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Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
P09 2AX

13th August 2025

Reference:
PP-12420457

Dear Sir/Madam

Southleigh Park House, Eastleigh Road, Havant, PO9 2PE
Application to discharge condition 14 of planning permission APP/17/00863 (Part A full planning permission)

Contamination

Background

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

Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space. Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

The Council granted full planning permission for only the following part of the above proposal as described:

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

Nine conditions for the detailed aspect require further details to be approved prior to the commencement of development. This submission relates to condition 14 (contamination).

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

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

Bargate has been a wholly owned subsidiary of VIVID since 2019. Whilst Bargate retains its total independence as a business and brand, VIVID's ownership provides significantly increased access to finance for land acquisition. The Southleigh Park House site was an acquisition by VIVID in 2019. Bargate is now taking forward the implementation of development at this special site.

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

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The project

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

This application

FSL hereby apply to discharge condition 14 (contamination) of the detailed aspect of permission APP/17/00863. The condition wording is as follows:

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), and not withstanding any assessment provided with the planning application, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include:

1) *Site investigation and assessment to identify any ground contamination issues (J25-046-R01 – Southleigh Park GQRA JUN25 V1)*

2) *Remediation Strategy (J25-046-R02 – Southleigh Park RS JUL25 V1) based on 1 (J25-046-R01 – Southleigh Park GQRA JUN25 V1)*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

FSL enclose both reports providing the site investigation and assessment and the associated remediation strategy

We trust that the submitted information is acceptable to discharge condition 14 of the detailed aspect of planning permission ref: APP/17/00863, and we look forward to hearing from you. If you have any queries or require additional information, please contact me.

Yours faithfully

Bea Knight
Compliance and Purchasing Manager