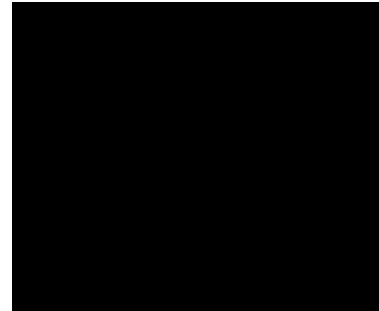




Planning Development Service

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant.

Hampshire. PO9 2AX

8th September 2026

Sent by recorded delivery.

Dear Sir or Madam

RE: APP/26/00324 Land to the east of Denvilles, Havant, known as Southleigh.

I object to the Southleigh proposals for the following reasons:

Introduction and context: The population of Emsworth is 10,269 (4,676 households) according to the official 2021 UK Census. Therefore, the potential addition of approximately 1,800 new homes is a significant uplift in households by nearly 40%. As of 8th September 2026, there were 981 objections (zero supporting) – 11%+ of the adult population (8,600) have objected. Exceptional public engagement for a small community.

1. **Illustrative Masterplan (Page 96 of the Design & Access Statement):** The Illustrative Masterplan provided by the Applicant demonstrates an inadequate level of detail. Homes and above-ground development are merely shown as dots alongside lines for roads. Based on the level of detail provided, and especially in the absence of any floor areas for the different planning use classes and “approximately 1,800 homes” rather than “up to 1,800 homes”, it is impossible to understand whether the quantum of accommodation can fit on the developable sections of the site, whether roads and swept paths are adequate for emergency vehicles and refuse trucks, and whether sustainable parking for residents and visitors can be provided at an appropriate level. An Illustrative Masterplan is not meant for approval but shows one way, but not the only way, development could come forward on the site. Based on the level of detail provided by the Applicant, the Illustrative Masterplan and the outline planning application documentation have not demonstrated one way of bringing forward development. Havant Borough Council (HBC) cannot be sure exactly what they could be consenting to, nor will they have the ability to control

the development once it comes forward under reserved matters, as the parameters are so loosely drawn, as referred to further in the points below.

2. **Viability, Obligations Statement (White Peak 02/06/26), 40% Affordable Housing and Public Benefits:** The Applicant has not provided a Financial Viability Assessment (FVA) as part of the outline planning application. A public-facing summary version and a full private & confidential version should be provided to HBC. The FVA should be provided in advance of resolution to grant outline planning consent so that HBC can be sure that the package of public benefits listed, e.g. highway improvements, 40% affordable housing, etc., will actually be delivered by the Applicant. The Planning Statement in relation to affordable housing states the intention to provide a policy-compliant level of affordable housing, subject to viability. The viability position is therefore wholly unknown. The application seeks permission for approximately 1,800 dwellings, yet:

- no affordable housing schedule is provided;
- no unit numbers are provided;
- no tenure split is provided;
- no affordable housing parameter plan is provided.

It is therefore difficult to see how affordable housing could be a public benefit if it is unclear whether any will be viable. Moreover, the application does not presently demonstrate compliance with the adopted policy CS9 (Havant Local Plan that requires “Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more [...] unless a lesser requirement has been transparently justified on viability grounds”) or emerging affordable housing policy 32 (30% affordable housing on qualifying greenfield sites) because the tenure mix, unit numbers and distribution across the site remain unspecified. HBC cannot currently assess whether:

- 30% affordable housing is achievable;
- the emerging tenure split is achievable;
- later viability reviews are anticipated.

Neither the submitted Affordable Housing Validation Statement nor the Planning Obligations Statement identifies the quantum, tenure mix, location, distribution, phasing or delivery mechanism for affordable housing across the development.

The Affordable Housing Validation Statement expressly confirms that the number of affordable units, tenure arrangements and Registered Provider involvement are not yet known. In the absence of this information, it is not possible to conclude that the scheme will deliver the affordable housing outcomes anticipated by Havant Local Plan Policy CS9 and emerging Local Plan Policy 32 or that those outcomes are capable of being secured through the outline permission. The Planning Statement’s failure to refer to or assess the application against policy CS9 is notable. It is suggested that this is remedied together with requiring the Applicant to provide an updated version that responds to the new NPPF.

If the development is not currently deliverable at 30% or 40% affordable housing, then this leaves open the possibility that the Applicant will come back to the Council with a s.73 application to seek a reduction in the quantum of affordable housing. It is a common developer tactic to secure planning consent so that the principle of development is secured, then to submit a s.73 application to value engineer the benefits package to reduce the quantum of affordable housing and potentially other s.106 benefits. Given the very well-publicised headwinds facing the housebuilding industry, including the burden of BNG, affordable housing, construction cost inflation, and the cost of finance, it is incumbent on HBC to ascertain if the development is deliverable with 30% or 40% affordable housing, or if not, what the viability position is.

3. **Transport (Stantec Transport Assessment April 2026):** The revised approach being directed by the Department for Transport is to provide a sustainable “Vision” or strategy for how a development can be public transport orientated and realistically drive down car use – the “Validate” part is about demonstrating how the reduced car use is realistic through the public transport enhancements or active travel alternatives. However, the Applicant’s proposals want to take the benefit of reduced mitigation (e.g. no new connection to the A27), without any real commitment to curtailing car use and trips.

The Applicant is very light on what they say about car parking – they should back up a Vision and Validate approach through commitment to low car parking levels. All the Applicant says on car parking is that car parking will be in accordance with the adopted HBC parking standards at the time of the relevant reserved matters application for each part of the development – they then refer to the current standards, which are “minimum” (I would expect these to be maximums) which require at least two spaces for a two-bedroom house, and a minimum of 3 spaces for 3- and 4-bedroom houses. No commitment at all to curtail car trips to align with their “Vision and Validate” approach.

The reduction in forecast car trips in their trip generation forecast reflects a move towards public transport, but the bus service improvements are not enough to bring down the car mode share as they don’t sufficiently link to stations or key employment areas. The most frequent bus service has a peak hour frequency of every 20 minutes. More importantly, there’s no move to align this with anything about there being reduced car parking levels.

The Applicant’s “Do Something Max” scenario includes non-committed schemes such as the ped/cycle crossing, so not really a realistic scenario. There are junction modelling results comparing the scenarios, which do show reductions in queue and delay at the junctions with mitigation, although this does not eliminate it even in the Do Something Plus scenario (which relies on measures not committed to).

The development vehicle trip generation has been underestimated – which aligns with the questions being raised by the Highway department in their holding objection dated 28th July 2026.

A trip origin/destination assignment input has been used, but this has been used only for junction modelling purposes rather than the public transport network improvements – meaning that the improvements haven’t necessarily been focused on similar journeys to what the forecast car trips would make.

Failure to comply fully with Allocation AL1 transport requirements (Under the Havant Borough Council Local Plan, the Southleigh strategic allocation (AL1) features an extensive set of transport requirements designed to manage the traffic generated): Allocation AL1 specifically requires: Direct connections south of the railway and A27, including:

- a bus and active travel bridge over the railway;
- connections to the A259 via underpasses.

The Planning Statement says: Connections to the boundary will be delivered to ensure future connections are not prejudiced.

That is not the same thing. The application does not actually provide the strategic southern connections required by Allocation AL1 and instead relies upon future third-party delivery.

The Design & Access Statement (DAS) states:

“Safeguarded land along the southern boundary allows a link to be achieved across the rail line.”

That is very different from delivering the bridge. The DAS appears to move from AL1's requirement to provide strategic southern connections to merely safeguarding land for future provision. Parameter Plan 1 does not identify any safeguarded land.

Reliance on hypothetical transport interventions: The Planning Statement repeatedly says:

"could include";

"potentially";

"there is potential";

"subject to further discussions".

Examples include:

- bus service enhancements;
- e-bike hire;
- e-scooters;
- car clubs;
- additional pedestrian accesses;
- future transit connections.

It seems clear that the transport benefits relied upon appear partly dependent upon measures that are not guaranteed.

4. **Allocation and Urban Area:** The Southleigh site is not allocated for development in the development plan and is outside of the urban area. The site has been identified in several draft local plans and planning strategies in recent years – however, this only has minimal weight. Residential development can be granted outside an urban area, but it is strictly controlled through rural exception sites and brownfield conversions. Local planning rules resist building in the open countryside to protect the environment.

5. Parameter Plan 1: Excessive flexibility over internal movement

The plan fixes only a "Primary street/bus route (indicative alignment)" and shows broad access points. It does not fix a detailed internal circulation framework and expressly treats key alignments as indicative. The actual distribution of traffic across the site remains uncertain. The impacts on adjacent residential areas cannot be properly assessed. The reserved matters stage could introduce materially different movement patterns from those assessed at outline stage. The parameter plan does not adequately define the development for EIA purposes if the transport effects are sensitive to the detailed street network.

6. Parameter Plan 1: Too much uncertainty over secondary access points: The plan identifies:

"Secondary access (indicative location)"

"Potential secondary access"

"Potential pedestrian and cycle access"

"Potential future bus, pedestrian and cycle only connection"

Important access arrangements have been deferred. It is impossible to understand the full transport effects without knowing which accesses are actually proposed.

The assessed traffic distribution may not represent the eventual development. This is particularly relevant where neighbouring residents might experience rat-running or new vehicular connections.

7. Parameter Plan 1: School land not properly secured: One parcel is identified as "Residential and Education" and expressly allows both residential and educational uses rather than a fixed school site and therefore does not secure the size, shape or configuration of the school land required to support a 3FE school. Whilst the Planning Statement includes various education-related commitments, the spatial requirement for the 3FE school ought to be identified, else the school land could be reduced or displaced through later design evolution. It should be secured in the approved parameters.

8. Parameter Plan 1: Local centre lacks certainty: The plan designates a "Local Centre and Residential" parcel but allows a wide range of components including:

- retail;
- community facilities;
- employment uses;
- residential development;
- car parking;
- mobility hub;
- landscaping.

The local centre is not genuinely secured. Most of the parcel could end up as residential. Essential community infrastructure has merely been identified as a possibility. The essential community infrastructure should be secured in the approved parameters to avoid dilution at the reserved matters stage. The Planning Statement compounds this concern as there is:

- no stated minimum floorspace;
- no minimum retail provision;
- no minimum community floorspace.

The local centre could be diluted into a predominantly residential parcel whilst technically remaining within the parameters.

- 9. Parameter Plan 1: Development edge tolerance:** The note states: "Development edges are indicated with a tolerance of +/- 5m."

This is a very wide tolerance. Ecological buffers may be eroded. Hedgerow and woodland offsets could be reduced. Development could move materially closer to sensitive receptors. Minimum buffers should be fixed.

- 10. Parameter Plan 1: Building height controls are too loose:** The plan identifies:

- residential up to 3 storeys and 13m;
- residential up to 4 storeys and 14m;
- local centre and residential up to 4 storeys and 15m;
- school building up to 15m.

Height limits are expressed only as maximums. No parameter plan fixes the massing.

No building envelopes are shown.

Given the very close proximity of the residential development to existing residences that are predominantly 2-storey, it is disappointing that the parameters do not fix development at 2 storeys next to these neighbours to avoid overlooking and loss of amenity. There ought to be a separate category of "up to two storeys" next to existing residential development.

- 11. Parameter Plan 1: lack of fixed development quantum by parcel:** The parameter plan defines land uses and heights but does not appear to allocate:

- dwelling numbers by parcel;
- floorspace limits by parcel;
- school size;
- local centre floorspace limits.

Development intensity may shift significantly between parcels without sufficient scrutiny. Fixed quanta should be included.

12. Parameter Plan 1: public transport strategy not secured: The plan identifies bus routes and restricted-access bus corridors as indicative. The sustainable transport case depends on infrastructure not firmly fixed. There is no guarantee that the final reserved matters layouts can accommodate the bus strategy assessed at outline stage.

13. Parameter Plan 1: EIA / Rochdale Envelope challenge (A "Rochdale Envelope challenge" occurs when someone legally challenges a planning decision, claiming that an Applicant or Council failed to properly assess the worst-case environmental impacts within the defined maximum limits (parameters) of that project. The concept comes from UK court cases involving Rochdale Metropolitan Borough Council in 1999 and 2000.): Taken together, the combination of:

- indicative road alignments;
- multiple potential access points;
- mixed-use education parcel;
- flexible local centre parcel;
- $\pm 5\text{m}$ edge tolerances;

has created an excessively wide "Rochdale Envelope". There is a concern that the environmental effects assessed at outline stage do not represent the realistic, worst-case scenario because too much remains capable of moving at reserved matters stage. It is noted that the Planning Statement relies heavily on future documents such as:

- detailed design code;
- biodiversity gain plan;
- habitat management plan;
- reserved matters layouts;
- future lighting strategy;
- future travel measures;
- future bus route arrangements

yet the parameter plans (both Plan 1 and 2) remain flexible:

- development edge $\pm 5\text{m}$;
- habitat removal $\pm 10\text{m}$;
- indicative GI extent;
- indicative attenuation layouts;
- indicative play spaces;
- indicative access routes.

It seems clear that the applicant relies on future controls to demonstrate acceptability rather than securing key mitigation through the outline permission itself.

14. **Parameter Plan 2: Existing vegetation removal is effectively unconstrained:** The plan identifies: "Existing trees, hedgerows & scrub to be removed (+/- 10m)".

The plan does not identify precisely which vegetation is to be removed; the affected corridor can move by 10m either side; the ecological baseline being assessed is therefore uncertain; BNG calculations may not be based on a fixed loss scenario.

This creates a significant concern from a Rochdale Envelope perspective because the actual habitat loss remains materially uncertain.

15. **Parameter Plan 2: Green Infrastructure (GI) is shown only as "indicative extent":** The primary GI areas are described as: "Green infrastructure (Indicative extent and includes access routes, footpath/ cycleways, orchard, and parkland)".

The word "indicative" creates vulnerability. No minimum GI area appears secured on the plan; green corridors could narrow considerably at reserved matters stage; landscape separation between development parcels could be reduced; ecological connectivity remains uncertain.

For a development of this scale, it is expected that GI corridors will perform an ecological function as well as a recreational function. Whilst the Planning Statement refers to GI covering approximately 50% of the site, and 52.5ha of GI being proposed, this isn't reflected in the parameter plan, which shows GI as "indicative", and the 50% is not therefore secured. The parameter plan should be revised to show precisely where the 50% / 52.5ha is to be located.

16. **Parameter Plan 2: Development edge tolerance directly conflicts with ecology protection:** The notes state:

"Development edges are indicated with a tolerance of +/- 5m."

When read with:

"Existing trees, hedgerows & scrub to be removed (+/- 10m)"

there is potentially a 15m zone of uncertainty. This causes concern because ecological buffers are not fixed; woodland and hedgerow stand-off distances are not guaranteed; wildlife corridor widths could reduce considerably; and effects on protected species cannot be properly assessed.

17. **Parameter Plan 2: Absence of fixed ecological buffer dimensions:** The plan identifies retained vegetation but does not appear to specify:

- minimum buffer widths;
- minimum widths of habitat corridors;
- minimum offsets from retained woodland;
- minimum widths alongside watercourses.

This causes concern because whilst the location of retained habitat is shown, the protection mechanism is not. That distinction matters.

The Planning Statement specifically refers to:

- retention and enhancement of habitat linkages;
- maintenance of green corridors;
- 50m+ habitat corridor on eastern boundary;
- unlit habitat corridors.

However, those dimensions are not fixed on the parameter plans. These do not include:

- a fixed 50m eastern corridor;
- fixed woodland stand-offs;
- fixed watercourse buffers;
- fixed dark corridors.

That creates a discrepancy between the Planning Statement and parameter plans.

Moreover, the Constraints and Opportunities Plan – Application Site is only a constraints plan, and not a regulatory plan.

It shows constraints but does not itself secure:

- minimum stand-offs;
- development exclusion zones;
- ecological buffer widths;
- woodland offsets.

This is particularly important for veteran trees, TPO trees, woodland pasture and parkland habitat. The application does not clearly demonstrate how those constraints are translated into fixed development parameters and protected buffers.

18. Parameter Plan 2: does not secure the flood mitigation strategy relied upon by the Hydraulic Modelling Report: Whilst the supporting Hydraulic Modelling Report identifies flood routing corridors, attenuation requirements and areas where mitigation will be necessary, the parameter plan merely shows:

- "Surface water attenuation basin (indicative layout)";
- flood alleviation areas; and
- green infrastructure of indicative extent.

Consequently:

- no minimum attenuation volumes are secured on the parameter plan;
- no fixed attenuation basin footprints are secured;
- no safeguarded flood-routing corridors are identified;
- no fixed relationship is shown between development parcels and the modelled overland flow routes;
- no parameter is provided for finished floor levels or development platform raising;
- key elements of the flood mitigation strategy are deferred to later design stages.

The Hydraulic Modelling Report itself acknowledges that:

- there are flow routes through parts of the site;
- flood mitigation will be required where development is proposed in affected areas;
- some areas should not be developed without mitigation measures such as raising development platforms; and
- drainage design will be required to address flow paths and ponding.

Accordingly, the issue is that the outline parameter plans do not appear to secure the mitigation framework relied upon by the Hydraulic Modelling Report.

19. Parameter Plan 2: Biodiversity Net Gain not secured spatially: The Green Infrastructure network is intended to accommodate orchards, attenuation areas, flood alleviation areas, access routes and recreation infrastructure. Whilst the submitted BNG calculations identify a package of habitat creation and enhancement measures capable of delivering biodiversity uplift, the same land appears to be expected to perform recreation, drainage and biodiversity functions simultaneously. The BNG calculations rely upon, amongst other things, the retention and enhancement of approximately 20.17ha of wood-pasture and parkland, creation of approximately 10.37ha of species-rich grassland, 2.51ha of mixed scrub, 0.39ha of traditional orchard habitat, approximately 10.9ha of surface-water drainage habitat, approximately 2km of new hedgerow planting and enhancement of existing ditch corridors.

However, Parameter Plan 2 does not clearly distinguish between land intended primarily for ecological enhancement, land intended for drainage functions and land intended for public recreation. As a result, it is difficult to determine whether the habitat creation and enhancement assumptions relied upon by the BNG assessment, particularly the enhancement of the Southleigh Park wood-pasture and parkland resource and the creation of species-rich grassland, ponds and ditch habitats, can be successfully delivered and maintained alongside the proposed recreational, access and drainage functions. This is particularly important given that a substantial proportion of the claimed biodiversity uplift is derived from enhancing retained habitats rather than creating wholly separate ecological areas.

The outline application contains a numerical BNG assessment demonstrating compliance with the statutory 10% requirement. Nevertheless, Parameter Plan 2 does not appear to fix the precise extent, location, specification or management regime of all habitat creation and enhancement measures upon which the claimed uplift depends. Unless those habitat assumptions are secured through approved plans, conditions and planning obligations, the flexibility retained by the parameter plans could allow future reserved matters proposals to alter the balance between

development, drainage, recreation and ecology in a manner which undermines the biodiversity gains currently claimed by the application. In those circumstances it cannot be concluded with confidence that the biodiversity enhancements relied upon to satisfy NPPF policy N2 will in fact be delivered in the form presently assessed.

20. Parameter Plan 2: Recreational pressure on ecological areas: The plan includes:

- LEAPs;
- NEAPs;
- cycleways;
- bike skills trail;
- access routes;
- orchard areas.

It seems clear that the GI network has been designed primarily for recreation rather than nature recovery; there is a real risk that recreational activity will be channelled into sensitive habitat areas; there is insufficient spatial separation between biodiversity land and recreational land. The parameter plan should provide clear separation between ecological areas and recreational areas.

The Planning Statement states that the Southleigh Park House parkland will become a community park with walking and cycling routes and opportunities for public recreation. The metric simultaneously relies on 20.39 hectares of that parkland achieving good-condition wood-pasture and parkland, including conservation-led grassland management and the introduction of habitat features.

The application has therefore not yet demonstrated that the intensity and spatial distribution of recreation, paths, play, lighting, dog walking and community-park infrastructure are compatible with achieving the demanding good-condition target used in the BNG metric for the very-high-distinctiveness parkland.

21. Parameter Plan 2: Watercourse protection is not secured: The plan identifies existing watercourses but provides no visible indication of:

- riparian buffer widths;
- ecological enhancement zones;
- maintenance corridors.

This creates concern because protection of watercourses is assumed rather than secured, and future reserved matters applications may retain excessive discretion without these matters being addressed as part of the approved parameters.

22. Parameter Plan 2: Green infrastructure appears fragmented: Looking at the plan as a whole, the largest central green area functions almost as a standalone block with various narrower corridors extending southwards. This creates concern because:

- habitat connectivity is weak;
- corridors are narrow pinch points;
- long-term ecological resilience has not been demonstrated.

23. Parameter Plan 2: The northern parkland appears vulnerable to encroachment: The major northern green area contains:

- retained woodland;
- retained trees;
- recreation facilities;
- orchard areas;
- paths and access routes.

Yet none of these areas appears fixed by hard boundaries. This creates concern because parkland landscape character is not protected through parameterisation, and future reserved matters applications could urbanise this area significantly.

24. BNG Calculation: The metric records 21.32 hectares of existing wood-pasture and parkland, classed as very high distinctiveness and in poor condition. Of that, 20.39 hectares is assumed to be enhanced to good condition, producing a net uplift of approximately 56.62 habitat units. That is more than half the overall area-habitat uplift of approximately 97.57 units. The assumed improvement is substantial. The metric states that the parkland will move from poor to good condition and meet all eight condition criteria through future tree cohorts, a scrub layer, loggeries, cessation of agricultural use, wildflower grassland and conservation-led management. The metric applies a “30+ year” time to target, a temporal multiplier of about 0.32, and a high difficulty multiplier of 0.33.

The claimed BNG is therefore materially dependent on achieving and maintaining a transformation of 20.39 hectares of very-high-distinctiveness wood-pasture and parkland from poor to good condition over more than 30 years. HBC must be satisfied that the target condition is ecologically realistic alongside the proposed use of the area as a community park, and that the necessary management, monitoring, remedial measures and funding are secured for not only the full statutory period but beyond in order to achieve the “good” condition.

The submitted metric records deviations from the statutory metric which require agreement with the consenting body. Has HBC agreed to the deviations? The treatment of irreplaceable habitat also requires clarification because the Start sheet records a zero-hectare irreplaceable-habitat area whereas the dedicated sheet attributes 1.95 hectares to veteran trees.

The metric is tied to an assumed development footprint, including a specific 80:20 split between sealed development and vegetated gardens. The outline controls must ensure that later layouts cannot increase the effective development footprint or otherwise reduce the land available for the habitat creation and enhancement entered into the metric, without an updated metric demonstrating continued compliance.

The relatively narrow hedgerow margin warrants particular control. The permission should secure at least the length, type, location, target condition and delivery timing of the 2.01 km of new hedgerow assumed by the metric, with provision for recalculation if access, highway, drainage or utility designs require additional hedgerow loss.

The very high percentage uplift in watercourse units depends upon enhancement assumptions for existing ditches whose hydraulic connectivity is, in some cases, uncertain. The ecological treatment, riparian buffers, crossings and maintenance regime for those ditches should therefore be reconciled with the hydraulic model and secured through the permission.

25. Heritage and Views: The Constraints and Opportunities Plan – Application Site identifies:

- listed buildings;
- non-designated heritage assets;
- key public and heritage views and corridors.

However, those key views and the settings of the listed buildings are not protected in the parameter plans. The Applicant has identified heritage and landscape sensitivities but has not translated them into enforceable development controls.

26. Visual Effects: In the Landscape and Visual Effects chapter of the Environmental Statement (ES), the applicant accepts significant landscape harm and relies heavily on future planting, future management and reserved matters design to reduce those impacts over time. There appears to be no certainty that those matters would be secured or, indeed, in the case of habitat establishment, successful if secured.

The ES demonstrates that the site performs an important settlement-separation function and that development would materially alter the Southleigh Agricultural Plain character area. The claimed retention of settlement identity depends heavily on landscape treatment that has yet to be secured through detailed design. Much of the landscape case depends not on the scheme as built but on a future landscaping scenario occurring 15 years after occupation.

The ES chapter repeatedly relies upon:

- reduced heights at sensitive interfaces;
- detailed landscape design;
- landscape management plans;
- strategic planting;
- detailed reserved matters layouts.

If those measures are critical to reducing significant adverse landscape effects, why are these not adequately secured by the parameter plans? This appears to be a significant oversight.

The ES acknowledges substantial adverse effects arising from the loss of the agricultural plain, which contributes positively to local landscape character and settlement separation. It is wholly unclear whether these effects could be overcome.

The ES chapter repeatedly advocates multifunctional green and blue infrastructure that delivers flood management, nutrient control, biodiversity, and recreation. The ES chapter treats

multifunctionality as a benefit. The same land is expected simultaneously to provide landscape mitigation, biodiversity gain, recreation, drainage and settlement separation. This is likely to be to the detriment of BNG and ecology as referred to above.

A high-sensitivity historic parkland is acknowledged to experience direct loss. The ES chapter provides little evidence as to why residential development within part of that parkland should only give rise to a minor residual landscape effect.

27. **Planning Committee:** There appear to be mixed messages available as to whether the Southleigh outline planning application will be heard at Planning Committee rather than being decided by officers through delegated powers. Under HBC's Constitution, an application is triggered to go to the Planning Committee instead of a delegated officer decision based on specific criteria set out in HBC's scheme of delegation and terms of reference.

Key triggers for Committee referral:

Scale and Significance: Major, complex, or large-scale strategic developments that exceed standard minor thresholds are routinely routed to the committee.

High Public Interest or Controversy: Applications that the Strategic Director of Growth & Place (or Head of Planning) deems particularly controversial or likely to generate significant public interest are flagged for committee debate. As at 8th September 2026, there are 981 objections on the planning file.

Southleigh would meet the thresholds above and should be heard at Committee.

Yours faithfully

