
Planning statement

Non Material Amendments
Phase 2A (Residential Phase 1A)
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 first phase of residential development at Woodcroft Farm, Waterloooville. The description of the submission is proposed as:

'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.'

2. Supporting plans and information

2.1 This application is supported by the following plans and information, with the relevant superseded plan noted in *italics* under each where relevant:

Document
2668-C-1005-F Site layout
2668-C-1006-B Masterplan
2668-C-1007-B Phasing plan
Schedule of Accommodation Phase 2A (Residential Phase 1A)
2668-A-3000-D HOUSE TYPE 3BH5x2 PLOTS 252-253 Floor plans and elevations
<i>1924-A-3071-C Block type Q Plots 252-253</i>
2668-A-3005-D FLAT TYPES 1BFx6 & 2BFx6 PLOTS 254-265 Floor plans
<i>1924-A-3215-B Block type AQ Plots 254-265 Floor plans</i>
2668-A-3006-C FLAT TYPES 1BFx6 & 2BFx6 PLOTS 254-265 Elevations
<i>1924-A-3216-B Block type AQ Plots 254-265 Elevations</i>
2668-A-3010-D HOUSE TYPE 2BH1x2 & 3BH8 PLOTS 266-268 Floor plans and elevations
<i>1924-A-3011-D Block type C+ Plots 266-268 Plans & elevations</i>
2668-A-3015-D HOUSE TYPE 4BH2 PLOTS 269,270,275,281,288 Floor plans and elevations
<i>1924-A-3110-D Block type Y Plots 269, 270, 275, 281 & 288 Plans & elevations</i>
2668-A-3020-D HOUSE TYPE 3BH5 + 3BH4 PLOTS 271-272 Floor plans and elevations
<i>1924-A-3070-D Block type Q Plots 271-272 Plans & Elevations</i>
2668-A-3025-C FLAT TYPE 2B FOGx2 PLOTS 273-274 Floor plans and elevations
<i>1924-A-3175-D Block type AM Plots 273, 274 Plans & Elevations</i>
2668-A-3030-D HOUSE TYPE 3BH7x5 PLOTS 276-280 Floor plans and elevations
<i>1924-A-3095-D Block type V Plots 276-280 Plans & elevations</i>
2668-A-3035-D HOUSE TYPE 4BH4 PLOTS 282-283 Floor plans and elevations
<i>1924-A-3210-A Block type Z1 Plots 282-283 Plans & elevations</i>
2668-A-3040-D HOUSE TYPE 4BH1 PLOTS 284, 285 Floor plans and elevations
<i>1924-A-3105-D Block type X Plots 284-285 Plans & elevations</i>
2668-A-3045-D HOUSE TYPE 3BH4 + 3BH4 PLOTS 286-287 Floor plans and elevations
<i>1924-A-3065-D Block type P Plots 286-287 Plans & elevations</i>
2668-A-3050-C SINGLE GARAGE, SUBSTATION, CYCLE STORE, REFUSE & RECYCLING STORE Plans and elevations
<i>1924-A-3190-D Garages & car ports & 1924-A-3191-D substation, cycle, refuse and bin store Plans & elevations</i>
2668-C-1010-A Materials
2668-C-1011-A Street 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 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 (likely to be late summer 2018).

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 were completed in 2017.
- 4.3 Linden Homes South have recently secured ownership of the original phase 2, as approved under APP/13/00804, consisting of 160 new residential units and the existing farmhouse.
- 4.4 A parallel discharge of condition submission by Linden Homes South seeks approval of a revised phasing plan for the development, allocating 37 units within Phase 2A (Residential Phase 1A) and 123 units and the existing farmhouse within Phase 2B (Residential Phase 1B). This Non Material Amendment application relates to units within Phase 2A (Residential Phase 1A) only. The relevant phasing plan has been included as part of this submission.
- 4.5 Subject to discharging the relevant pre-commencement conditions, work is scheduled to commence on site in the summer of 2018 for Phase 2A (Residential Phase 1A), with the first residential units due for completion by the end of the year.

5. Non Material Amendments

5.1 There are a number of revisions included within this application across plots in Phase 2A (Residential Phase 1A), which for ease are outlined below on a plot by plot basis. The consistent 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.

- Plots 252-253 (2 x 3-bed houses)

Addition of brick cills to rear elevation, removal of ground floor rear window & garden rooms, replacement of 3 pane patio door with 4 pane opening, part render on front and rear elevations

- Plots 254-265 (6 x 1-bed & 6 x 2-bed flats)

Removal of terrace areas above garages and associated brickwork screen, replacement of patio door openings with windows on first floor flats, revised elevation detailing to garages including revised garage doors

- Plots 266-268 (2 x 2bed & 1 x 3-bed houses)

Removal of windows from side elevation, revised fenestration at ground and first floor

- Plots 271-272 (2 x 3-bed houses)

Squaring of bay window and door canopy, addition of brick cills, removal of garden room and addition of 4 pane patio door, reduction in render to front and rear elevation, internalising porch

- Plots 273 & 274 (2 x 2-bed flats over garages)

Revised garage door design x 6

- Plots 276-280 (5 x 3-bed houses)

Squaring of bays and porches, addition of brick cills, fenestration revisions to front and rear, removal of decorative chimney pieces, revised garage door design x 2

- Plots 282-283 (2 x 4-bed houses)

Removal of decorative chimney, replacement of tiles with bricks on part front elevation, redesign of roof to remove front dormer effect, revised fenestration to front and rear elevations, revised garage door design

- Plots 284-285 (2 x 4-bed houses)

Removal of detailing to door canopy, replacement of 6 pane patio door with 4 pane, revised fenestration to front and rear elevations, revised garage door design

- Plots 286-287 (2 x 3-bed houses)

Squaring of bay window and door canopy, addition of brick cills, removal of garden room and addition of 4 pane patio door, removal of render from side elevation, revised fenestration to front and rear elevations

- Plots 269, 270, 275, 281 & 288 (5 x 4-bed houses)

Revised fenestration to front and rear elevations, revised garage door design, reduction in tiling detail on front elevation

- Garages, substation, cycle & refuse stores

Revision of garage and building door design

- 5.2 A positive and productive pre-application meeting was held between HBC planning officers and Linden Homes South on 24th January 2018. The proposed amendments were discussed in detail and following feedback from officers, some revisions have been made to the original changes to ensure the variety of house types and styles are maintained.
- 5.3 Specifically, render has been added back to plots 252-253 and 271-272, whilst additional architectural detailing has been added to the block of flats (plots 254-265) following the deletion of first floor external terraces over garages.
- 5.4 Other consistent changes sought within this application include revisions to fenestration on a number of properties. The approved plans provided a window size that, under Building Regulations, would have required internal window bars. Feedback from occupiers of other Linden 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 revisions are proposed to make the properties more usable, for example the removal of garden rooms and the squaring of bay windows to provide a more practical internal arrangement. Removing external porch areas and bringing this floorspace inside the dwelling also assists in this respect.
- 5.6 Some physical material changes are proposed, including a reduction in render on some properties as well as decorative elevation tiling being reduced and decorative chimneys being removed. These changes respond to Linden's experience of wanting to deliver properties that maintain quality over time. An indicative materials palette (see drawing 2668-C-1010-A Materials) has been provided to emphasise the quality used by Linden Homes in construction, acknowledging that a future discharge of conditions application will be made against Condition 7. As agreed with the case officer, the principle of the material changes is included within this application for approval.
- 5.7 A street scene drawing (2668-C-1011-A Street Elevations) also accompanies the submission to demonstrate that 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 suite of minor changes requested within this application will enable the first phase of 37 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 we respectfully request the application is approved.

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