicinity (to form part of later reserved matters submissions) may be configured so that the building will sit within the curtilage of an individual unit, and provide an ancillary use to this unit.

Woodstore

4.103 The former woodstore is located northwest of the west wing of the main house, and is a single storey flint-walled structure with a pitched slate roof. This building was modified as part of the Previous Conversion Works to provide a central server room for the current commercial use. As part of this conversion, an existing opening in the north elevation was infilled, vehicle collision protection was installed and extensive services / plant installations were completed.

4.104 As noted in the following section, as part of the proposal residential conversion of the listed buildings, the woodstore will be reconfigured to provide refuse storage for the apartments and townhouses within the main house. This waste store will be accessed by residents through the existing doorway in the eastern elevation, but a previous opening in the northern elevation will be reinstated to provide a new access for refuse collection, adjacent to the proposed roadway to the north.



Former dairy



Former woodstore

Refuse and recycling

- 4.105** Refuse collections will be taken from the internal road network, with bins placed at the kerbside on the appropriate day of collection.
- 4.106** Waste storage for the apartments and townhouses within the main house and west wing will be located within the existing woodstore, north west of the west wing. This building is currently used as a server / plant room, but will be reconfigured to provide space for 4 x 1100 litre bins or 14 x 240 litre bins. The waste store will be accessed by residents through the existing doorway in the eastern elevation, but a previous opening in the northern elevation will be reinstated to provide a new access for refuse collection, immediately adjacent to the proposed roadway.
- 4.107** For the townhouse conversions of the coach house and former stables, and the residential conversion of the lodge, waste storage will be provided on curtilage within rear gardens.
- 4.108** Proposals for waste storage for units within the outline application will be



View towards former stables with coach house on left, wood store on right

agreed at reserved matters stage, but it is envisaged that this will generally be on curtilage, within rear gardens.

Car barns

- 4.109** It is proposed that the detailed design, materials and number of car barn structures to be provided will be the subject of detailed planning applications, but the street scene

elevations to the main house and coach house / former stables and courtyard area give an indication of the proposed building scale and form in relation to the listed structures. It is envisaged that the car barns will be of a simple open sided post-and-beam construction, with a shallow mono-pitch and will include integral enclosed cycle storage.

05 THE PLANNING CONSIDERATIONS

5.1 It is considered that the main planning considerations for the proposal are as follows:

1. Principle of sustainable development
2. Principle of residential development
3. Design and layout
4. Landscape and visual effects
5. Transport and traffic
6. Ecology
7. Trees
8. Open space
9. Archaeology and heritage
10. Flooding and drainage
11. Waste water and utilities
12. Noise
13. Lighting
14. Minerals and waste
15. Contamination
16. Sustainable construction
17. Infrastructure contributions

5.2 These are considered in more detail below.

1. Principle of sustainable development

5.3 The National Planning Policy Framework (NPPF) 2012 is a material consideration in the determination of this and all planning applications. It places the delivery of sustainable development at the heart of the planning system. It defines sustainable development and confirms the considerable strength of the presumption in favour of sustainable development, which applies to all proposals to housing. This takes effect unless:

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted”. (paragraph 14).

5.4 This is reflected in policy AL1 in the Havant Borough Council's Allocations Plan (2014) document, which states that *“When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning*

Policy Framework”. The technical work undertaken in relation to the development proposals demonstrates that the adverse impact of the development is not so substantial that they could significantly and demonstrably outweigh the benefits. Key social, economic and environmental benefits of the development include:

- Provision of a range of housing types to meet local needs
- Access to significant local listed building and parkland, currently in private ownership
- Long term future of important local heritage asset secured
- The site is not within an area of flood risk and will not increase the risk of flooding
- Development provides the opportunity to protect and enhance the ecological and landscape features on site
- Proposals provide an opportunity to increase biodiversity through selective vegetation removal and replanting to provide new habitats.

2. Principle of residential development

5.5 It is considered that Southleigh Park House is a suitable location for residential development. This is supported by the Havant Borough Council's Local Plan Housing Statement, adopted December 2016, which considers additional potential sites that could come forward for development and assist in reducing the housing shortages in the borough. Southleigh Park House is identified as a previously developed site outside of the urban area suitable for early release (Site reference UE55).

5.6 The commitment to residential development at Southleigh Park House is further supported by policies relating to the change of use from commercial to residential. Paragraph 51 of the NPPF states that planning authorities *"should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided there are not strong economic reasons why such development would be inappropriate"*.

5.7 Policy DM3 in Havant Borough Council's Local Plan Core Strategy (2011) allows change of use when *"it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes. Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance..."*

This should be demonstrated through an active and exhaustive marketing process covering at least 18 months for a major site, and 12 months for all other sites".

5.8 This planning application is submitted after an extended period of site marketing (see History of Marketing Activity report accompanying this application) from June 2015.

5.9 Paragraph 111 of the NPPF identifies that the planning process should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. While the listed buildings at Southleigh Park are in sound condition, the gardens have become very overgrown and the proposals

will significantly improve the local environment, providing a more managed and balanced landscape and ecological setting for the house. Further details can be found in the landscape strategy.

3. Design and layout

5.10 Earlier chapters in this document explain how the proposed development responds to the site and its surroundings. The proposed development has been designed to respect the landscape character and setting of the site, including views to and from the site, and enhance the setting of the listed buildings.

5.11 It is considered that the proposal satisfies Policy CS16 High Quality Design of the Core Strategy, and the principles in the Borough Design Guide 2011 which sets out the design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhance through development. The proposal complies with the good practice principles set out in this document.

4. Landscape and visual effects

5.12 The site is within 1.5km of the South Downs National Park to the north east and the Chichester Harbour Area of Outstanding Natural Beauty (AONB) is located 2.5km to the south. The site contains the part of the wider estate parkland which extends immediately south of the main house to Southleigh Road, a distance of approximately 600 metres. Chapter 2 describes the landscape context for the site and Chapter 4 the landscape proposals. The application is also accompanied by a landscape strategy plan and a Landscape and Visual Appraisal. The proposals have taken into account the landscape character of the area, as set out in the 2007 Townscape, Landscape and Seascape Character Assessment, by retaining and enhancing the existing grassed lawn to the front of the main building and careful management of the trees on the site.

5.13 The studies carried out for the Landscape and Visual Appraisal concluded that the effects on landscape character are small, limited to a very localised area. In some respects, the increased visibility of Southleigh Park House arising from the proposed development of the site will fulfil the role inferred in the Havant landscape character assessment of being a key element in the character area, which, due to its invisibility, it currently fails to perform.

5.14 Effects on views will be limited to the immediate locality and will involve changes to the perception of the site. The increase in the amount of development is likely to be perceived as an adverse effect; however, this perception will be largely due to the current density of overgrown vegetation screening the site, which means that the current development is not easily perceived. The greater opening up of the site, so that Southleigh Park House becomes an element of the view, will add greater interest and depth to the views of the site, most of which are currently focused on the boundaries characterised by an unappealing combination of dense evergreens and security chainlink fencing.

5. Transport and traffic

5.15 Proposals comply with the policies set out in CS20 Transport and Access Strategy, in the Core Strategy.

5.16 As assessment of the current conditions in the vicinity of the site in terms of existing transport infrastructure, highways network and public transport provision, as well as pedestrian and cycling access has been undertaken as part of the accompanying Transport Statement.

5.17 As set out in chapter 4a, access to the site is proposed via Eastleigh Road in the form of three junctions utilising existing access points which will be upgraded to provide the necessary width and footways.

5.18 The site is located on existing bus routes, with stops to the west and south of the site that provide a regular connection to surrounding areas including Havant town centre and Portsmouth. Warblington train station is 1.7km to the south. Pedestrian and cycle routes across the site link the development to Bartons Road and Eastleigh Road.

5.19 Opportunities to provide an alternative mode of travel to the private car have been maximised, however, given the location of the site, the majority of trips to and from the site will be by private vehicle. The Transport Assessment confirms that the forecast trip generation /attraction from the proposed development will result in a net decrease in trips in the weekday am and pm peak hours, compared with the potential associated with the consented use on site.

5.20 Allocated parking is provided on site and complies with the standards set out in Havant Borough Council's Parking SPD published July 2016. Visitor parking for the conversion of the listed buildings meets adopted standards. Elsewhere, the provision is well within demand based on Census data. More detail can be found in the Transport Assessment.

6. Ecology

5.21 There are no statutory designated sites of nature conservation value within the site boundary. There are a number of European and nationally designated sites within 2.5km of the site, as described in chapter 2, including the Solent Maritime

and Solent and Isle of Wight Lagoons SACs (Special Areas of Conservation), Chichester and Langstone Harbour RAMSAR site, SSSI (Site of Special Scientific Interest) and SPA (Special Protection Areas).

5.22 The Ecological Assessment contains details of the Phase 1 habitat report and the Phase 2 bat reports, which took place July 2015 – October 2016. The assessment concluded that the site is considered to be of low ecological value overall, however, the site is used for foraging and commuting bats and where possible, mature trees on site should be retained. The mitigation strategy outlined in the report includes approaches to avoid impact on protected species through sensitive design, construction methods, timings of works and Lighting Strategy (supporting this application).

5.23 It is considered that the approach set out in the development proposals complies with NPPF guidance set out in paragraph 118 which sets out principles to consider regarding biodiversity, when assessing planning applications.

7. Trees

5.24 A Tree Survey and Arboricultural Method Assessment and Tree Survey is submitted in support of the application. The site contains a number of trees which are identified in a TPO. A number of trees will be removed as part of the development of the site. Some are old and damaged, others have self-seeded and offer limited ecological or landscape value, and others need to be removed to facilitate the development. The Arboricultural Impact Assessment sets out tree retention and removal, includes detailed mitigation measures and advises on site supervision and monitoring by an arboricultural expert throughout construction, in order to protect the retained trees on site.

5.25 The proposals comply with policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough and DM8 Conservation, Protection and Enhancement of Existing Natural Features. They also comply with Paragraph 118 of the NPPF which provides guidance on determining applications and how to conserve and enhance biodiversity. At Southleigh Park the benefits of the development, and the mitigation strategy proposed, outweighs the loss of trees.



Aerial looking north across extended parkland to Southleigh Park House



8. Open space

5.26 Development proposals comply with policy CS1.3 Health and Well Being and policy CS13 Green Infrastructure in the Local Plan Core Strategy. Areas of open space are to be created immediately to the south of the west wing and on the eastern boundary, and the existing south lawn will be retained and enhanced. Further details regarding open space are outlined in chapter 4a and chapter 4b of this statement.

5.27 Saved policy R17 requires development to make provision for children's play space in accordance with the National Playing Fields Association standards. Contribution to open space is included in the CIL.

9. Archaeology and heritage

5.28 The proposed development will protect and secure the future of the grade II listed buildings associated with Southleigh Park House, and will maintain and enhance their setting.

5.29 The development will secure the future of the listed buildings at Southleigh Park and complies with the requirements of NPPF's paragraph 131.

5.30 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough in the Core Strategy (2011) states that planning permission will be granted for development that *"protects and where appropriate enhances the borough's statutory and non statutory heritage designations"*. In addition, policy DM20 of the Local Plan Allocations document (2014) states the *"Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough"*. The proposal complies with both these policies. Further detail regarding the nature of the heritage assets and the affect of proposals on this asset is presented the heritage statement and archaeological assessment supporting this application.

10. Flooding and drainage

5.31 The site is in flood risk zone 1, with a low probability of flooding. The development would drain to a geocellular storage tank to be located to the south of the site, and then to the existing lake which would be extended to deal with higher water flows, with a controlled outfall from the lake to Eastleigh Road ditch. More details regarding the

drainage strategy and flooding can be found in the accompanying Drainage Strategy and Flood Risk Assessment.

11. Waste water and utilities

5.32 The Utilities and Servicing Statement provides details relating to the electricity network, water supply, gas and telecommunications.

5.33 In terms of foul water drainage, foul flows from the site will discharge into the existing 150mm diameter foul water main within the site boundary, where Southern Water has confirmed there is sufficient capacity. The proposals therefore comply with policy CS19 Effective Provision of Infrastructure in the Local Plan Core Strategy. More detail can be found in the Infrastructure Delivery Statement and the Utilities and Servicing Statement.

12. Noise

5.34 An assessment of noise was undertaken for the proposed development. Details of the assessment including methodology and results are contained in the Noise Impact Assessment.