

Our ref: 50947/OH/RO
PP ref: PP-09668441



Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Sent by email: planning.development@havant.gov.uk

31 March 2021

Dear Sir or Madam,

APPLICATION UNDER S96A OF THE TOWN & COUNTRY PLANNING ACT 1990 FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION AT LAND WEST OF HAVANT CREMATORIUM, BARTONS ROAD, HAVANT

This application for a non-material amendment is submitted on behalf of Redrow Homes Limited, to amend the wording of a condition attached to the extant outline planning permission (OPP) ref. APP/19/00007.

The OPP includes land in Havant Borough Council (HBC) and East Hampshire District Council (EHDC). Hence, duplicate information has been submitted to EHDC. However, the EHDC decision notice (ref.53322/003) does not include the same conditions and hence no formal amendment of the EHDC decision is sought. Nevertheless, the requisite application fee of £351 (150% of the s96A fee) has been paid to HBC through the Planning Portal.

OPP was approved in a decision notice dated 5 October 2020 *"...for access with all matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard"*.

The need for this amendment has arisen as the applicant seeks to reduce the total number of dwellings to 70. This remains consistent with the approved description of development which makes provision for *"up to" 72 dwellings*.

However, it is noted that condition #4 of the OPP states:

"The development hereby permitted shall provide a total of 72 dwellings".

As a result, a development of 70 dwellings would clearly be in breach of this condition.

Pre-application discussions with the Council (case officer – David Eaves) in March 2020 have confirmed that an application for a non-material amendment under s96A is appropriate. The Council has suggested that condition #4 could be amended as follows:

"The development hereby permitted shall provide a total of 70 dwellings"

This change is necessary to enable an application for the remaining reserved matters to proceed without breaching a condition of the OPP.

Redrow Homes Ltd completed the acquisition of the land on 30 March and hence now own the land. However, should the Council consider that the former landowner should be served Notice under Article 10 of the Town & Country Planning (Development Management Procedure)(England) Order 2015, Redrow Homes Ltd are happy to do so.

I trust all the necessary information has been included with this application to assist in the positive determination of the Amendment.

Should any further information, or clarification be required, please don't hesitate to contact me, or my colleague Richard Osborn.

Yours faithfully,



OWEN HAWKE MSCI, PhD

ASSISTANT PLANNER

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encs.

Cc East Hampshire District Council