
Site Address:	Land at Forty Acres Farm, Havant Road, Havant		
Proposal:	Application for non-material change to planning permission		
APP/18/00450	relating to relocation of gas governor and rotation of toilet block.		
Application No:	APP/21/00824	Expiry Date:	02/09/2021
Applicant:	Miss Ballam		
	Barratt David Wilson Homes		
Agent:		Case Officer:	Lewis Oliver
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises an open area of land to the south of Portsdown Hill, which was formerly used for farming and has been previously used for local events, including car boot sales. A small cluster of farm buildings associated with fruit picking exists in the southernmost part of the site. Within this cluster of buildings is a flint cottage which is a building of local interest. The site lies close to the administrative boundary with Portsmouth. The site sits 7.5 km north east from the city centre of Portsmouth, and 2.5 km west from the town centre of Havant. The site is an approximate rectangle shape covering 22.9 hectares. It comprises several agricultural fields divided by mature tree lines, for which some are covered by Tree Preservation Orders (TPO's). The existing farm buildings, known as Forty Acre Farm, which sit adjacent to the site's southern boundary, are the only existing buildings within the site. The former agricultural site was accessed via a single bellmouth taken from Havant Road. Opposite the original site access is a right-turn lane providing access into residential development on Auriol Drive.

The site is bounded to the north by Havant Road (A2030). There is vegetation along some parts of this boundary, screening the road from the site. To the east, the site is bounded by vegetation screening the site from the slip road and A3(M) motorway beyond. The site is bounded to the south by vegetation alongside the adjacent railway line. To the west the site is bounded by the rear gardens of residential properties on Westways, and by a line of vegetation.

The majority of the development in the vicinity consists of suburban housing developed throughout the twentieth century. Many of these houses, such as those on Fortunes Way, are semi-detached two-storey houses. However, the series of houses which overlook the site on Auriol Drive are detached. There are also a number of three-storey apartment blocks in the area to the west of the site, in the Portsmouth City Council administrative area.

Works have commenced on site connected to the implementation of Planning Permission APP/18/00450 - see below.

2 Planning History

APP/18/00450 - Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020). Request to discharge condition No/s 12, 14, 25 and 28 (received 16.06.2021). Request to discharge condition No. 18 (received 05/07/2021).Request to discharge condition nos 4 & 8 (received 3.8.21)., PERM,17/01/2020

APP/19/00374 - To create a Habitat Mitigation Zone for Brent Geese and Solent Waders (linked to the current planning application APP/18/00450).
, WD,28/06/2019

APP/20/00510 - Application for non-material change relating to internal changes comprising the reconfiguration of floor space within the building and external alterations., PERM,28/07/2020

APP/20/00786 - Levels verification to be submitted in phases., UNK,

APP/20/00835 - Application for non-material change to Planning Permission APP/18/00450 relating to replacement of Maidstone house types with Elleton house types and Kenley house types with Denford house types., REF,29/10/2020

APP/20/00969 - Display of 1No.fascia sign and 6No. flag poles., PERM,26/02/2021

APP/20/00972 - Erection of temporary sales arena., PERM,16/03/2021

APP/20/01041 - Application for Non-Material Amendment to Planning Permission APP/18/00450 relating to replace Maidstone house types with Elleton house types, and to replace Kenley house types with Denford house types., PERM,22/01/2021

APP/20/01098 - Application for non-material change to Planning Permission APP/18/00450 relating to the finished floor level (FFL) of Plot 1. Plot 1 FFL to be raised from 8.200 to 8.500 to align with the approved FFL of attached neighbouring property (plot 2)., PERM,22/01/2021

APP/20/01099 - Application for non-material change to Planning Permission APP/18/00450 relating to relocation of substation., PERM,03/02/2021

APP/20/01101 - Application for non material change to Planning Permission APP/18/00450 relating to the spacing and parking layout of plots 156-161 (total 6 dwellings)., PERM,01/02/2021

APP/21/00133 - Display of 9No. externally illuminated double sided post mounted signs; 10No. sets of flags and flag poles; 1No. set of non-illuminated gable end letters; 2No. house plaques; 1No. internally illuminated fascia sign; 1No. window graphic; 5No. sets of vinyl dot manifestations; 1No. sales clock; 1No. post box and brochure holder; 1No. double sided pavement sign., PERM,31/03/2021

APP/21/00152 - Fell 2No. Alder trees (within G62 on submitted plan). Both trees within Group G1 subject to TPO 2049., WD,01/04/2021

APP/21/00226 - Application for Deed of Variation to S106 dated 17.1.2020 relating to Schedule 5, clauses 1.2, 2.2, 2.3, 2.4 and 7.4 relating to Highways Works Agreement., ,

APP/21/00247 - Application for Deed of Variation to S106 dated 17.1.2020 relating to Schedule 2, clause 1.1 - management company, ,

APP/21/00605 - Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units., ,

APP/21/00670 - Display of 2No. Totem; 7No. sets of flags and flag poles; 1No. non-illuminated fascia; 2No. name plaques; 9No. double sided signs; 1No. swing board sign; 1No. door graphic; 1No. sales clock; 1No. post box and leaflet holder; for David Wilson Sales Arena Layout., DEL,
APP/21/00703 - See Cover Letter, UNK,
APP/21/00758 - Condition 18 - AES Sustainability Consultants Ltd, BREEAM 2014 Pre-Assessment Report, UNK,
APP/21/00895 - Condition 4 - H213-materials_V2 document and drawings H213/S96A-10A and 11A Condition 8 - Dalton Homes Ltd., Construction Environmental Management Plan including drawing H213/SS01, UNK,
APP/21/00894 - Condition 4 - H213-materials_V2 document and drawings H213/S96A-10A and 11A Condition 8 - Dalton Homes Ltd., Construction Environmental Management Plan including drawing H213/SS01, UNK,

3 Proposal

Application for non-material change to planning permission APP/18/00450 relating to relocation of gas governor and rotation of toilet block.

Relative to the approved scheme the present application seeks the following minor amendments:

- Reposition the gas governor from south-west of the residential development to north-west of the residential development, this would be located to the north of the proposed northern footpath, to the south of this footpath is the broad location of the revised location of the substation .
- Slightly reposition toilet block and rotate 180 degrees

The application bares similarity to previous non-material amendment permission APP/20/01099 (03/02/2021), which consented the relocation of the substation from and to a similar position.

The covering letter accompanying the application describes the changes proposed as follows:

The revised location of the gas governor will facilitate better access for maintenance purposes whilst having no significant impact upon the overall appearance of the proposed residential development.

With regard to the revised location of the gas governor, additional plans have been supplied demonstrating the impact of the change on the landscaping in that area, and improving that part of the area.

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 through the granting of planning permission under application APP/18/00450, therefore development is considered acceptable in principle subject to development control criteria.

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

5.4 The proposed changes would result in an altered siting for the approved gas governor building to the northern part of the site, on the opposite site of the relocated sub station, which would be to the north of plots 1-2. The development would be of the same design and scale as that which has been approved. At a more localised level, the revised location of the gas governor building now proposed would not impact on the layout of the footpath linking the north elevation of the care home to the west with the access road into the Forty Acres site to the east. The changes would not inhibit pedestrian flows between the two, and whilst the building would be visible in local views, this would also be in the context of the sub station and residential development to the south.

5.5 Amendments have also been secured to the originally submitted plans to ensure that the nature of landscaping in the area around the revised location of the building is compatible with that shown on the approved landscaping plans.

5.6 With regards to the re-orientation of the toilet block, which serves the allotments located in south western element of the approved residential site layout, this would have minimal impact on the character and appearance of the area, in addition with the re-location of the gas governor, this will improve the character of the area.

5.7 Having regard to the reduction in overall built form proposed, and the localised nature of the changes in the area affected by the revised location, when taken as part of the wider development the changes are considered to be non-material.

(iii) Effect on neighbouring properties

- 5.5 The changes to the siting of the gas governor proposed and re-orientation of the toilet block to serve the allotments are located within the core of the development and as such the proposed changes are relatively modest and it is considered they will not lead to any adverse impact to neighbouring properties and can therefore be considered as non-material.
- 5.6 The proposed changes 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 Overall, the proposed alterations to are not considered to result in a material change to the extant planning permission and the change/changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00824 subject to the following condition

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

Reposition Gas Governor & Toilet Block Plan 406 P1
Reposition Gas Governor Plan 405 P2

Reason: To ensure provision of a satisfactory development.