

Steve Weaver
Development Manager
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

21 December 2021

Our Reference: 249501H

Dear Steve

Southleigh Park House
Application for reserved matters pursuant to hybrid / outline planning
permission reference APP/17/0863

On behalf of Bargate Homes Ltd and Vivid Housing Ltd, please find enclosed an application seeking reserved matters approval pursuant to planning permission ref. APP/17/0863.

The drawings that were approved as part of the original decision (ref. APP/17/0863) are listed at the end of this letter in Appendix A.

The proposed description of the development is as follows:

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 (Southleigh Park House)

This reserved matters submission comprises the following documents:

- Planning application form
- CIL additional information form
- Design code
- Detailed drawings of the proposed layout, scale, appearance and landscaping (see Appendix B)

The following supporting documents are also provided:

- Planning supporting statement
- Design and access statement
- Arboricultural statement
- Viability assessment

LONDON
23 Heddon Street
London
W1B 4BQ

BIRMINGHAM
3 Edmund Gardens
117 Edmund Street
Birmingham
B3 2HJ

BOURNEMOUTH
Everdene House
Deanleigh Road
Bournemouth
BH7 7DU

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- Noise impact assessment
- Ecological assessment
- Updated bat report
- Flood risk assessment and drainage strategy

Following discussions with you prior to this submission, it was confirmed that the nutrient budget calculations and the European Site avoidance and mitigation checklist are not required for this reserved matters submission, given that the planning permission (ref. APP/17/0863) and associated S106 agreement was granted before the requirements on nutrients were formalised.

A content validation guide, setting out the required documents for this reserved matters submission, is also provided in support.

We have submitted the planning application online via the Planning Portal (ref. PP-09607482). The required application fee of £25,619 will be paid via the Planning Portal.

I trust that the information is sufficient to register and determine this reserved matters submission. I look forward to receiving confirmation of the validation in due course. Should you require any additional information, please do not hesitate to contact me.

Yours sincerely



Chris Bedekovic MRTPI
Senior Planner

cc Paul Thomas Bargate Homes



Appendix A

Approved plans –

Outline planning permission (part B of planning permission APP/17/00863)

- P000A Location plan
- P001 Existing site plan
- P002 Topographical Survey
- P003 Parameters plan (Rev B)
- P004 Landscape strategy (Rev A)
- P007 Retained structures, demolition & new buildings
- P102 Main house – Ground floor existing
- P103 Main house – First floor existing
- P104 Main house – Elevations existing
- P105 Main house – Ground floor alterations
- P106 Main house – First floor alterations
- P107 Main house – West & south alterations
- P108 Main house – East & north alterations
- P109 Main house- Proposed ground floor
- P110_LS Landscape detail main house & stable courtyard
- P110 MAIN HOUSE - Proposed first floor
- P111_LS Landscape detail lodge
- P111 Main house – Proposed elevations – West A-A / South B-B
- P112 Main house – Proposed elevations – East C-C / North D-D
- P113 Main house - Proposed Section A-A
- P114 Main house - Proposed Section B-B
- P115 Main house - Proposed Section C-C
- P117 Main house – Door detail WG18A
- P118 Main house – Window detail WG39
- P119 Main house – Window detail WG21 & 20A
- P120 Main house – Door detail XD11
- P121 Main house – Door detail WG25
- P122 Main house – Window detail WG22 WG23 & WG40
- P123 Main house - Door detail XD06 XD08 & XD10
- P124 Main house - Door detail AIL XD03
- P201 Coach house & stables – Existing block / Roof Plan
- P202 Coach house & stables – Existing ground floor
- P203 Coach house & stables – Existing floor plan
- P204 Coach house – Existing elevations East & West
- P205 Coach house – Existing elevations North & South
- P206 Former stables- Existing elevations West & North
- P207 Former stables- Existing elevations East & South
- P208 Coach house & former stables – Roof plan alterations
- P209 Coach house & former stables – Ground floor alterations



- P210 Coach house & former stables – First floor alterations
- P211 Coach house – Elevations East & West- alterations
- P212 Coach house – Elevations North & South - Alterations
- P213 Former stables – Elevations West & North - Alterations
- P214 Former stables – Elevations East & South - Alterations
- P216 Coach house & former stables – Proposed first floor plan
- P217 Coach house & former stables – proposed roof plan
- P218 Coach house – Proposed elevations South & East
- P219 Coach house – Proposed elevations North & West
- P221 Coach house – Proposed sections A-A B-B
- P222 Former stables – Propose sections C-C
- P223 Coach house – Door schedule – Proposed alterations
- P224 Coach house – Window schedule – Proposed alterations
- P225 Coach house – Door schedule – Proposed alterations
- P226 Former stables – Window schedule – Proposed alterations
- P227 Former stables – Window schedule – Proposed alterations
- P228 Former stables – Window schedule – Proposed alterations
- P229 Coach house – Door schedule – Proposed alterations
- P230 Coach house - Door schedule – Proposed alterations
- P231 Coach house – Window schedule – Proposed alterations
- P232 Coach house - Window schedule – Proposed alterations
- P233 Coach house - Window schedule – Proposed alterations
- P234 Former stables – Door schedule – Proposed alterations
- P235 Former stables – Window schedule – Proposed alterations
- P236 Former stables - Window schedule – Proposed alterations
- P301 Gate lodge Existing ground floor plan
- P302 Gate lodge Existing First floor plan
- P303 Gate lodge Existing elevations
- P304 Gate lodge Ground floor alteration plan
- P305 Gate lodge First floor alteration plan
- P306 Gate lodge Elevations alteration plan
- P307 Gate lodge Proposed ground floor plan
- P308 Gate lodge Proposed first floor plan
- P309 Gate lodge Proposed roof plan
- P310 Gate lodge Proposed North and East elevation
- P311 Gate lodge Proposed south and west elevation
- P312 Gate lodge Door schedule
- P313 Gate lodge Window schedule
- P400 Wood store Existing elevations
- P401 Wood store proposed elevations
- P402 Wood store existing and proposed floor plans
- P403 Dairy Elevations
- P404 Dairy Floor plans
- 160720-002 D Access drawing



- BJH 01 02 Tree survey plan
- P215 Coach house & former stables - amended
- P220 Coach house & former stables - amended
- 245001/ P116 Rev A Main house – Flint wall detail (Amended))
- 16072-200 Rev E – Preliminary off-site accessibility proposals submitted on 28/2/2018



Appendix B

Submitted plans

Drawing title	Drawing no.	Revision	Scale
Site location plan	P000A	-	1:2,500 @ A3
Site survey	21.034.002	A	1:500 @ A1
Proposed site layout (roof)	21.034.100	C	1:500 @ A1
Proposed site layout (ground)	21.034.101	D	1:500 @ A1
Character area plan	21.034.102	A	NTS
Parcel 1 Block plan	21.034.110	A	1:200 @ A1
Parcel 1 Street scenes	21.034.111	A	1:200 @ A1
Parcel 1 Street scenes	21.034.111.1	A	1:200 @ A1
Parcel 2 Block plan	21.034.112	A	1:200 @ A1
Parcel 2 Street scenes	21.034.113	A	1:200 @ A1
Parcel 3 Block plan	21.034.114	A	1:200 @ A1
Parcel 3 Street scenes	21.034.115	A	1:200 @ A1
Parcel 4 Block plan	21.034.116	A	1:200 @ A1
Parcel 4 Street scenes	21.034.117	A	1:200 @ A1
House Type 1	21.034.201	A	1:100 @ A2
House Type 2	21.034.202	A	1:100 @ A2
House Type 3	21.034.203	A	1:100 @ A2
House Type 3.1	21.034.203.1	A	1:100 @ A2
House Type 4	21.034.204	A	1:100 @ A2
House Type 5	21.034.205	A	1:100 @ A2
House Type 6	21.034.206	A	1:100 @ A2
House Type 6.1	21.034.206.1	A	1:100 @ A2
House Type 7	21.034.207	A	1:100 @ A2
House Type 8	21.034.208	A	1:100 @ A2
House Type 9	21.034.209	A	1:100 @ A2
House Type 9.1	21.034.209.1	A	1:100 @ A2
House Type 10	21.034.210	A	1:100 @ A1
House Type 11	21.034.211	A	1:100 @ A2
Garage types	21.034.215	A	1:100 @ A1
Highway comments	6281-MJA-SW-XX-DR-C-001	P2	1:500 @A1
Highway engineering levels	6281-MJA-SW-XX-DR-C-001	P2	1:500 @A1
Drainage strategy layout	6281-MJA-SW-XX-DR-C-003	P1	1:500 @A1
Highway sections	6281-MJA-SW-XX-DR-C-100	P1	1:500 @A1
Highway sections	6281-MJA-SW-XX-DR-C-101	P1	1:500 @A1
Refuse vehicle tracking	6281-MJA-SW-XX-DR-C-500	P2	1:500 @A1
Fire appliance tracking	6281-MJA-SW-XX-DR-C-501	P2	1:500 @A1
Landscape proposals (north)	2237-TF-XX-00-DR-L-1001	P01	1:200 @A1
Landscape proposals (west)	2237-TF-XX-00-DR-L-1002	P01	1:200 @A1
Landscape proposals (east)	2237-TF-XX-00-DR-L-1003	P01	1:200 @A1
Landscape proposals (south)	2237-TF-XX-00-DR-L-1004	P01	1:200 @A1
Landscape spec notes and plant list	2237-TF-XX-00-DR-L-1005	P01	N/A