
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 Linden Homes South to submit a Non Material Amendment application relating to the second phase of residential development at Woodcroft Farm, Waterloooville. The description of the submission is proposed as:

‘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.’

- 1.2 Phase 2B (Residential Phase 1B) consists of 123 new units, 83 of which are private and 40 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. There is no change to the number of units proposed within Phase 2B. The type and scale of non-material amendments sought as part of this application are ‘plot substitutions’ (albeit to other approved house types) and are being proposed to make the site entrance street scene more attractive and also enable the show homes and sales area to function effectively through the duration of the sales period for the entire site.

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- 2.1 This application is supported by the following plans and information, with the relevant superseded plans and documents in italics under each where relevant:

Document
Woodcroft Plot by Plot Phase 2B (Residential Phase 1B) Schedule of Accommodation 5.1.19 (<i>Woodcroft Plot by Plot Phase 2B (Residential Phase 1B) Schedule of Accommodation 11.10.18</i>)
Woodcroft Summary Phase 2B (Residential Phase 1B) Schedule of Accommodation 5.1.19 (<i>Woodcroft Summary Phase 2B (Residential Phase 1B) Schedule of Accommodation 11.10.18</i>)
Woodcroft Plot by Plot Whole site schedule 5.1.19
Woodcroft Summary Whole site schedule 5.1.19
2740-C-1007 Phasing Plan Rev F (<i>2740-A-1007 Phasing Plan Rev D</i>)
2740-C-1005 Phase 2B (Residential Phase 1B) Site Layout Rev G (<i>2740-C-1005 Phase 2B (Residential Phase 1B) Site Layout Rev E</i>)
2740-C-1006 Masterplan Rev F (<i>2740-C-1006 Masterplan Rev D</i>)
2740-C-1100 Materials Rev B (<i>2740-C-1100 Materials</i>)
2740-C-1101 Materials elevations Rev C (<i>2740-C-1101 Materials elevations</i>)
2740-C-1008 Facing materials plan Rev D (<i>2740-C-1008 Facing materials plan</i>)
2740-C-1009 Site sections R & S Rev C (<i>2740-C-1009 Site sections</i>)
2740-C-1010 Site sections B & E Rev C
2740-A-3100 4BH2 (FLINT)_Plots 39, 240_Plans & Elevations Rev D (<i>2740-A-3100 4BH2 (FLINT)_Plots 1, 39, 240_Plans & Elevations Rev C</i>)
2740-A-3101 3BH5 (L) Plot 1 Plans & Elevations Rev A
2740-A-3106 3BH5 (L) Plot 2 Plans & Elevations & 2740-A-3107 3BH7 Plot 3 Plans & Elevations Rev A (<i>2740-A-3105 3BH1+3BH5(L)_Plots 2-3_Plans & Elevations Rev C</i>)
2740-A-3230 Garages, Substation, Cycle & Refuse Stores Plans & Elevations Rev D (<i>2740-A-3230 Garages, Substation, Cycle & Refuse Stores Plans & Elevations Rev C</i>)

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 current Draft Local Plan to 2036 takes forward this allocation as 'H42 – Woodcroft Farm' and refers to the planning permission in place for 288 units. The draft policy then states that should work start on site during 2018, the allocation will be removed from the next stage of consultation, which is due to occur in early 2019. As such, the strategic allocation for this site will fall away as the local plan review process continues to submission in mid-2019.
- 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 is undergoing public consultation during February and March of this year. This potential development site would be accessed through the Linden Homes land.

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 Linden Homes South secured ownership of the original phase 2, as approved under APP/13/00804, which consisted of 160 new residential units and the existing farmhouse.

- 4.4 A discharge of condition submission by Linden Homes South 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). This Non Material Amendment application relates to three specific properties within the 123 new units of Phase 2B (Residential Phase 1B) only. The relevant approved phasing plan (2740-A-1007 Phasing Plan) has been included as part of this submission.

- 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.'

5. Non Material Amendments

5.1 In order to deliver an attractive entrance to the site and an effectively functioning commercial sales area, there are a small number of revisions included within this application for plots 1, 2 and 3 in Phase 2B (Residential Phase 1B). For ease these are outlined below on a plot by plot basis, with the two drawing extracts showing the 'before' and 'after' scenarios. The driver behind the changes is to provide an attractive, usable and popular show home area that will assist in driving sales and therefore ensuring the site makes a positive contribution to housing delivery in the borough. The changes sought relate to minor layout changes within plots 2 & 3, elevational and house type revisions to improve style and durability and an improvement to the street scene fronting the main road into the site.

- Plot 1
Change of house type from 1 x 4-bed H2 to 1 x 3-bed H5, extended landscaping area adjacent to highway
- Plots 2 & 3
Split from a single structure consisting of 2 x 3-bed dwellings (house type 3BH1 and 3BH5) to 2 x detached 3-bed dwellings (house type 3BH5 and 3BH7). Associated split of garage from one triple garage serving plots 1, 2, & 3 to a double garage (and parking) serving plots 2 and 3. Increased garden size to Plot 2.



5.2 As noted in paragraph 5.1, the proposed minor revisions are to make this important area of the site more attractive and usable. For example, the garden to Plot 2 will increase in size and also see the small strip of grass behind the garage removed. There will also be an increased landscaping strip adjacent to Plot 1. The current triple garage with parking in front will be split into a less dominating double garage to serve Plots 2 & 3 and a single garage on the northern side of Plot 2 to serve Plot 1.

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- 5.3 From a street scene perspective, the layout change and splitting of Plots 2 and 3 will see a more traditional street frontage (as shown on the extract below) facing out onto the sports pitch. The existing extended space between the two buildings on each corner will be broken up with a detached property, meaning the triple garage will not be main focus of this element of the site.



- 5.4 The proposed house types (3BH5 for Plots 1 and 2 and 3BH7 for Plot 3) have all previously been approved as part of the main scheme (Plots 66, 71, 251 & Plots 16-18, 36-38, 75-78 respectively). From a schedule of accommodation perspective, the 83 private units within Phase 2B (Residential Phase 1B) would consist of 2 x 1-bed, 23 x 2-bed, 46 x 3-bed and 12 x 4-bed (currently 2 x 1-bed, 23 x 2-bed, 45 x 3-bed and 13 x 4-bed).
- 5.5 The minor revisions sought will in no way dilute the quality and variety of the approved scheme. Linden Homes are committed to delivering a high quality, popular product that will contribute to short term housing delivery within Havant.

6. Summary

- 6.1 In conclusion, the minor changes to the three plots at the site entrance requested within this application will assist in enabling the second phase of 123 units to come forward at Woodcroft Farm. 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/18/001145 and we respectfully request the application is approved.

James Brewer
Associate

+44 (0) 2380 713992
+44 (0) 7773 072652
james.brewer@savills.com

2 Charlotte Place
Southampton
SO14 0TB