

**Our Ref: 2023.003**

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8<sup>th</sup> May 2026

Dear Sir / Madam,

**Re: Southleigh – Outline Planning Application Submission**

On behalf of Bloor Homes Limited and Landowners, we are pleased to submit an outline planning application for a residential-led mixed use scheme at Southleigh, Havant. Please refer to Appendix A of this letter for the Applicant details in full, as this exceeds the maximum character limit of Planning Portal.

The application site covers a total area of 106.55 Hectares, and forms the majority of draft Allocation 1 (SHELAA Reference: BL05) in the emerging Havant Local Plan 'Building a Better Future' 2025, which is identified for the delivery of 2,100 new homes. Further details on the planning background and context are set out within the submitted Planning Statement.

The proposed description of development is as follows:

*Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of existing buildings; the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis), hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities ((E(d)), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage infrastructure; utilities infrastructure; and all other associated and necessary infrastructure.*

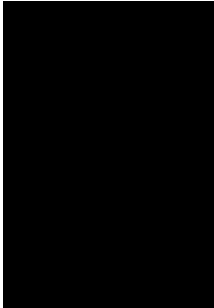
The application proposals support the creation of a new sustainable community, with the potential to deliver approximately 1,800 new homes together with a Local Centre, a Primary School, Early Years Provision, Community Facilities, and a Mobility Hub. Additional details of the proposals are set out within the documents submitted in support of this application. A full schedule of the submitted reports and plans is set out at Appendix B of this letter.

A Section 106 agreement will be drafted as part of the determination process for the application, and will identify the proportionate infrastructure requirements and triggers, subject to compliance with the Community Infrastructure Levy Regulations (2010). The potential infrastructure and mitigation proposals identified within the application submission are done so without prejudice and are subject to negotiation once the full infrastructure package is understood.

The application has been submitted via Planning Portal (reference **PP-14418308**), though some of the reports have been split in order to meet the Planning Portal's maximum file size limit. A download link containing the full submission package with full versions of the reports has been provided directly alongside this submission.

We trust that the information provided is satisfactory in order for you to register and validate the application. We look forward to receiving confirmation of this in due course, and working with yourselves towards the determination of the planning application.

Yours faithfully,



**Rob White**  
**Director**

**For and on behalf of White Peak Planning Ltd.**

*Cc: Rebecca Fenn-Tripp, Bloor Homes*

## **Appendix A – Full Applicant Details**

### Bloor Homes Limited

### Landowners

Philip Dymoke White, Fiona Elizabeth White and Alexander Stuart Dymoke White (Trustees of Philip White's Leydene Settlement)

Giles Alexander Lee Dobson, Hugh Lynton Wernham and St Andrew Trustees Limited (Trustees of the Katie Wernham Legacy Fund)

Hugh Lynton Wernham

Giles Alexander Lee Dobson, Robert Newnham Stuart White and Charles Robert Hutton (Trustees of Robert White's Leydene Settlement)

Alexander Stuart Dymoke White, Emelia Louise Gore Browne and Annabel Madeleine White

## Appendix B – Schedule of Submitted Documents

| Document Title                                        | File Reference                                                   | Author                                              | Date            |
|-------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------|-----------------|
| Cover Letter                                          | 2023.003                                                         | White Peak Planning                                 | April 2026      |
| Topographic Survey                                    | 01SQ01 Sheets 1 to 34                                            | Siteline (Encompass Geospatial)                     | March-June 2023 |
| Site Boundary Plan (Location Plan)                    | 34633 - BL-M-23C - Site Boundary                                 | Stantec                                             | February 2025   |
| Planning Statement                                    | 2023.003 Southleigh Planning Statement                           | White Peak Planning                                 | March 2026      |
| Statement of Community Involvement                    | Statement of Community Involvement March 2026                    | Marengo                                             | March 2026      |
| Concept Masterplan (Site)                             | 333101046 - BL-M-01H                                             | Stantec                                             | March 2025      |
| Concept Masterplan (Allocation)                       | 333101046 - BL-M-11C                                             | Stantec                                             | November 2025   |
| Constraints and Opportunities Plan - Application Site | 333101046 - BL-M-15B                                             | Stantec                                             | April 2026      |
| Constraints and Opportunities Plan - Allocation Site  | 333101046 - BL-M-16B                                             | Stantec                                             | April 2026      |
| Parameter Plan 1: Land Use and Access                 | 333101046 - BL-M-03J                                             | Stantec                                             | March 2025      |
| Parameter Plan 2: Green and Blue Infrastructure       | 333101046 - BL-M-04J                                             | Stantec                                             | September 2025  |
| Phasing Plan                                          | 333101046 BL-M-Ai 17A B                                          | Stantec                                             | November 2025   |
| Design and Access Statement and Strategic Design Code | Design and Access Statement and Strategic Design Code April 2026 | Stantec                                             | April 2026      |
| Strategic Design Guide                                | Strategic Design Guide April 2026                                | Stantec                                             | April 2026      |
| Site Access Drawing (Southleigh Road West)            | 332310755-STN-HGN-CH-SW-DR-0001                                  | Stantec                                             | March 2026      |
| Site Access Drawing (Southleigh Road East)            | 332310755-STN-HGN-XX-SK-H-0003                                   | Stantec                                             | March 2026      |
| Site Access Drawing (Eastleigh Road)                  | 332310755-STN-HGN-CH-SW-DR-0002                                  | Stantec                                             | March 2026      |
| Site Access Drawing (Normandy Way)                    | 332310755-STN-HGN-XX-SK-H-0004                                   | Stantec                                             | March 2026      |
| Transport Assessment                                  | Transport Assessment 332610150                                   | Stantec                                             | April 2026      |
| Framework Travel Plan                                 | Framework Travel Plan 332610150                                  | Stantec                                             | April 2026      |
| Utilities Appraisal                                   | Utilities Appraisal 332310755                                    | Stantec                                             | January 2026    |
| Ground Conditions Assessment                          | 332310755 00                                                     | Stantec                                             | July 2024       |
| Arboricultural Impact Assessment                      | SJA air 23124-01b                                                | SJA Trees                                           | February 2026   |
| Biodiversity Net Gain Metric Calculation Tool         | BNG Calculations 090625                                          | EPR                                                 | March 2026      |
| Nutrient Calculator                                   | Southleigh<br>Nutrient Calculator_Solent_Maritime_V03013         | EPR                                                 | March 2026      |
| <u>Environmental Statement</u>                        |                                                                  | <u>Non-Technical Summary</u><br>White Peak Planning | April 2026      |
| 1. Non-Technical Summary                              |                                                                  |                                                     |                 |
| 2. Volume 1 – Environmental Statement                 |                                                                  | <u>Chapters 1-4</u>                                 |                 |

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| <ul style="list-style-type: none"> <li>• Chapter 1 – Introduction</li> <li>• Chapter 2 – EIA Approach and Methodology</li> <li>• Chapter 3 – Site and Surroundings</li> <li>• Chapter 4 – Proposed Development</li> <li>• Chapter 5 – Transport and Accessibility</li> <li>• Chapter 6 – Noise</li> <li>• Chapter 7 – Air Quality</li> <li>• Chapter 8 – Landscape and Visual Effects</li> <li>• Chapter 9 – Biodiversity</li> <li>• Chapter 10 – Cultural Heritage</li> <li>• Chapter 11 – Water Environment</li> <li>• Chapter 12 – Agriculture</li> <li>• Chapter 13 – Summary of Effects and Mitigation</li> </ul> <p>3. Volume 2 – Supporting Figures</p> <ul style="list-style-type: none"> <li>• Figure 1.2 - Site Location Plan</li> <li>• Figure 4.1 - Land Use and Access Parameter Plan</li> <li>• Figure 4.2 - Green and Blue Infrastructure Parameter Plan</li> <li>• Figure 4.3 - Illustrative Masterplan</li> <li>• Figure 8.1 - Site Context</li> <li>• Figure 8.2 - Topography Plan</li> <li>• Figure 8.3 - Landscape Character</li> <li>• Figure 8.4 - Site Appraisal Plan</li> <li>• Figure 8.5 - ZTV (Limited woodland)</li> <li>• Figure 8.6 - Visual Appraisals Plan</li> <li>• Figure 8.7 - Landscape Character Zones (site only)</li> <li>• Figure 8.8 - Illustrative Masterplan</li> <li>• Figure 8.9 - Site Appraisal Photographs</li> <li>• Figure 8.10 - Site Context Photographs</li> <li>• Figure 9.1 - Statutorily Designated Nature Conservation Sites</li> <li>• Figure 9.2 - Sites Protected by Planning Policy</li> <li>• Figure 9.3 - Habitats and Vegetation</li> </ul> |  | <p>White Peak Planning</p> <p><u>Chapter 5</u><br/>Stantec</p> <p><u>Chapter 6</u><br/>Suono</p> <p><u>Chapter 7</u><br/>AQC (Logika Group)</p> <p><u>Chapter 8</u><br/>Stantec</p> <p><u>Chapter 9</u><br/>EPR</p> <p><u>Chapter 10</u><br/>Stantec</p> <p><u>Chapter 11</u><br/>Stantec</p> <p><u>Chapter 12</u><br/>Reading Agricultural Consultants</p> <p><u>Chapter 13</u><br/>White Peak Planning</p> <p><i>Supporting Figures and Technical Appendices prepared by the author of corresponding chapter</i></p> |  |
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| <p>4. Volume 3 – Technical Appendices</p> <ul style="list-style-type: none"> <li>• Appendix 2.1 - Summary of Public Consultation Feedback</li> <li>• Appendix 4.1 - Framework CEMP</li> <li>• Appendix 6.1 - Planning Policy</li> <li>• Appendix 6.2 - Baseline Noise Survey Report</li> <li>• Appendix 6.3 - Site Suitability Noise Assessment</li> <li>• Appendix 6.4 - Construction Noise and Vibration</li> <li>• Appendix 6.5 - Traffic Calculations</li> <li>• Appendix 7.1 - Professional Experience</li> <li>• Appendix 7.2 - Legislative and Planning Policy Context</li> <li>• Appendix 7.3 - Construction Dust Assessment Procedure and Impact Assessment</li> <li>• Appendix 7.4 - EPUK &amp; IAQM Planning for Air Quality Guidance</li> <li>• Appendix 7.5 - Modelling Methodology</li> <li>• Appendix 7.6 - Construction Mitigation</li> <li>• Appendix 7.7 – References</li> <li>• Appendix 8.1 - LVIA Methodology</li> <li>• Appendix 8.2 - LCA Extracts</li> <li>• Appendix 8.3 - LCA Summary</li> <li>• Appendix 8.4 - Development Landscape Character Zones</li> <li>• Appendix 8.5 - Landscape Effects Table</li> <li>• Appendix 8.6 - Visual Effects Table</li> <li>• Appendix 9.1 - Ecological Baseline</li> <li>• Appendix 9.2 - Information for Habitats Regulations Assessment</li> <li>• Appendix 9.3 - Biodiversity Net Gain Report</li> <li>• Appendix 10.1 Historic Environment Desk-Based Assessment ('HEDBA')</li> <li>• Appendix 11.1 Flood Risk Assessment</li> <li>• Appendix 11.2 Surface Water Drainage Strategy</li> <li>• Appendix 12.1 - Agricultural Land Quality Report</li> </ul> |  |  |  |
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