
Planning statement

Non Material Amendment

Replacement dwelling on site of former farmhouse dwelling

Phase 2B (Residential Phase 1B)

Catherington Park

Planning statement

Non Material Amendments – Phase 2B (Residential Phase 1B) Woodcroft Farm



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1. Introduction

- 1.1. Savills Planning have been instructed by Vistry Homes (formerly Linden Homes) to submit a Non Material Amendment application relating to the former farmhouse within second phase of residential development at Catherington Park, Waterloooville. The description of the submission is proposed as:

'Non Material Amendments to Phase 2B (Residential Phase 1B) replacing 4-bed former farmhouse dwelling with 1 x 4-bed detached dwelling.'

- 1.2 Phase 2B (Residential Phase 1B) consists of 123 new units, 83 of which are private and 40 are affordable. There are no changes to the layout or number of units proposed within Phase 2B. The non-material amendment sought as part of this application is a simple replacement of the former detached farmhouse dwelling with a single detached dwelling.

2. Supporting plans and information

- 2.1 This application is supported by the following plans and information, with the relevant superseded plans and documents in italics under each where relevant (approved under NMA APP/18/00217, see paragraph 4.5 of this statement):

Document
2740-C-1005G Site layout Phase 2B Resi Phase 1B v2 <i>2740-C-1005 Phase 2B (Residential Phase 1B) Site Layout Rev G</i>
2740-A-1006 F Site layouts Masterplan v2 <i>2740-C-1006 Masterplan Rev F</i>
2740-A-1008 D Site Layout Facing Materials v2 <i>2740-C-1008 Facing materials plan Rev D</i>
Westminster Elevations Flint
Westminster floorplans

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 Homes (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 Homes (formerly Linden Homes) 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).

- 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 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 Amendment

5.1 As noted in paragraph 1.1. this non material amendment application relates solely to the replacement of the former farmhouse building located to the west of the overall site within Phase 2B (Residential Phase 1B). No other changes to any other units within the scheme are proposed. The farmhouse, which was neither listed nor locally listed, was demolished in 2019 following extensive vandalism and fears over the structural safety of the remaining building.

5.2 In the original planning permission granted for the site (APP/13/00804) the farmhouse was indicated as being retained in its established use a single residential 4-bed dwelling, as noted in the Planning Statement accompanying that application:

'With regard to the existing farmhouse, the Council considered its retention would create a modest but positive sense of historical continuity subject to sympathetic treatment of its surroundings and new curtilage. This has been achieved through the layout and orientation of the residential units. As the farmhouse is in existing lawful use and not tied for agricultural purposes, it has been excluded from the overall housing capacity of 293 new dwellings.'*

*(*Savills note - post submission the total number of units reduced to 288)*

5.3 The key issue for consideration as part of this application is the suitability of the replacement dwelling being proposed. Vistry Homes have revisited the original Design and Access Statement supporting application APP/13/00804 and extracted a number of key references to the farm house area that have driven the design of the dwelling being proposed and these are reproduced below:

'Sympathetic treatment to the area surrounding the farmhouse has been incorporated within the design.'

'A green to the south forms part of the existing farmhouse setting'

'Some local landmark buildings using flint and render and an extra storey height have already been described at the gateways to the entrance area, and to the 'village green' and around the farmhouse'

'Some flint detailing similar to the existing farmhouse on the site has been used sparingly on the site in places of emphasis and importance to create local landmark buildings, including the 'entrance' to the site, the entrance through the hedgerow to the main open space, and around the existing farmhouse'

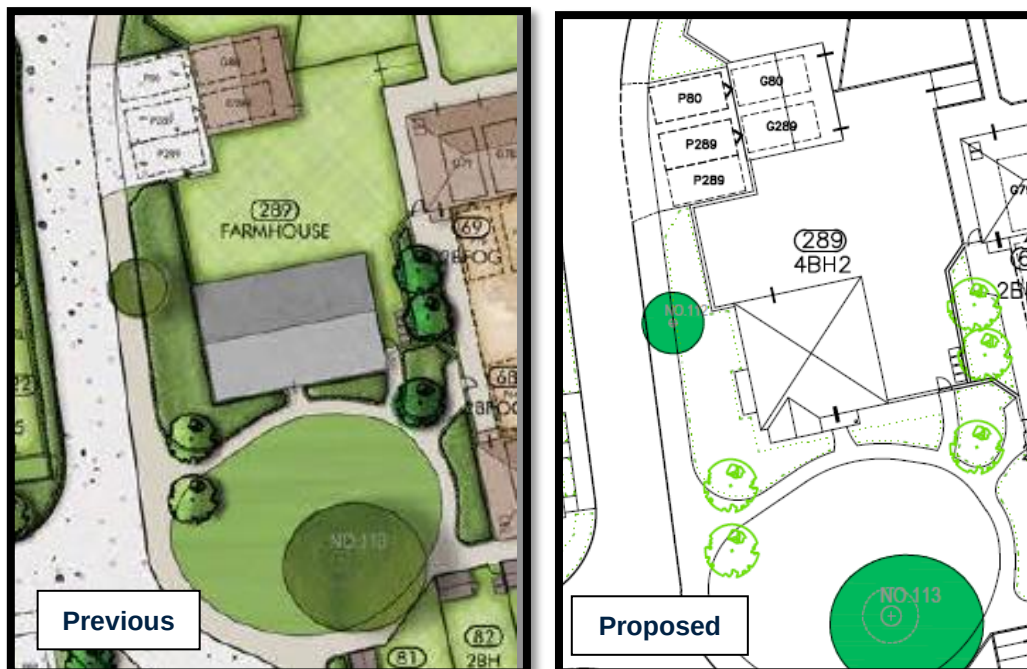
5.4 The image overleaf shows the perspective to the farmhouse drawing submitted with the planning application, albeit this does not appear in the list of approved plans on the decision notice.

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- 5.5 Vistry Homes are proposing to replace the farmhouse with a 'Westminster' 4 bedroom detached property with flint elevations. From a site layout perspective, the change to this area of the site is minimal as depicted on the drawing extracts below:



- 5.6 All aspects of the former farmhouse plot remain the same as per the approved plans – the parking and garages to the rear, the green and footpaths to the south. The only revision is a minor reduction in footprint that allows a larger private rear garden for the property. There are no revisions to the approved landscaping plans apart from a slight increase in the landscaped area at the front of the property.

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- 5.7 From a street scene perspective, the proposed dwelling is to be treated with flint detailing on all elevations, fully according with the design ethos of this area of the site as approved under APP/13/00804. Whilst the original character has been lost through the demolition of the farm house, the replacement with a high quality dwelling that is treated in the same way as the former property will ensure that people moving through this part of the site will experience a different character to other areas within Catherington Park.
- 5.7 The minor revisions sought will enhance the quality and variety of the approved scheme. Vistry Homes are committed to delivering a high quality, popular product that will contribute to short term housing delivery within Havant and this replacement dwelling will continue to demonstrate that commitment.

6. Summary

- 6.1 In conclusion, the minor change within this non-material application will assist in maintaining the character of the area of the site previously occupied by the original 'Woodcroft Farm' house by introducing a single replacement detached dwelling with flint elevations, and we respectfully request the application is approved.

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