

Havant Borough Council
Heritage Consultation Response

Date – 22/10/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00324

Site Address - Land to the east of Denvilles, Havant, known as Southleigh

Proposal

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. Accompanied by an Environmental Statement.

The following heritage assessments have been carried out and submitted as part of this application:

- ES Chapter 10 – Cultural Heritage
- ES Chapter 10.1 - Historic Environment Desk Based Assessment

Heritage Assets Affects

The application site does not contain any designated heritage assets. However, the site forms part of the wider setting of a number of designated and non-designated heritage assets and therefore has the potential to affect their significance through changes to setting, character and landscape context.

The submitted Historic Environment Desk Based Assessment (HEDBA) and Environmental Statement (ES – Chapter 10), identify the principal heritage assets as:

- Grade II Listed Nos. 1 and 2 Eastleigh Road;
- Grade II Listed Southleigh Park House;
- Grade II Listed Southleigh Park Lodge;
- Grade II Listed Southleigh Park Clock Tower;
- Locally Listed Woodbine Cottage;
- Home Farm Barn (non-designated heritage asset); and
- Southleigh Farmstead (non-designated heritage asset).

The surrounding agricultural landscape also contributes to the historic setting of a number of these assets, particularly the Southleigh Park estate and Southleigh Farmstead. A wider range of designated and non-designated heritage assets were assessed during the preparation of the HEDBA. However, these were subsequently scoped out on the basis that the application site makes little or no meaningful contribution to their significance due to factors including distance, intervening development, topography, vegetation and the absence of historical or functional relationships with the site.

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

In determining this application, special regard must be had to the desirability of preserving the setting of listed buildings and those elements which contribute to their significance, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National and Local Planning Policy

Chapter 20 of the National Planning Policy Framework (August 2026) seeks to conserve and enhance the historic environment. In considering proposals affecting heritage assets, great weight should be given to their conservation. The NPPF also requires decision makers to take account of opportunities to sustain and enhance the significance of heritage assets, whilst applications affecting non-designated heritage assets should be determined having regard to the scale of any harm or loss and the significance of the asset.

Regarding the adopted Local Plan, policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan are all relevant to this application.

Historic England Guidance

Historic England's *The Setting of Heritage Assets* (GPA3) provides guidance on assessing the contribution made by setting to the significance of heritage assets.

Assessment:

Significance of Heritage Assets

- **Southleigh Park House, Lodge and Clocktower**

Southleigh Park House was built as a substantial country house set within a designed landscape. Its significance derives not only from its architectural and historic interest, but also from its relationship with the surviving historic parkland, which forms its setting. The main house, lodge, clock tower and associated landscape elements together illustrate the historic development of the Southleigh estate and retain a degree of legibility despite later twentieth-century alterations and changes of use.

The HEDBA identifies the historic parkland to the south of Southleigh Park House, as making a significant contribution to the significance of the listed buildings. Open views across the parkland, the spatial relationship between the principal buildings and the surviving estate landscape, and the ability to appreciate the property's historic function as a country estate are all important components of significance.

Whilst the former office development has altered parts of the estate setting, the historic parkland remains a key heritage attribute and contributes positively to the significance of the listed buildings, particularly Southleigh Park House.

- 1 and 2 Eastleigh Road

1 and 2 Eastleigh Road were originally two, adjoining cottages but are now combined as one property, which comprises a Grade II listed, thatched dwelling with origins dating from the sixteenth century. The building derives significance from its architectural, evidential and historic interest, including its surviving historic fabric, traditional vernacular character and evidential value as a rural domestic building, that reflects the historic development of Southleigh and its surrounding agricultural landscape.

The building's significance is further enhanced by its rural setting, which allows an appreciation of its historic relationship with the wider countryside and its origins within an agricultural landscape. The surrounding fields and open character of the area contribute positively to this understanding.

The HEDBA concludes that whilst the application site contributes to the asset's wider rural setting, it does not form part of the building's immediate historic or functional setting and has no direct historical relationship with the listed building. As such, the site's contribution to the significance of the asset, is considered to be limited within the context of the broader rural landscape.

- Southleigh Farmstead (Non-Designated Heritage Asset)

Southleigh Farmstead comprises a collection of historic agricultural buildings associated with the former Southleigh estate. The significance of the farmstead derives from its evidential, historic and communal value and from its ability to demonstrate the agricultural evolution of the estate.

The surrounding agricultural land contributes to the understanding and appreciation of the farmstead's historic function. The existing rural setting therefore forms an important component of significance, although the buildings themselves remain the principal heritage interest.

- Home Farm Barn (Non-Designated Heritage Asset)

Home Farm Barn derives significance from its historic agricultural origins and surviving fabric. Whilst the surrounding rural landscape forms part of its setting, the HEDBA concludes that the contribution made by the development site to its significance is relatively limited.

- Woodbine Cottage (Locally Listed Building)

Woodbine Cottage derives significance from its local architectural and historic interest. The cottage currently sits within a largely rural context and the surrounding landscape contributes to its setting. However, existing vegetation and the separation between the cottage and much of the proposed development limit the extent to which the application site contributes to its significance.

Impact of the proposal

Southleigh Park House, Lodge and Clocktower

The submitted ES concludes that the proposals would result in a substantial beneficial effect upon the significance of Southleigh Park House, the Lodge and Clock Tower. It is agreed that the retention, management and long-term stewardship of the historic parkland would provide heritage benefits and would assist in conserving an important component of the significance of these designated heritage assets.

However, it is less clear from the submitted evidence that the proposals would enhance the significance of the listed buildings to the extent claimed within the ES. Whilst the retention of the parkland is welcomed and is considered to represent a positive heritage outcome, it largely serves to preserve an important element of the historic setting that might otherwise have been lost. The wider proposals would also introduce substantial development within the surrounding landscape which forms part of the assets' wider setting.

The NPPF requires great weight to be given to the conservation of designated heritage assets and seeks opportunities to sustain and enhance their significance. In this case, the retention of the historic parkland and the ongoing investment in Southleigh Park House are considered likely to preserve significance and provide some enhancement to the appreciation and management of the historic estate. However, the extent of enhancement claimed within the ES has not been fully demonstrated.

Overall, it is considered that the proposals would preserve the significance of Southleigh Park House, the Lodge and Clock Tower and deliver a degree of heritage enhancement through the retention and future stewardship of the historic parkland.

No's 1 and 2 Eastleigh Road

No's 1 and 2 Eastleigh Road is one of the designated heritage assets most susceptible to change arising from the proposed development, as a development parcel is proposed immediately adjacent to land associated with the listed building.

Whilst the submitted HEDBA acknowledges that the proposals would alter the rural setting of the asset, the assessment is constrained by the outline nature of the application and does not fully explore how the significance of the listed building may be affected by the detailed form of development.

At present, insufficient information has been provided regarding the layout, scale, height, massing and appearance of development within the adjoining parcel. As a result, it remains unclear:

- How close development would be to the listed building;
- The scale and density of development in its immediate surroundings;
- Whether the building would retain its visual prominence;
- How key views towards and from the asset would be affected; and
- The extent to which the building would continue to be appreciated within a rural landscape setting.

The assessment also gives limited consideration to opportunities for the detailed design, landscaping and public realm to conserve and enhance the significance and appreciation of the asset.

In addition, given the age and historic construction of the building, there is potential for indirect effects on the historic fabric arising from future construction activity. Whilst detailed construction methodologies are not yet available, the assessment does not consider potential impacts associated with vibration, excavation works, piling, ground movement or drainage changes.

The NPPF requires great weight to be given to the conservation of designated heritage assets. Whilst it is accepted that development within the adjoining parcel has the potential to affect the significance of Eastleigh Road Cottage through changes to its setting, the outline nature of the application means that the extent of this impact cannot yet be fully understood and therefore, neither can the extent of harm.

Accordingly, the conclusions of the HEDBA and ES in relation to Eastleigh Road Cottage should be regarded as preliminary. Further assessment will be required through future Reserved Matters applications to demonstrate how the significance of the listed building will be conserved and to fully understand the effects of the detailed proposals on the asset and its setting.

Southleigh Farmstead

The proposals would substantially alter the agricultural setting in which Southleigh Farmstead is currently experienced, reducing the ability to appreciate its historic relationship with the surrounding working landscape. As such, the proposals would result in some degree of harm to the significance of the non-designated heritage asset through changes to its setting. Balanced against this, the proposals include the retention, repair and continued viable use of the farmstead buildings, which would help secure their long-term conservation and ongoing maintenance.

The ES concludes that the proposals would result in an *overall moderate beneficial effect*. Whilst the long-term conservation of the farmstead is welcomed, this conclusion does not fully acknowledge the loss of agricultural context which currently contributes to the asset's significance.

The NPPF requires a balanced judgement to be undertaken having regard to the scale of any harm or loss and the significance of the non-designated heritage asset. In this case, whilst some harm would arise through the erosion of the farmstead's agricultural setting, this is balanced against the heritage benefits associated with retaining, repairing and securing a viable long-term use for the buildings.

Overall, it is considered that the heritage benefits associated with the retention, repair and future use of the farmstead are likely to outweigh the harm arising from changes to its setting. However, the principal heritage benefit lies in securing the long-term conservation of the asset rather than significantly enhancing its significance.

Home Farm Barn

The proposals would introduce development into parts of the existing rural setting of Home Farm Barn. However, taking account of the separation distance, intervening vegetation and the limited contribution made by the application site to the significance of the asset, any resulting impact is likely to be limited.

The ES concludes that the effect would be minor adverse and not significant. This conclusion appears reasonable based on the evidence presented.

The NPPF requires a balanced judgement to be undertaken having regard to the scale of any harm or loss and the significance of the non-designated heritage asset. In this instance, any harm arising from changes to setting is considered to be limited and would not materially undermine the overall significance of the asset.

Woodbine Cottage

The proposals would alter elements of the wider rural surroundings experienced from Woodbine Cottage. However, existing vegetation, separation distances and proposed landscape mitigation would substantially reduce intervisibility between the cottage and the majority of the proposed development.

The ES concludes that the resulting effect would be minor adverse. This conclusion appears proportionate to the likely degree of change.

Having regard to the limited contribution made by the application site to the significance of the asset, and the mitigating effects of existing and proposed landscape screening, the impact on significance is considered to be limited. The proposals would therefore broadly accord with the NPPF objective of conserving heritage assets in a manner appropriate to their significance.

Further Work required

1. Further Heritage Assessment at Reserved Matters Stage

Whilst the submitted HEDBA and ES provide a strategic assessment of the likely heritage effects arising from the outline proposals, there remains a degree of uncertainty in the current submission and additional heritage assessment work will be required as detailed proposals emerge.

Future Reserved Matters submissions affecting land within the setting of designated and non-designated heritage assets should be supported by a supplementary heritage assessment which reviews and updates the conclusions of the HEDBA in light of the detailed proposals being advanced.

In relation to 1 and 1 Eastleigh Road in particular, the assessment should include:

- A detailed appraisal of the asset's significance and setting;
- An assessment of the final layout, scale, height and massing of development within adjoining parcels;
- Analysis of key views towards and away from the listed building;
- Photomontages, verified views and cross-sections where appropriate;
- An explanation of how the detailed design has responded to the significance of the listed building;
- An assessment of opportunities to preserve and enhance public appreciation of the asset;
- A review of landscape proposals and their effectiveness in mitigating impacts upon setting.

2. Building Condition Survey and Structural Sensitivity Assessment

Given the age of the listed building, and its likely historic method of construction, consideration should be given to undertaking a building condition survey and structural sensitivity assessment prior to Reserved Matters submissions affecting adjacent parcels.

This work should establish:

- The current condition of the building;
- Any existing structural movement, cracking or defects;
- The building's sensitivity to vibration and ground disturbance;
- Any constraints which may influence future construction methodologies;
- Whether additional safeguards may be required during future development phases.

Conclusion

Having regard to the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant heritage policies in the NPPF and Local Plan, it is considered that the proposals would conserve certain heritage assets whilst resulting in harm to other aspects of heritage significance, principally through changes to setting.

The retention and long-term management of Southleigh Park, would help preserve the significance of the designated heritage assets and provide a degree of heritage enhancement. Similarly, the retention, repair and continued use of Southleigh Farmstead would secure the long-term conservation of this non-designated heritage asset, although this would be accompanied by some harm arising from the loss of its agricultural setting.

The likely effects on Home Farm Barn and Woodbine Cottage are considered to be limited and would not materially undermine their significance.

However, a degree of uncertainty remains in respect of No's 1 and 2 Eastleigh Road due to the outline nature of the application and the absence of detailed information relating to the form, scale and layout of development proposed within the adjoining parcel. Further assessment will therefore be required through future Reserved Matters submissions to demonstrate how the significance and setting of the listed building will be conserved.

No objection is raised in principle to the outline proposals from a heritage perspective. However, future Reserved Matters applications should be accompanied by further heritage assessment work, particularly in relation to No's 1 and 2 Eastleigh Road, to ensure that the detailed design appropriately responds to the significance of affected heritage assets and accords with the statutory duty and relevant heritage policies.