
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE		
Proposal:	Application for Non-Material Amendment to Reserved Matters Consent APP/21/01451 to replace Tree Removals Plan (Ref. 20122-14) with the amended Tree Removals Plan (Ref. 20122-23)		
Application Type:	Non-material change		
Application No:	APP/26/00117	Expiry Date:	16/3/26
Applicant:	Bargate Homes		
Agent:	Bargate Homes	Case Officer:	Rachael McMurray

Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a rectangular shaped area of land located between Bartons Road, Horndean Road and Eastleigh Road. Immediately to the south of the site is a large area of parkland which originally formed part of Southleigh Park's wider estate.

The Spire Hospital and The Oaks Crematorium are located to the immediate north of the site on Bartons Road. The nearest residential properties are those to the north-east, on the northern side of Emsworth Common Road, those recently constructed off Bartons Road to the north-west, and the group of houses located alongside Eastleigh Road to the south-west.

The site is predominantly surrounded by parkland, agricultural land and woodland, beyond which lies mixed use development associated with Havant and Emsworth.

The entrance into the site is currently from Eastleigh Road although there are further access points further south which are currently not utilised.

The site comprises a number of historic Grade II listed buildings including the largest, Southleigh Park House, built in the mid 19th C for the site's original use as a stately home and parkland. The buildings are set in a wider area of parkland which also forms part of the application area. Immediately in front of Southleigh Park House there is a formal lawn area which forms its setting. There is a large ornamental pond in the south-western corner of the lawn. The remains of a smaller garden are located adjacent to the west wing of the main house.

There are a number of large, specimen mature trees within the site which form part of the historic parkland and garden and date back to the mid to late 19th C. A Tree Preservation Order (TPO) applies to the site, principally to protect the ornamental specimen trees. There is also a large amount of overgrown vegetation as a result of the parkland being unmanaged since the office use has been in place.

The southern boundary of the site includes a variety of individual trees. Along with the main house, there are several other Grade II listed buildings within the site including; the Main House West Wing, the Coach House, the Stable Block with Clock Tower, the Lodge, and the Dairy and Wood Store. The lodge is located in the north-west corner of the site and was previously a former gate house into the site.

2 Relevant Planning History

APP/17/00863 - Hybrid Application - 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. (Granted consent 30.1.19)

APP/17/00864 - Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings) (approved 30.1.19).

APP/23/00871 - Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings). Minor revisions to previously approved listed building consent (APP/17/00864) (approved 28/02/2024).

APP/21/01451 - 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). (approved 15/05/2025).

APP/25/00888 - Application for Non Material Amendment to Reserved Matters Consent APP/21/01451 (pursuant to Hybrid Planning Application APP/17/00863 (Part B) relating to Conditions 1 & 2 (Tree Removals). Approved.

APP/25/00889 - Application for Non Material Amendment to Planning Application APP/17/00863 (Part A)(as amended by non-material amendment APP/23/00822), relating to Condition 18 (Tree Removals). Approved.

APP/25/00907 - Application for a non-material amendment to reserved matters application APP/21/01451 relating to minor changes to internal floor plans, changes to fenestration, and porch alterations to plots 19 and 20. Approved.

3 Proposal

The non-material amendment seeks the approval of an alternative Tree Removal Plan to align with the previously approved Tree Removal Plan under APP/25/00888. In addition, a part of G604 and T424 (C category trees) is also proposed for removal due to their impractical location.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant

Borough)

CS13 (Green Infrastructure)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: II

Conservation Area: N/A

5 Statutory and Non-Statutory Consultations

Tree Officer

no objection to the proposed phased tree removals, as outlined in the submitted and consolidated Barrel report; we also agreed that a pre-commencement meeting will be scheduled prior to works starting, and that Barrel will provide on-site supervision where required to ensure the works are carried out in accordance with the agreed approach.

6 Planning Considerations

- 6.1 This application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 6.2 The principle of the development has been established by the Hybrid Planning permission (APP/17/00863) and the subsequent Reserved Matters application (APP/21/01451) approved on 15/05/2025.
- 6.3 This application was supported by a Tree Removal Plan which identified a Tree location near the Southleigh Park House as to be retained. However, under the previous hybrid consent (APP/17/00863) the tree was approved for removal in order to facilitate the buildings conversion into residential flat. The tree is located near windows and would obscure views from and light into residential rooms. Given the close proximity of the tree to the building, the Local Planning Authority is satisfied that this tree is to be removed in association with the building conversion and specifically as a part of implementation of the Full Planning Permission granted for the conversion. As such, the applicant is in his right to remove the tree as per the Full Planning Permission.
- 6.4 In terms of removal of additional trees, these are Category C trees and therefore of lower visual and amenity value and should not pose a constraint to a development.

The Council's Tree Officer reviewed the proposal on site and raised no objection subject to a condition securing that works are undertaken in compliance with Barrell report and with supervision as per the Tree Officer's comments.

6.5 In the context of the entire development approved under APP/17/00863 and APP/21/01451, the Local Planning Authority is satisfied that the proposed change can be considered as a 'non-material' amendment.

6.6 In light of the above, the proposed changes do not raise concerns.

7 Conclusion

7.1 Overall, the proposed change to the Tree Removal Plan, including a removal of a Category C trees would not result in harm to the character and appearance of the site or the surrounding area. Therefore, the proposed change is recommended for approval.

8 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00117 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the plans listed in Condition 1 of reserved matters APP/21/01451 (pursuant to Hybrid Planning Application APP/17/00863) and the following approved plan:

Tree Removals, Ref 20122--23

Reason: - To ensure provision of a satisfactory development

- 2 All works to be undertaken close to or impacting the trees shall be carried out in accordance with the approved plans and supervision programme in line with the recommendations and procedures contained in the Arboricultural Impact Assessment and Method Statement, by Barrell Tree Consultancy – ref: 20122-AIA-170225-JB, dated 17th Feb 2025 as amended by Tree Removals Plan Ref 20122--23.

Reason - to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework (2024).

