
Planning statement

Non Material Amendments
Phase 3 (Residential Phase 2)
Woodcroft Farm

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1. Introduction

- 1.1. Savills Planning have been instructed by Vistry Southern (formerly Linden Homes South) to submit a Non Material Amendment application relating to the third phase of residential development at Woodcroft Farm, Waterloooville. The description of the submission is proposed as:

‘Non Material Amendments to a number of house designs within Phase 3 (Residential Phase 2) including replacement of 2 pane with 4 pane patio doors, addition of brick cills, part rendering to front, side and rear elevations, squaring of bay windows, door canopies and rear building lines, revised fenestration and minor changes to parking layout.’

- 1.2. Phase 3 (Residential Phase 2) consists of 128 new units, 81 of which are private and 47 are affordable. The location of these units remains as per the affordable housing plan within the signed Section 106 agreement that forms part of the planning permission – for ease these are also shown on drawing 2740-A-1007 Phasing Plan Rev A submitted with this application.
- 1.3. The type and scale of non-material amendments sought as part of this application replicate those already approved for Phases 2A (Residential Phase 1A) and 2B (Residential Phase 1B) as detailed in Section 4 of this statement and consist predominantly of house type swaps and minor elevational treatment revisions.

2. Supporting plans and information

- 2.1 This application is supported by the following plans and information, with the relevant superseded plan (sometimes partial superseding for plots on this phase only) noted in italics under each where relevant:

Document
2740-A-1005 Site Layout Phase 3 (Residential Phase 2) Rev A
2740-A-1006 Site Layout Coloured Layout Rev A
2740-A-1007 Phasing Plan Rev A (2668-C-1007 Phasing Plan Rev B)
2740-A-1008 Residential Phase 2 Facing Materials Plan Rev A
2740-A-1101 Site Sections CDP 2000 Rev A
2740-A-1101 Site Sections CDP 2001 Rev A
Residential Phase 2 Plot by Plot Schedule
1924-A-3010-C_BLOCK TYPE C 1x2BH1 & 1x3BH4+ Plans & Elevations Rev A (1924-A-3010 Block C Plans & Elevations)
1924-A-3015-D_BLOCK TYPE D 2x2BH1 & 1x3BH4+ Plans & Elevations Rev A (1924-A-3015 Block D Plans & Elevations)
1924-A-3020-C_BLOCK TYPE E 3x2BH1 & 2x3BH4+ Plans & Elevations Rev A (1924-A-3020 Block E Plans & Elevations)
1924-A-3030-D_BLOCK TYPE G 1x2BH1 & 1x3BH8 Plans & Elevations Rev A (1924-A-3030 Block G Plans & Elevations)
1924-A-3040-D_BLOCK TYPE J 1x3BH1 & 1x3BH4+ Plans & Elevations Rev A (1924-A-3040 Block J Plans & Elevations)
1924-A-3065-D_BLOCK TYPE P 1x3BH4 & 1x3BH4+ Plans & Elevations Rev A (1924-A-3065 Block P Plans & Elevations)
1924-A-3070-D_BLOCK TYPE Q 1x3BH4 & 1x3BH5 Plans & Elevations Rev A (1924-A-3070 Block Q Plans & Elevations)
1924-A-3105-D_BLOCK TYPE X 4BH1 Plans & Elevations Rev A (1924-A-3105 Block X Plans & Elevations)
1924-A-3115-D_BLOCK TYPE Z 4BH2-F Plans & Elevations Rev A (1924-A-3115 Block Z Plans & Elevations)
1924-A-3170-D_BLOCK TYPE AL 1BF4, 3x2BF5 & 2BFOG Plans Rev A (1924-A-3170-C Block AL Plans)
1924-3171-D_BLOCK TYPE AL 1BF4, 2x2BF5 & 2BFOG Elevations Rev A (1924-A-3171-C Block AL Elevations)

3. Planning policy context

- 3.1 Woodcroft Farm was originally allocated in the Havant Core Strategy (adopted March 2011) as a strategic residential allocation, site location 5, with the potential of delivering up to 340 homes. Policy 'CS18 - Strategic Site Delivery' in the CS detailed the site as critical to achieving the core strategy vision for the borough and development would be permitted in line with the development requirements set out in the strategic site profile.
- 3.2 The first version of the Draft Local Plan to 2036 took forward this allocation as 'H42 – Woodcroft Farm' and refers to the planning permission in place for 288 units. The draft policy stated that should work start on site during 2018, the allocation will be removed from the next stage of consultation. The pre-submission version of the Local Plan was consulted on in early 2019 and retained the site as allocation 'H41 Woodcroft Farm', again referencing the planning permission for 288 units that is now under construction. As such, the strategic allocation for this site may fall away as the local plan review process continues to submission later in 2020.
- 3.3 Land immediately to the rear of the site, within the East Hampshire District Council (EHDC) administrative boundary, has recently been earmarked for development through a draft allocation for residential (approximately 180 properties) in the emerging EHDC Draft Local Plan, which underwent consultation during February and March of 2019. This potential development site would be accessed through the main Catherington Park site within Havant.

4. Planning history

- 4.1 Full planning permission was granted in May 2015 by Havant Borough Council for 288 residential units on Woodcroft Farm under planning reference APP/13/00804. The description of development was as follows:

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931.

- 4.2 Since the grant of permission, original landowner Derwent Developments Ltd undertook the necessary Phase 1 infrastructure works consisting of bridleway improvements, which were completed in 2017.

- 4.3 Vistry Southern (formerly Linden Homes) secured ownership of the original phase 2, as approved under APP/13/00804, which consisted of 160 new residential units and the existing farmhouse. A discharge of condition submission by Vistry Southern in February 2018 obtained approval of a revised phasing plan for the development under Condition 2 of APP/13/00804, which allocated 37 units within Phase 2A (Residential Phase 1A) and 123 units and the former farmhouse within Phase 2B (Residential Phase 1B). The remaining 128 units are within Phase 3 (Residential Phase 2), which has now also been purchased by Vistry.

- 4.5 A Non Material Amendment application (APP/18/00217) was submitted to Havant Borough Council in February 2018 for the properties in Phase 2A with the following description:

'Non Material Amendments to a number of house and flat designs within Phase 2A (Residential Phase 1A) including replacement of 3 pane with 4 pane patio doors, removal of external first floor terrace areas above garages for flats, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, replacement garage doors and removal of decorative chimneys.'

- 4.6 This NMA was approved on 5 April 2018. A further Non Material Amendment application (APP/18/01145) was then submitted to Havant Borough Council for the properties in Phase 2B in November 2018 and approved on 19 December 2018, with the following description:

'Application for non-material amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2B (Residential Phase 1B) including replacement of 3 pane with 4 pane patio doors, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, alteration to garages and removal of decorative chimneys'.

- 4.7 Finally, a third NMA was submitted (APP/19/00076) to Havant BC and approved on 14 March 2019 for

'Non Material Amendments to Plots 1, 2 & 3 within Phase 2B (Residential Phase 1B) including change of house type, revision of external materials schedule and plot layout amendments.'

5. Non Material Amendments – Phase 3

5.1. As noted in paragraph 4.4, Vistry Southern have recently purchased the remaining phase of 128 units from Derwent Developments Ltd which will allow a comprehensive and consistent approach to the delivery of housing across the whole site

5.2. In order to deliver a consistent quality of house across the whole site, there are a number of revisions included within this application for plots in Phase 3 (Residential Phase 2). For ease these are outlined below on a plot by plot basis. The driver behind the changes is to provide attractive, usable and popular homes that will ensure the site makes a positive contribution to housing delivery in the borough. The changes sought are in line with those within the previous Non Material Amendment applications for Phases 2A (Residential Phase 1A) and 2B (Residential Phase 1B) which were both approved by Havant Borough Council. The revisions once again generally relate to minor footprint changes (e.g. squaring of bay windows and removing garden rooms) and fenestration adjustments to improve style and durability.

- Plots 101, 105, 106, 108, 112, 113, 125, 127, 129, 133, 138, 201 & 211
Change from house type 3BH3 to 3BH4+ALT: 4 pane instead of 2 pane patio doors, minor fenestration changes to front and rear elevation
 - Plots 117, 212
House type 3BH4+ Render to brick on side and rear elevations
 - Plot 131
Change from house type 3BH9 to 3BH4+ALT – tile to render on front elevation
 - Plot 132*
Change from house type 4BH5 to 3BH5+ALT – additional render on side elevation
 - Plot 217*
Change from house type 3BH5 to 4BH1 – tile hanging to front elevation
- *these two changes ensure housing mix remains as per approved development description in terms of 3-bed and 4-bed properties*
- Plots 173, 204, 212, 214, 215
Render to brick on side and rear elevations
 - Plot 218
Garage extended and re-positioned
 - Parking courtyards (Plots 223-231, Plots 182-185, Plots 116-117)
Reduction in block paving and replacement with more durable tarmac finish;

- Plot 126/127 Double Garage
Double garage moved forward slightly;
- Plot 101-106 Rear Garden Access
Amended and made more efficient, result being gardens have slightly increased in size;
- Plot 108/139 Rear Garden Access
Double path now included for access purposes;
- Plot 197-201 Rear Garden Access
Amended to be more efficient;
- 2 x Visitor Spaces opposite Plot 181
2 x spaces opposite Plot 181 have been removed and 1 x visitor space added opposite 182-185 in central green and 1 x visitor space added opposite Plot 172 in central green. No Net change in parking provision;
- Plot 181 Garage
Moved northwards slightly due to buildability of previous scheme and attached to apartment block 182-185;
- Plot 222 2 x Parking Spaces
Parking Spaces moved northwards slightly and resultant increase in size of green area adjacent;
- Plot 146/147/148/149 Garage Parking
Garages removed as these are affordable plots and not required by HA, parking spaces remain;
- General Point – Gates/Garden Access
Some gates have been moved to more efficient locations for means of accessibility;
- General Point – Sheds
Sheds removed from layout where these are not required;
- Parking Spaces Numbering
Parking Spaces have been renumbered in some locations as they were too remote to the plots they served – no net change to parking provision across the site.

- 5.3. As noted in paragraph 5.1, a number of the proposed minor revisions are to make the properties more usable, for example through the squaring of bay windows to provide a more practical internal arrangement. A number of rear building lines have also been squared off where previously there were extremely minor steps in footprint.
- 5.4. Other consistent changes sought within this application include revisions to fenestration on a number of properties. The original approved plans under APP/13/00804 provided window sizes that, under Building Regulations, would have required internal window bars. Feedback from occupiers of other Vistry schemes has shown these to be unpopular. As such window sizes have been adjusted to ensure internal window bars are not required.
- 5.5. Some physical material changes are proposed, including a reduction in render on some properties. These changes respond to Vistry's experience of wanting to deliver properties that maintain quality over time. HBC have previously approved the materials palette for Phases 2A and 2B that were considered to provide sufficient quality used by Vistry Southern in construction. As with the previous NMAs of this ilk, a future discharge of conditions application will be made against Condition 7 for this phase of the development to secure the quality of materials.
- 5.6. As with the previous NMAs, following agreement with the case officer the principle of the material changes is included within this application for approval. In this regard, for ease of reference we have also submitted a plan showing which facing materials are to be used on which property across the whole phase (2740-C-1008 Residential Phase 2 Facing materials plan Rev F). This once again helps to show the variety of elevational treatment as you move through the site.
- 5.7. Vistry Southern remain committed to delivering a high quality, popular product on this site that will contribute to short term housing delivery within Havant.

6. Summary

- 6.1. In conclusion, the suite of minor changes requested within this application will enable the final phase of 128 units to come forward at Woodcroft Farm in a consistent and coherent manner. The revisions to materials, house design and layout maintain the high quality scheme approved under planning permission APP/13/00804 and Non Material Amendments APP/18/00217 & APP/18/01145 and we respectfully request the application is approved.

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