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|-----------------|---------------------------------------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | Land at Forty Acres Farm, Havant Road, Havant                                                                 |               |              |
| Proposal:       | Application for non-material change to Planning Permission APP/18/00450 relating to relocation of substation. |               |              |
| Application No: | APP/20/01099                                                                                                  | Expiry Date:  | 28/12/2020   |
| Applicant:      | Miss Ballam<br>Barratt David Wilson Homes<br>Southampton                                                      |               |              |
| Agent:          |                                                                                                               | Case Officer: | Steve Weaver |
| Ward:           | Bedhampton                                                                                                    |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site comprises an open 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 comprises 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.

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, and by a line of vegetation.

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.

Preparatory works have commenced on site connected to the implementation of Planning Permission APP/18/00450 - see below.

## **2 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, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings. Permitted

17/01/2020 and in the initial stages of implementation.

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., Refused 29/10/2020

APP/20/00969 - Display of 1No.fascia sign and 6No. flag poles. Currently under consideration.

APP/20/00972 - Erection of temporary sales arena. Currently under consideration.

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., Permitted 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)., Permitted 22/01/2021.

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)., Permitted 01/02/2021.

### **3 Proposal**

Application for non-material change to Planning Permission APP/18/00450 relating to relocation of substation.

As originally approved, the layout of the overall site featured two separate electricity substations:

- One lying within the northern part of the site, adjacent to a parking court serving Plots 157-158, and 162-165; and
- One lying within the south western part of the site, adjacent to the parking area serving the allotments.

The covering letter accompanying the application describes the changes proposed as follows:

*Relative to the approved scheme, the present application seeks to relocate the approved substation from its current position, adjacent to the allotments, to the north of the site, north-east of the Care Home and north-west of Plot 1.*

*The revised location will facilitate better access for maintenance purposes and an improved aesthetic for the area encompassing the allotments, whilst having no significant impact upon the overall appearance or character of the residential setting of the proposed location.*

Whilst not expressly referring to the two substations forming part of the approved development, the effect of the change would be to reduce the number of substations on the site as a whole from two to one; with the former proposed sites reverting to grass.

With regard to the revised location, additional plans have been supplied demonstrating the impact of the change on the landscaping in that area.

#### **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)

Havant Borough Local Plan (Allocations) July 2014

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

#### **5 Planning Considerations**

5.1 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.

5.2 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) 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 application APP/18/00450, therefore development is considered acceptable in principle subject to development control criteria.

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

5.4 The proposed changes would result in an altered siting for the approved substation building to the northern part of the site, between Plots 1-2 and the approved care home. It would also result in a very modest adjustment to the location of the garage serving Plots 1-2, which would move marginally closer to the host dwellings. The changes would result in a reduction in the number of substation buildings on the site as a whole from two to one. The detailed design of the single resulting substation would be similar in scale and appearance to the smaller of the two substations previously approved under APP/18/00450; whilst the removal of the buildings from the parking court serving Plots 157-158 and 162-165, and the parking area adjacent to the allotments, and their replacement with a simple grassed bed in each case would not alter the character of either streetscene in a material way, when considered in the context of the wider streetscenes of the development. Indeed the proposals would result in a modest net reduction in built form across the site as a whole.

- 5.5 At a more localised level, the revised location of the single substation building now proposed would result in local adjustments to the alignment of the pathway linking the north elevation of the care home to the west with the access road into the Forty Acres site to the east. The changes would not inhibit pedestrian flows between the two, and whilst the substation building would be visible in local views, this would also be in the context of the larger detached garage building approved to the front of Plots 1-2. Amendments have also been secured to the originally submitted plans to ensure that the nature of landscaping in the area around the revised substation location is compatible with that shown on the approved landscaping plans.
- 5.6 The amendment to the garage location for Plots 1-2 would have no material impact on the properties themselves, nor the wider area.
- 5.7 Having regard to the reduction in overall built form proposed, and the localised nature of the changes in the area affected by the revised location, when taken as part of the wider development the changes are considered to be non-material.

(iii) Effect on neighbouring properties

- 5.8 The changes to the siting of the substation proposed are located within the core of the development and as such the proposed changes are relatively modest and it is considered they will not lead to any adverse impact to neighbouring properties and can therefore be considered as non-material.

## **6 Conclusion**

- 6.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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## **7 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01099 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
402 Rev P3 – Non Material Amendment submission to reposition substation and garage to plots 1&2  
403 Rev P2 – Non Material Amendment submission to reposition substation and replace with grassed area  
404 Rev P2 – Non Material Amendment submission to reposition substation and replace with grassed area  
GTC-E-SS-0012\_R2-1\_1\_of\_1 Rev. 2.1 – Close Coupled Substation Pyramid Roof Detail General Arrangement  
**Reason:** - To ensure provision of a satisfactory development.