
Site Address:	Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant		
Proposal:	Application for non material amendment to planning permission APP/19/00007 to allow for 70 dwellings.		
Application No:	APP/21/00300	Expiry Date:	29/04/2021
Applicant:	Redrow Homes Ltd		
Agent:	Mr Osborn	Case Officer:	David Eaves
	Pro Vision		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant lies to the Northern side of Bartons Road and is an open arable field with a line of three oak trees running north/south across the site with a further dead tree to the northern part of the site. The land slopes down from north to south in its eastern half and down from east to west in its western half.
- 1.2 To the north-east is Havant Crematorium (The Oaks) with the Crematorium's access road running to the east of the site but with access to the application site being taken from the existing Crematorium access to Bartons Road. The approach road to the Crematorium and the grounds of the Crematorium are landscaped and there is an attractive stone wall and gate marking the entrance to the Crematorium road. Further to the east beyond the access road is Spire Hospital Portsmouth (a private health care facility).
- 1.3 A large part of the application site area lies within East Hampshire District Council's administrative area and would remain undeveloped at this stage forming managed fallow grassland, a community orchard and landscaping. This land provides physical separation to the large area of ancient woodland to the north. The housing element is within Havant Borough Council area. To the west is a narrow band of woodland running the length of the application site and separating the proposed development from the recently constructed Linden Homes development including Harrison Way. It is considered that these features would provide an attractive setting to the proposed development.
- 1.4 Bartons Road runs to the southern side of the site with a wide area of road side verge including trees and hedges. There are however views of the site through gaps in the trees and the eastern part of the frontage is more open. To the south of Bartons Road are several large detached dwellings some divided into apartments together with new residential development in the grounds of Eastleigh House. Running south from Bartons Road is the new access road to the Bellway Homes development currently under construction for 175 dwellings. The buildings in that development are set well back from Bartons Road to the rear of the existing residential development.

- 1.5 As evidenced by the surrounding buildings and uses, the site is located on the interface between the built up area and the non-urban area with other individual uses such as the Crematorium and Hospital nearby. It is also on the administrative boundary between Havant Borough and East Hampshire District. It is considered to be important that any development of the site reflects the interface between the urban and non-urban environments.

2 Planning History

APP/19/00007 - Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard, Permitted, 05/10/2020

This is the planning permission that is being sought to be varied. The permission included the following planning condition:

Condition 4:

The development hereby permitted shall provide a total of 72 dwellings.

Reason: To ensure that the development makes the best use of land on this green field site having due regard to policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and policies H3 and H18 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

East Hampshire associated application:

53322/003

Outline planning permission for green infrastructure including community orchard in association with 72 dwellings on land within Havant Borough Council. (Reference APP/19/00007). Permitted, 05/10/2020

This permission did not include condition 4 above.

3 Statutory and Non Statutory Consultations

3.1 Planning Policy

As you know, the [Havant Borough Local Plan](#) was submitted for Examination on the 12th February and can be afforded limited weight.

Paragraph 1.10 of the submitted Local Plan makes clear that all allocations in the Plan are set as 'about' rather than minimums or maximums. So the fact the allocation is for 'about 72 dwellings' and the NMA for 70 dwellings just reflects a slightly different form of development is proposed (and a slightly reduced number of homes would be achieved).

This is acknowledged by paragraph 6.35 of the supporting text under Policy H3 (Housing Density) which acknowledges site-specific constraints and local character may justify a different approach (to design) having regard to the context of the site.

On this basis, I would suggest that a policy objection would be unlikely to arise.

4 Proposal

Application for non material amendment to planning permission APP/19/00007 to allow for 70 dwellings.

5 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS17 (Concentration and Distribution of Development within the Urban Areas)
CS9 (Housing)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

6 Planning Considerations

- 6.1 As detailed in paragraph 3.1 above, 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 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Principle of development
 - (ii) The impact of the reduced number of dwellings from 72 to 70
- (i) Principle of development
- 6.3 The principle of the development has been established by the outline planning permission for the development the residential part of which is located within Havant Borough Council area.
- (ii) The impact of the reduced number of dwellings from 72 to 70
- 6.4 The proposal would result in a relatively modest change to the number of dwellings to be provided at the site (3% approx). It is recognised that both the NPPF and Local Plan policies seek to make the best use of land which is a finite resource. The approved scheme delivered a density of 36 dph for the developable area and the revisions would deliver 35dph for the developable area.

- 6.5 The outline consent was granted having regard to draft allocation of the site for housing under policy H18 of the emerging Havant Borough Local Plan 2036. The latest version of this policy is contained in Havant Borough Local Plan Submission version. H18 states *Residential development of about 72 dwellings will be permitted where* (a number of criteria are met). Paragraph 1.10 states:

The sites within each section are arranged in order of the quantum of development they have the potential to provide. All allocations in this Plan are set as 'about' rather than minimums or maximums. Depending on the form of development proposed through a planning application, it could be that different numbers of homes are achieved.

Given that the change reflects a slightly different quantum of development and that the submission plan also acknowledges in the supporting text under policy H3 that site-specific constraints and local character may justify a different approach (to design) having regard to the context of the site.

- 6.6 It is considered that the proposed amendment to the quantum of development is acceptable. It is however necessary to re-impose a condition which requires a scheme of a minimum of 70 dwellings. It is not considered that any further reduction in units would be justifiable.
- 6.7 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

7 Conclusion

- 7.1 Overall, the proposed alteration to the number of units is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

8 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00300 subject to the following condition

- 4 The development hereby permitted shall provide a total of 70 dwellings.

Reason: To ensure that the development makes the best use of land on this green field site having due regard to policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and policies H3 and H18 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.