
Site Address:	Land west of Horndean Road and south of Southleigh Road, Emsworth		
Proposal:	Application for non-material change to Planning Permission APP/17/00358 relating to surface and boundary material changes.		
Application No:	APP/19/00833	Expiry Date:	18/09/2019
Applicant:	Chris Van Essen Bellway Homes (Wessex)		
Agent:	Bryony Stala Savills	Case Officer:	Lewis Oliver
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The site, which has an area of 7.36ha, and was formerly arable farmland and now being developed as a residential scheme. The site lies immediately to the west of Horndean Road and south of Southleigh Road, Emsworth and runs south east behind the houses on the west side of Horndean Road. The application site is located approximately 1.7km north-west of Emsworth town centre.

1.2 The land slopes gently downwards by about 3 metres in approximately 500 metres length from north to south. The northern most property on the western side of Horndean Road is the Jingles Bed and Breakfast Hotel. Behind the hotel there is a natural pond surrounded by mature trees and vegetation. The pond divides the site into 2 distinct areas; the area north of the pond and the area south of the pond. Immediately to the west of the pond is West Brook which runs parallel to Southleigh Road then turning through 90 degrees to run parallel with Horndean Road into Emsworth and eventually discharging into Chichester Harbour.

1.3 The northern area is defined by substantial hedges to the north and east along the sides of Southleigh Road and Horndean Road, the pond to the south and open farmland to the west. A Surface Water pipe runs from Horndean Road, under the site, to a culvert forming the head of the West Brook. The northern area is more 'open' than the southern area is open farmland with no trees. The southern area is defined by the pond to the north, an attractive stone wall to the east, a mature hedge and trees to the south and open farmland to the west.

1.4 The wall forms the boundary to the properties along Horndean Road and probably dates from the same time as the earlier Victorian Houses. There is an agricultural access for farm vehicles only, halfway along the wall, between Nos 57 and 59. There are three more recently built, properties (No 71a, 57 + 59) that are close to the boundary wall.

1.5 The application site is within close proximity to the Chichester Harbour Site of Special Scientific Interest (SSSI). This site is also part of the Solent Maritime Special Area of Conservation (SAC), the Chichester and Langstone Harbours Special Protection Area (SPA) and Chichester and Langstone Harbours Ramsar Site which is a wetland of International Importance under the Ramsar Convention.

1.6 The site is allocated for housing development under reference UE13 of Policy EM1 in the Local Plan (Allocations). Outline planning permission was granted in April 2015 under reference APP/14/00547, a subsequent reserved matters was approved under application APP/17/00358 in 2017.

2 Planning History

APP/14/00547 - Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels PERM,29/04/2015

APP/17/00358 - Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area. (Approved 16.08.2017). Request to discharge condition No. 3 (01.11.2018)., PERM,16/08/2017

APP/18/00045 - Application for non-material change to Planning Permission APP/14/00547 relating to partial replacement of part of the site with revised materials. , PERM,24/05/2018

APP/18/00271 - Variation of S106 relating to Affordable Housing and clauses 1.4, 1.5, 1.8 and 1.11., PERM,11/07/2018

3 Proposal

The proposal is for non-material change to Planning Permission APP/17/00358 relating to surface and boundary material changes. There have been some minor divergences from the approved plans in the implementation of the approved development in relation to (a) hard surface materials used on provided drives within individual plots, and (2) the form of some of the private boundaries using fencing rather than the approved brick walls.

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 under the application APP/14/00547. This NMA relates to a revised materials schedule for parts of the development.

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

5.4 The revised Surface Materials Layout Plans outline small elements of tarmac being used rather than Type 2 Block Paving as approved in across the site as tarmac to private drives, with the exception of Plot 5 which will retain approval for the use of block paving.

A number of the approved brick wall boundary details have been replaced with close boarded fencing, these are largely located on the boundary treatments set beyond the driveways of the dwellings and as such only allows limited views when passing the dwellings. Many of the revised details are those bounding car parking and have been detailed within the submitted Boundary Materials Layout (Ref: P202B). Whilst the proposal incorporates a number of changes these are modest in form and are not considered to impact the character of the development.

(iii) Effect on neighbouring properties

5.5 The proposed changes relate to a change in materials and 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.

6 Conclusion

6.1 The plans for the development of this site have been the subject to one previous approval for non- material changes. Having regard to these and the current proposal overall, the proposed alterations for this housing development are not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00833

subject to the following conditions

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

Boundary Layout - P202B

Surface Materials Layout - P204C

Reason: - To ensure provision of a satisfactory development.