30th October 2025

Mrs Arleta Miszewska

Principal Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Havant
PO9 2AZ

Dear Arleta,

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

Re: 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).

While preparing construction issue drawings for the house types on our Southleigh development, we identified that the approved designs would not comply with the upcoming changes to building regulations, specifically the Future Homes Standards. Additionally, we found that most of the internal floorplans were missing parts that fit with the Bargate profile and design.

To ensure that each home is appropriately designed for its specific character area and meets the new regulations, we made the decision to reproduce the drawings. These updates include widening the external walls to improve thermal performance and incorporating air source heat pumps (ASHPs) along with the necessary internal equipment. As a result, the floor plans have been revised to accommodate these changes while preserving the overall integrity of the homes. This ensures that habitable room sizes remain proportional and meet the needs of future homeowners.

You will notice some minor differences in size (sqft/sqm). These adjustments are related to the increase in external wall width and the associated changes to brick dimensions. This has been reflected in the updated layout attached however, the change is very minimal.

All subsequent modifications to the plots primarily involve internal layout refinements and updates to fenestration. Notably, plots 19 and 20 have undergone the most significant elevation changes, including the addition of a lobby to plot 19 and a widened lobby in plot 20. These enhancements reflect our commitment to designing functional and liveable homes, ensuring that spatial flow is optimised and residents benefit from the maximum usable living area within the constraints of each plot.

Enclosed with this submission are the following documents:

- Original drawings approved the Reserved Matters application reference number 21/01451 (full list in attached spreadsheet)
- Proposed drawings (full list in attached spreadsheet)
- Southleigh NMA Summary Table
- This covering letter (dated 30/10/25)

I trust that the above information provided is acceptable, however if any further supporting information is required, please do not hesitate to contact myself or my colleague Mollie Hayter via the office on 02380 602255 or our email addresses Felicity@bargatehomes.co.uk and mollie.hayter@bargatehomes.co.uk.

Yours sincerely

PP -

Felicity Jenkinson-Hutchison

Design and Development Graduate