



Arleta Miszewska
Principal Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

Our Reference: 247805

13 October 2023

Dear Arleta

**Southleigh Park House
Amended submission for reserved matters (reference
APP/21/01451) pursuant to outline planning permission
(reference APP/17/0863 (B))**

Further to our recent discussions submission material is now provided for the amended reserved matters submission by applicant 'Bargate Homes Ltd and Vivid Housing Ltd'.

This letter accompanies a 'WeTransfer' download link to the submission material.

The amended submission wholly replaces previously submitted reserved matters content.

I attach a list of the submitted application content. Please do get in touch if you need to clarify any of the attached.

I further note that an application to discharge amended planning condition 17 of APP/17/0863 (B) was submitted yesterday via the planning portal, ref PP-12526945. The planning condition, amended under APP/21/01292, requires a design code to be submitted concurrent with the reserved matters submission. A separate submission will be made under condition 26 for the revised viability assessment.

Yours sincerely,



Andrew Elliott RTPI
Technical Director

cc Luke Vallins Bargate Homes

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Southleigh Park House Reserved Matters
(Reference APP/21/01451) pursuant to hybrid / outline planning permission
(reference APP/17/0863)

Content
13 October 2023

Design code

Design code document (in three parts)

Architecture

Layout drawings

BARG230130_SL.01_B Site layout
BARG230130_BML.01_B Boundary materials layout
BARG230130_DML.01_B Dwelling materials layout
BARG230130_PSL.01_B Parking strategy layout
BARG230130_RSL.01_B Refuse strategy layout
BARG230130_CSL.01_B Coloured site layout
(Site boundary plan also enclosed – ref 245001/P000A)

House types drawings

BARG230130_HT.2B.1(2blk).e_A House Type 2B.1 (2 Block) Elevations
BARG230130_HT.2B.1(2blk).p_A House Type 2B.1 (2 Block) Floor Plans
BARG230130_HT.2BFOG.e_A House Type 2BFOG Elevations
BARG230130_HT.2BFOG.p_A House Type 2BFOG Floor Plans
BARG230130_HT.3B.1-1.e_A House Type 3B.1 Elevations Option 1
BARG230130_HT.3B.1-1.p_A House Type 3B.1 Floor Plans Option 1
BARG230130_HT.3B.1-1(2blk).e_A House Type 3B.1 Elevations Option 2
BARG230130_HT.3B.1-1(2blk).p_A House Type 3B.1 Floor Plans Option 2
BARG230130_HT.3B.1-2.e_A House Type 3B.1 (2 Block) Elevations Option 1
BARG230130_HT.3B.1-2.p_A House Type 3B.1 (2 Block) Floor Plans Option 1
BARG230130_HT.3B.1-2(2blk).e_A House Type 3B.1 (2 Block) Elevations Option 2
BARG230130_HT.3B.1-2(2blk).p_A House Type 3B.1 (2 Block) Floor Plans Option 2
BARG230130_HT.4B.1-1.e_A House Type 4B.1 Elevations Option 1
BARG230130_HT.4B.1-1.p_A House Type 4B.1 Floor Plans Option 1
BARG230130_HT.4B.1-2.e_A House Type 4B.1 Elevations Option 2
BARG230130_HT.4B.1-2.p_A House Type 4B.1 Floor Plans Option 2
BARG230130_HT.4B.2.e_A House Type 4B.2 Elevations
BARG230130_HT.4B.2.p_A House Type 4B.2 Floor Plans
BARG230130_HT.4B.3.e_A House Type 4B.3 Elevations
BARG230130_HT.4B.3.p_A House Type 4B.3 Floor Plans
BARG230130_HT.4B.4.e_A House Type 4B.4 Elevations
BARG230130_HT.4B.4.p_A House Type 4B.4 Floor Plans
BARG230130_HT.4B.5-1.e_A House Type 4B.5 Elevations Option 1
BARG230130_HT.4B.5-1.p_A House Type 4B.5 Floor Plans Option 1
BARG230130_HT.4B.5-2.e_A House Type 4B.5 Elevations Option 2
BARG230130_HT.4B.5-2.p_A House Type 4B.5 Floor Plans Option 2

Plot drawings

BARG230130_P.1.e_A Plot 1 Elevations
BARG230130_P.1.p_A Plot 1 Floor Plans
BARG230130_P.4-5.e_A Plots 4-5 Elevations
BARG230130_P.4-5.p_A Plots 4-5 Floor Plans
BARG230130_P.13-14.e_A Plots 13-14 Elevations
BARG230130_P.13-14.p_A Plots 13-14 Floor Plans
BARG230130_P.16-20.e1_A Plots 16-20 Elevations Sheet 1 of 2
BARG230130_P.16-20.e2_A Plots 16-20 Elevations Sheet 2 of 2
BARG230130_P.16-20.p_A Plots 16-20 Floor Plans
BARG230130_P.21.e_A Plot 21 Elevations
BARG230130_P.21.p_A Plot 21 Floor Plans
BARG230130_P.28.e_A Plot 28 Elevations
BARG230130_P.28.p_A Plot 28 Floor Plans
BARG230130_P.30-31.e_A Plots 30-31 Elevations
BARG230130_P.30-31.p_A Plots 30-31 Floor Plans
BARG230130_P.32-34.e_A Plots 32-34 Elevations
BARG230130_P.32-34.p_A Plots 32-34 Floor Plans
BARG230130_P.40-41.e_A Plots 40-41 Elevations
BARG230130_P.40-41.p_A Plots 40-41 Floor Plans

Street scenes / site sections drawings

BARG230130_SE.01_B Street Elevations
BARG230130_SS.01_B Site Sections Existing and Proposed
BARG230130_CSE.01_B Coloured Street Elevations

Ancillary buildings drawings

GAR.01.pe Double Garage - Floor Plan and Elevations
SHD.01.pe Timber Shed - Floor Plan and Elevation
ESS.01.pe Electricity Sub Station

Landscape

2237-TF-XX-00-DR-L-1001 General arrangement with strategic landscape planting

Trees

20122-9 Tree removals plan (including tree survey findings)
20122-AIA Arboricultural impact appraisal and method statement (including manual for managing trees on development sites)

Highways

Reserved matters transport statement
Copy of a Hampshire County Council pre-app response dated 13 September 2023
(provided for information)



Drainage / flood risk

Flood risk assessment and drainage strategy addendum
6281-MJA-SW-XX-DR-C-004-PL1 Exceedance flow routes drawing
6281-MJA-SW-XX-DR-C-003-PL3 Drainage strategy Layout

Other Engineering drawings

6281-MJA-SW-XX-DR-C-001-PL6 Engineering Layout (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-002-PL6 Engineering Layout (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-010-PL5 Service Margin Layout (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-011-PL5 Service Margin Layout (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-090-PL5 Refuse Vehicle Tracking (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-091-PL5 Refuse Vehicle Tracking (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-092-PL5 Fire Tender Tracking (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-093-PL5 Fire Tender Tracking (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-094-PL5 SUV Car Tracking (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-095-PL5 SUV Car Tracking (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-096-PL5 Visibility and Road Dimensions
6281-MJA-SW-XX-DR-C-100-PL1 Road 1 longitudinal section
6281-MJA-SW-XX-DR-C-101-PL2 Road 1 Cross sections
6281-MJA-SW-XX-DR-C-104-PL2 Road 9 Cross sections
6281-MJA-SW-XX-DR-C-400-PL3 Surfacing layout

Noise

Reserved matters noise impact assessment

Nutrient neutrality

Nutrient_Budget_Calculator Southleigh_sept2023
BARG230130_NCL.01-E_P2 Nutrients plan existing drawing
BARG230130_NCL.01-P_P2 Nutrients plan proposed drawing
Signed nitrates agreement, dated 13 October 2023

Ecology

Ecological impact assessment (updated, including findings of 2022 and 2023 bat surveys)

Reserved matters stage viability assessment

To follow under separate cover on completion