
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE		
Proposal:	Application for Non-material amendment to Planning Permission APP/17/00863 relating to the provision of alternative housing mix, associated external alterations, alternative parking layout and landscaping.		
Application Type:	Non-material change		
Application No:	APP/23/00822	Expiry Date:	22/11/2023
Applicant:	Bargate Homes Ltd and Vivid Housing Ltd		
Agent:	Mr Wingfield	Case Officer:	Arleta Miszewska
	tor&co		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

The site comprises a number of historic buildings including the largest, Southleigh Park House, built in the mid-19th C for the site's original use as a stately home and its associated parkland. Since the 1960's the site has operated as an employment site and a further office block was built to the north of the main house in the 1980's. The main house has undergone a full restoration in phases during the late 1990's and early 2000s to address the serious deterioration which had occurred.

The site is located in the gap between Havant and Emsworth, being contained by Bartons Road, Horndean Road and Eastleigh Road and is located in a Flood Risk Zone 1. Immediately to the south of the site is a large area of parkland which originally formed part of Southleigh Park's wider estate. This is now proposed to form part of a strategic site for housing in the Council's Draft Local Plan 2036. The Spire Hospital and The Oaks Crematorium are located to the immediate north of the site on Bartons Road. The entrance into the site is currently from Eastleigh Road although there are further access points further south which are currently not utilised. To the north west of the main building is a large car park associated with the office use.

The historic buildings and office extension 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 lawn area forms the setting and outlook for the main house. There is a small lake feature in the south western corner of the lawn, framed by trees. The remains of a smaller garden are located adjacent to the west wing of the main house. There are a number of mature, specimen mature trees within the site which form part of the historic parkland and garden and date back to the mid to late 19th C. A Tree Preservation Order (TPO) applies to the site, principally to protect the ornamental specimen trees. There is also a large amount of overgrown vegetation as a result of the parkland being unmanaged since the office use has been in place. The southern boundary of the site which overlooks the proposed strategic site, includes a variety of individual trees extending 0.6km towards Southleigh Road.

Along with the main house, there are several listed buildings within the site including the Main House West Wing, the Coach House, the Stable Block with Clock Tower, the Lodge, and the Dairy and Wood Store. The lodge is located in the north-west corner of the site and was provisionally a former gate house into the site.

The principal significance of the heritage assets at Southleigh Park is the architectural and aesthetic value of the appearance, design qualities and materials of the buildings, including the quality of the construction and the care taken in the recent restoration work, in particular the external flint work. Despite the loss of the whole of the northern part of the group of ancillary buildings and walled gardens in existence in the late 1960s, it is still legible as a deliberately composed group with a clear hierarchy reflected in the appearance of the buildings and use of materials. The interiors of the main house where historic features survive are of high value. There are large areas where interior spaces have been entirely remodelled or only the room layout remains.

2 Relevant Planning History

APP/17/00864 - Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings) (approved 30.1.2109). Request to discharge conditions 4 and 5 (recd 2.10.23). PERM,30/01/2019

APP/17/00863 - Hybrid Application - 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. (30.1.19) PERM,30/01/2019

APP/21/01451 - 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). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/01292 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment). PERM,

APP/23/00871 - Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings).

Minor revisions to previously approved listed building consent (APP/17/00864). PERM,28/02/2024

3 **Proposal**

Non-material amendment to the Full Planning Permission APP/17/00863 relating to the provision of alternative housing mix, associated external alterations, alternative parking layout and landscaping.

The proposed changes in the housing mix are listed below:

Main house:

- o 4no. 1-bedroom apartments
- o 5 no. 2-bedroom apartments
- o 2 no. 2-bedroom townhouses
- o 2 no. 3-bedroom townhouses

Total: 13 units

Previously approved: Main house converted to 9.no apartments (over two storeys):

- o 6 no. 1-bedroom apartments
- o 1 no. 2-bedroom apartment
- o 1 no. 3-bedroom apartment
- o 1 no. 2-bedroom duplex apartment

Main house west wing converted to 4no. town houses with individual entrances and outlook over formal garden space.

Total: 13 units

Stables:

- o 2 no. 2-bedroom townhouses
- o 1 no. 3-bedroom townhouse

Coach house:

- o 3 no. 2 bedroom townhouses

Total: 6 units

Previously approved: Coach house and former stable block (with clock house) converted to:

- o 5no. 2-bedroom townhouse units
- o 1no. 3-bedroom unit

Total: 6 units

A plans showing soft landscaping on the site and surface water flows have also been submitted with this application. Details related to these matters have been secured with planning conditions. Therefore, these matters should be dealt with under Discharge of Conditions process

4 **Policy Considerations**

The Development Plan for Havant Borough consists of the Havant Borough Local Plan (Core Strategy), the Havant Borough Local Plan (Allocations Plan) and the Hampshire Minerals and Waste Plan.

The following policies are particularly pertinent to the determination of this application:

National Planning Policy Framework _
Havant Borough Council Borough Design Guide SPD December 2011 _
Havant Borough Council Parking SPD July 2016 _
Housing Delivery Position Statement March 2022

Havant Borough Local Plan (Core Strategy) March 2011

CS9 Housing
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13 (Green Infrastructure)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS20 (Transport and Access Strategy)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)
DM20 Historic Assets
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: II

Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Principle of development
 - (ii) Impact on the character and appearance of the area
 - (iii) Car parking
 - (iv) Impact on nature conservation sites and nutrient neutrality
- (i) Principle of development
- 5.3 The principle of the development has been established by the full planning permission for the development.

(ii) Impact on the character and appearance of the area

- 5.4 Based on the information submitted and given the small scale of changes proposed, which primarily focus on internal works, it is considered that the proposed amendment would not result in demonstrably harmful impacts on the character and appearance of the area. The changes to the listed buildings and their settings would be acceptable as they would allow the retention of more of the historic fabric than previously approved.
- 5.5 As a result, insofar as the statutory duties imposed by Section 66 of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving historic buildings or their setting or any features of special architectural or historic interest which they possess is satisfied.

(iii) Car parking

- 5.6 This application proposes changes, including changes to the car parking arrangement, to the previously approved scheme which benefits from a full application 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, and an outline permission (with 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).
- 5.7 This submission proposes changes to the development which benefits from a full planning permission.
- 5.8 When the original proposal (including the conversion of buildings and the provision of new dwellings) was assessed, the overall car parking provision was provided for the entire site with limited distinction between the spaces to serve the newly build dwellings on the new dwellings accommodated within the existing buildings. At that time, the quantum of car parking spaces for the entire site met the Council's car parking standards.
- 5.9 In considering this proposal, it is noted that the overall quantum of car parking provision for the entire development (including the new build and the conversions) would still meet the adopted standards, therefore, the non-material amendment submission is considered acceptable in this respect.

(iv) Impact on nature conservation sites and nutrient neutrality

- 5.10 This is a non-material amendment application which would not result in a net increase in population on site comparing to the originally approved scheme. On this basis, mitigation is not required.
- 5.11 An HRA reflecting this has been produced and provided to Natural England for comments within 21 days statutory period. Natural England has commented as follows:

- 5.12 *"Thank you for consulting us on the non-material amendment for the above application.*

Your Authority has undertaken an Appropriate Assessment, informed by a nutrient budget which concludes that the proposed amendments will not result in additional adverse effects on the integrity of the Habitats Sites. As Competent Authority it is your responsibility to ensure that you are confident that there is sufficient information to support the values used in the calculation, and that the nutrient budget calculation is correct."

- 5.13 As the LPA is satisfied that there is sufficient information to support the values used in the calculation, and that the nutrient budget calculation is correct, there is no reason to refuse this application on this basis.
- 5.14 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed amendment is considered acceptable and therefore it is recommended for approval. As a result, insofar as the statutory duties imposed by Section 66 of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving historic buildings or their setting or any features of special architectural or historic interest which they possess is satisfied.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00822 subject to the following conditions

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

28473-Manor-G-GA-EX-C Manor House (Existing) Ground Floor General Layout
28473-Manor-1-GA-EX-C Manor House First Floor Existing General Layout
28473-Manor-G-GA-PR-C Manor House (Proposed) Ground Floor General Layout
28473-Manor-1-GA-PR- C Manor House (Proposed) First Floor General Layout
28473-Manor-G-GAC-C Manor House (Proposed) Ground Floor Conservation Alterations Elevations
28473-Manor-1-GAC-C Manor House (Proposed) First Floor Conservation Alterations Elevations
28473-Manor-EXT-EX-NE-C Manor House (Existing) North / East Conservation Alterations Elevations
28473-Manor-EXT-PR-NE-C Manor House (Proposed) North / East Conservation Alterations Elevations
28473-Manor-EXT-EX-SWC Manor House (Existing) South / West

Conservation Alterations Elevations
 28473-Manor-EXT-PR-SWC Manor House (Proposed) South / West
 Conservation Alterations Elevations
 28473-Manor-PR-SEC-C Manor House (Proposed) South / West Sections
 28473-Coach-G1-GA-EX-C Former Coach House (Existing) Ground & First
 Floor General Layout
 28473-Coach-G1-GA-PR-C Former Coach House (Proposed) Ground & First
 Floor General Layout
 28473-Coach-GA-C-C Coach House Conservations Alterations GA
 28473-Coach-EX-NS-C Coach House North/South Conservations Alterations
 28473-Coach-EXT-PR-NS-C Former Coach House (Proposed) North /South
 Conservation Alterations Elevations
 28473-Coach-EX-EW-C Coach House East/West Existing Elevations
 28473-Coach-PR-EW-EL-C Former Coach House (Proposed) East /West
 Conservation Alterations Elevations
 28473-Coach-PR-SEC-C Former Coach House (Proposed) Sections
 28473-Stables-G&1-GA-EXC Former Stables Ground & First Floor Existing
 General Layout
 28473-Stables-G&1-GA-PR-C Former Stables Ground & First Floor Proposed
 General Layout
 28473-Stables-G&1-GA-C Former Stables Ground & First Floor Conservation
 Alterations GA
 28473-Stables-EXT-EX-NW-C Former Stables (Existing) North / West
 Conservation Alterations Elevations
 28473-Stables-EXT-PR-NW-C Former Stables (Proposed) North / West
 Conservation Alterations Elevations
 28473-Stables-EXT-EX-SE-C Former Stables (Existing) South / East
 Conservation Alterations Elevations
 28473-Stables-EXT-PR-SE-C Former Stables (Proposed) South / East
 Conservation Alterations Elevations
 28473-Lodge-EX-GA-C Gate Lodge Ground & First Floor Existing General
 Layout
 28473-Lodge-PR-GA-C Gate Lodge Ground & First Floor Proposed General
 layout
 28473-Lodge-C-GA-C Gate Lodge Ground & First Floor Conservation
 Alterations General Layout
 28473-Lodge-EX-EL-C Gate Lodge (Existing) Conservation Alteration
 Elevations
 28473-Lodge-PR-EL-C Gate Lodge (Proposed) Conservation Alterations
 Elevations
 28473-WOOD-EX-GA-C Wood Store (Waste storage) Existing Layout
 28473-WOOD-PR-GA-C Wood Store (Waste storage) Proposed Layout
 28473-WOOD-C-GA-C Wood Store (Waste storage) Conservation Alterations
 Layout
 28473-SITE-ROOF-C Roof Plan

Reason: To ensure provision of a satisfactory development.