



BARRATT
— HOMES —

Mrs Daphney Haywood
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

16th April 2019

Dear Mrs Haywood

**SITE ADDRESS: LAND NORTH OF HAVANT ROAD AND WEST OF SELANGOR AVENUE,
EMSWORTH**

VARIATION OF CONDITION APPLICATION

PLANNING PORTAL REFERENCE: PP-07773494

I am writing to advise you that Barratt Homes have today submitted a Variation of Condition Application via the Planning Portal (PP-07773494) in relation to the Land North of Havant Road and West of Selangor Avenue, Emsworth.

The application seeks minor plot changes to the already approved layout which include the reconfiguration of the show home arena. This has amended the proposed house types from plot 139 through to 146.

Having discussed the proposal with the Council prior to this submission, it is acknowledged that the application would be considered a “departure” from the Councils Development Plan on the basis that the Havant Borough Local Plan 2036 has not yet been formally adopted.

The National Planning Policy Framework states “Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan”. Paragraph 49 of the NPPF advises that the more advanced its preparation, the greater the weight which can be applied when determining a planning application.



The land north of Havant Road and West of Selangor Avenue was included within the Local Plan Housing Statement under Policy UE02B as an allocated site, suitable for residential development. This position statement was formally adopted by full Council on 7th December 2016 and was intended to be used as an interim statement which should be considered when making decisions on planning applications for housing sites whilst the Havant Borough Local Plan is in production. It was under this policy that application APP/16/00774 was granted planning consent.

The emerging Havant Borough Local Plan was further approved by full council on 30th January 2019 and the Council therefore considers the plan to be “sound”. The land north of Havant Road and West of Selangor Avenue remains an allocated site within the emerging Local Plan under Policy H9. As such, the policy position in relation to this site has not changed and continues to accord with the development plan.

On this basis, as the proposed development has already been granted planning permission under application APP/16/00774, and this application seeks very minor changes to the proposed development, it is not considered that this should be viewed as a “departure” from the development plan. The site is a proposed allocation within both the Local Plan Housing Statement and Emerging Havant Borough Local Plan 2036 and as such is considered to be fully compliant with the development plan for Havant Borough.

The NPPF allows Local Planning Authorities the power to apply weight to emerging policies and given the stage of the Emerging Local Plan, it is not considered that this should be determined as a departure site.

A schedule of the approved plans together with the plans to be substituted are included below;

Approved Plans	Plans to be substituted
ARCHITECTURE	
CB_15_105_001 Rev: E – Planning Layout	CB_15_105_001 Rev: F – Planning Layout
CB_15_105_003 Rev: G – Housing Mix Plan	CB_15_105_003 Rev: H – Housing Mix Plan
CB_15_104_004 Rev: H – Affordable Housing Plan	CB_15_104_004 Rev: J – Affordable Housing Plan
CB_15_105_005 Rev: G – Building Heights	CB_15_105_005 Rev: H – Building Heights
CB_15_105_006 Rev: G – Parking Strategy	CB_15_105_006 Rev: H – Parking Strategy
CB_15_105_007 Rev: G – Bin & Cycle Storage	CB_15_105_007 Rev: H – Bin & Cycle Storage
CB_15_105_008 Rev: G – External Finishes	CB_15_105_008 Rev: H – External Finishes
CB_15_105_009 Rev: G – External Enclosures	CB_15_105_009 Rev: H – External Enclosures
LANDSCAPING	
Landscape Proposals (Sheets 1-7)- BDWS20345 11.1.I	Landscape Proposals (Sheets 1-7)- BDWS20345 11J



Landscape Proposals (Sheets 1-7)- BDWS20345 12.1.E	Landscape Proposals (Sheets 1-7)- BDWS20345 12F
Landscape Proposals (Sheets 1-3)- BDWS20345 20J	Landscape Proposals (Sheets 1-3)- BDWS20345 20K
AMENDED HOUSE TYPE FLOOR PLANS AND ELEVATIONS	
CB_15_105 Maidstone Rev D CB_15_105 Radleigh Rev E CB_15_105 Richmond Rev D CB_15_105 Roseberry Rev C CB_15_105 Ennerdale Rev D	
AMENDED STREETSCENES	
Cb_15_105_SS_01 Rev D (F2) Cb_15_105_SS_02 Rev D (F2) Cb_15_105_SS_03 Rev E (F2) Cb_15_105_SS_04 Rev E (F2) Cb_15_105_SS_06 Rev C (F2) Cb_15_105_SS_08 Rev C (F2)	

The relevant fee of £234 has been paid via the Planning Portal.

I trust that you now have all that you require to validate this application, however, should you seek clarification on any of the above information, please do not hesitate to contact me.

Yours Sincerely,

Harriet Pitney

Planning Co-ordinator

(On behalf of Barratt Homes Southampton)