
Site Address:	Harbour Place (development site on land at Forty Acres Farm), Havant Road, Havant		
Proposal:	Application for Non-material change to Planning Permission APP/18/00450 relating to the introduction of two parking spaces to serve plot 223.		
Application Type:	Non-material change		
Application No:	APP/22/00369	Expiry Date:	06/06/2022
Applicant:	Miss Ballam Barratt David Wilson Homes Southampton		
Agent:		Case Officer:	Jeff Sadler
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The wider Forty Acres site comprises an area of land to the south of Portsdown Hill, which was formerly used for farming and has been previously used for local events, including car boot sales. A small cluster of farm buildings associated with fruit picking exists in the southernmost part of the site. Within this cluster of buildings is a flint cottage which is a building of local interest. The site lies close to the administrative boundary with Portsmouth. The site sits 7.5 km north east from the city centre of Portsmouth, and 2.5 km west from the town centre of Havant. The site is an approximate rectangle shape covering 22.9 hectares. It formerly comprised several agricultural fields divided by mature tree lines, for which some are covered by Tree Preservation Orders (TPO's). The existing farm buildings, known as Forty Acre Farm, which sit adjacent to the site's southern boundary, are the only existing buildings within the site. The former agricultural site was accessed via a single bellmouth taken from Havant Road. Opposite the original site access is a right-turn lane providing access into residential development on Auriol Drive.
- 1.2 The site is bounded to the north by Havant Road (A2030). There is vegetation along some parts of this boundary, screening the road from the site. To the east, the site is bounded by vegetation screening the site from the slip road and A3(M) motorway beyond. The site is bounded to the south by vegetation alongside the adjacent railway line. To the west the site is bounded by the rear gardens of residential properties on Westways.
- 1.3 The majority of the development in the vicinity consists of suburban housing developed throughout the twentieth century. Many of these houses, such as those on Fortunes Way, are semi-detached two-storey houses. However, the series of houses which overlook the site on Auriol Drive are detached. There are also a number of three-storey apartment blocks in the area to the west of the site, in the Portsmouth City Council administrative area.
- 1.4 Works are well advanced on site connected to the implementation of Planning Permissions APP/18/00450 and APP/21/00605 - see below.

2 Relevant Planning History (bold) and other recent planning history

APP/18/00450 - Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, cloOutline Planning Permission was granted under APP/ sure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020). Request to discharge condition No/s 12, 14, 25 and 28 (received 16.06.2021). Request to discharge condition No. 18 (received 05/07/2021).Request to discharge condition nos 4 & 8 (received 3.8.21). Request to discharge conditions 3 (resubmission) & 13 (received 16.9.21). Request to discharge condition 28 (received 21/02/2022). Request to discharge condition 4 (received 17/03/2022).Request to discharge condition 26 (20.07.22)., PERM,17/01/2020

APP/20/00835 - Application for non-material change to Planning Permission APP/18/00450 relating to replacement of Maidstone house types with Elleton house types and Kenley house types with Denford house types., REF,29/10/2020

APP/20/00969 - Display of 1No.fascia sign and 6No. flag poles., PERM,26/02/2021

APP/20/00972 - Erection of temporary sales arena., PERM,16/03/2021

APP/20/01041 - Application for Non-Material Amendment to Planning Permission APP/18/00450 relating to replace Maidstone house types with Elleton house types, and to replace Kenley house types with Denford house types., PERM,22/01/2021

APP/20/01098 - Application for non-material change to Planning Permission APP/18/00450 relating to the finished floor level (FFL) of Plot 1. Plot 1 FFL to be raised from 8.200 to 8.500 to align with the approved FFL of attached neighbouring property (plot 2)., PERM,22/01/2021

APP/20/01099 - Application for non-material change to Planning Permission APP/18/00450 relating to relocation of substation., PERM,03/02/2021

APP/20/01101 - Application for non material change to Planning Permission APP/18/00450 relating to the spacing and parking layout of plots 156-161 (total 6 dwellings)., PERM,01/02/2021

APP/21/00226 - Application for Deed of Variation to S106 dated 17.1.2020 relating to Schedule 5, clauses 1.2, 2.2, 2.3, 2.4 and 7.4 relating to Highways Works Agreement., ,12/11/2021

APP/21/00247 - Application for Deed of Variation to S106 dated 17.1.2020 relating to Schedule 2, clause 1.1 - management company, ,02/06/2021

APP/21/00605 - Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units.(23.12.21). Request to discharge conditions 3,10,11,20 & 22 (26.01.22)., PERM,23/12/2021

APP/21/01461 - Display of 1No. non-illuminated logo (VIVID) sign., PERM,23/03/2022

APP/21/01348 - Application for non-material change to planning permission
APP/18/00450 relating to internal changes comprising the reconfiguration of floor
space within the care home building and external alterations., PERM,11/03/2022

APP/22/00177 - Application for Variation of S106 Agreement dated 17th January 2020
to enable revision to Schedule 7, clause 3.1 (Not to Dispose or permit Disposal of any
Dwelling until the Wintering Bird Mitigation Area has been transferred either by way of
a transfer of the freehold interest or the creation of a long leasehold interest to the
Management Body) to allow the Management Body to carry out works to the mitigation
area under licence, ahead of transfer; the area to be transferred prior to the final
disposal., DEL,

3 Proposal

- 3.1 Application for Non-material change to Planning Permission APP/18/00450 relating to the introduction of two parking spaces to serve plot 222. The bays would be located on the south side of the residential estate accommodation road directly opposite the 4 unit terrace comprising Units 221, 222, 223 and 224. The new bays would lie adjacent to a pair of visitor parking bays of similar dimensions. This section of carriageway is not to be offered up for adoption.
- 3.2 The application site in this case comprises Plots 221 - 224 only, their related parking and two visitor spaces. The need for the changes proposed appears to have arisen as a corollary of the 're-plan' development approved pursuant to APP/21/00605, which amended the plot and parking arrangements of the wider Forty Acres site immediately to the west of the site.
- 3.2 It is worthy of note that the landscaping proposals submitted in respect of APP/21/00605, whilst not affecting the layout of Plots 221-224 themselves, did anticipate the revised parking arrangement now proposed under this NMA application.

4 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
CS16 High Quality Design
DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

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

5 Consultations

- 5.1 There is no requirement to carry out consultation on a S96A application

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) Appropriateness of design and impact on the character of the area
- (iii) Landscape
- (iv) Effect on neighbouring properties

- (i) Principle of development

- 5.3 The principle of development on this site was established through the granting of planning permission under applications APP/18/00450 and APP/21/00605, therefore development is considered acceptable in principle subject to development control criteria.

- (ii) Appropriateness of design and impact on the character of the area

- 6.4 The approved drawings show surface parking within this part of the development, to comprise either dedicated parking within the forecourts of the properties on the northern side of the estate road, or a combination of visitor and allocated parking located on the southern side of the carriageway. The proposed two additional car parking bays are to be located opposite the host property on the south side of the estate road. The bays would lie at right angles to the road, adjoining a pair of visitor bays and would integrate seamlessly with the layout of development and would not appear incongruous or otherwise out of keeping with the character of the development. The bays would occupy land previously intended to form part of a much larger landscaped area and would as a result not protrude into the highway, interfere with visibility or otherwise interrupt the free flow of traffic through the estate.

- (iii) Landscape

- 6.5 An amended landscape plan has been submitted. There would be a nominal loss of green area, but insufficient within the context of the wider scheme, for this to be material or run contrary to the site master plan. It is also worthy of note that the landscaping proposals submitted in respect of APP/21/00605, whilst not affecting the layout of Plots 221-224 themselves, did anticipate the revised parking arrangement now proposed under this NMA application.

(iv) Effect on neighbouring properties

- 6.6 The bays are to be located within the public domain. 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 The proposed additional parking bays would contribute towards the quantum of formal parking availability within the development, minimising the likelihood of casual parking within the adjoining carriageway and the potential detrimental impact upon the free flow of traffic. Overall, and for the reasons set out above, the proposed alteration to the parking arrangements are not considered to result in a material change to the extant planning permissions. The proposal is therefore recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00369 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

407P1 Non Material Amendment submission to Reposition Parking Bays to
Plots 222 & 223
PL006 Rev AC Proposed Site Layout
BDWS23719 Overview - Soft Landscape Proposals

Reason: To ensure provision of a satisfactory development.