

Development Management
Havant Borough Council
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Havant
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19 May 2021

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Dear Sir / Madam,

Planning Application for landscaping scheme to create a new setting for East Leigh House and 3 single storey terraced wheelchair accessible dwellings for the over 55s at East Leigh House, Bartons Road, Havant, PO9 5NA.

Please find enclosed a planning application for the provision of wheelchair accessible accommodation for the elderly whilst creating a new and enhanced the setting for East Leigh House using historically accurate and appropriate design which, in addition to the terraced units, will include a linking ornamental garden wall with archway access to the newly landscaped garden of East Leigh House.

Accompanying the application are the following:

- Application Form and Ownership Certificate
- Application Fee
- Planning, Design and Access Statement
- Heritage Statement
- Location Plan
- Block Plan
- Proposed Floor Plans and Elevations

Despite the attempt to protect East Leigh House, as a Grade II Listed Building, it is indisputable that the modern housing estate constructed to the south of the site has significantly harmed Eastleigh House through its detrimental impact on its setting.

The harm is caused by a substantial visual intrusion of built form in views to and from the Listed Building, which denigrates its setting and leads to a loss of significance of the Listed Building, together with the positioning of a parking and manoeuvring area directly adjacent to the southern boundary inflicting noise and disturbance that is not characteristic of the original setting of the Listed Building.

This harm is based upon the fact that the setting of the Listed Building was formerly characterised by an 'enclosed' nature of the original formal gardens when, in actual fact, the southern boundary of the eastern garden has always been open, and never enclosed by significant boundary vegetation or fencing. This was, in all probability, so that the original 'gentleman farmer' could look out over his fields and so that the extent of his land was viewable to all who entered his home.

This area of the formal gardens did not, therefore, constitute the whole extent of the setting of the Listed Building. The extent of the setting of the Listed Building in this area was much wider, and included the former wide open expanse of flat arable fields to the south from which the building could be viewed, and from which materially important and significant views of could be gained.

This part of the wider setting has been destroyed by the implementation of the modern housing estate.

The narrower setting (the 'enclosed formal gardens') in the eastern garden no longer exists, as the southern boundary of the gardens is unenclosed, and the remainder of the grounds have been built on.

The proposal seeks to enclose, protect and enhance the last remaining vestige of private amenity area for the Listed Building on its eastern side. With the provision of a historically accurate and appropriate garden 'outbuilding' (the 3 terraced dwellings), linked to the main house with an ornamental garden wall including archway access to a new landscaped garden inspired by the historical 'sunken' garden feature, the proposals create a new, enhanced setting for the Listed Building, replacing a former setting that can never be recovered.

Havant cannot currently demonstrate a 5 year housing land supply and its need for retirement housing for the elderly is critical. This is demonstrated within its SHMA and Specialist Housing Analysis background paper. There is, therefore, a presumption in favour of this sustainable development. The benefits of the development include the following:

- Enhancement of significance of the Listed Building through the replacement of the current denigrated setting with a new enclosed and intimate setting.
- Provision of a historically appropriate landscaped communal amenity area
- Improvement to the public realm
- Provision of housing for elderly persons
- Provision of wheelchair accessible housing

There are no disadvantages to the granting of planning permission. Leaving things as they currently exist would allow the already denigrated setting of the Listed Building to remain and to languish, with no positive action proposed for the improvement or enhancement of the setting. Such a circumstance would represent a failure of the planning system to positive rectify the situation and enhance the setting of the Listed Building when given the opportunity. The modern housing estate would continue to visually intrude, unacceptably, upon the setting of the Listed Building, causing ongoing substantial harm to its significance.

It is therefore respectfully requested that permission is given for the proposals as soon as practicable.

If you require anything further please do not hesitate to contact me.

Yours faithfully



Louise Cutts BA(Hons) DipTP MRTPI
Director
Wessex Planning Ltd