

DELEGATED OFFICER REPORT

PROPOSAL	Application for Non Material Amendment to Planning application APP/19/00427 relating to Phase 1 Landscaping Drawings.
LOCATION:	Land at Lower Road, Lower Road, Bedhampton, Havant, PO9 3NB
REFERENCE NO:	APP/25/00876
APPLICANT:	Mrs Rosie Young
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	20/11/2025
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

The application site comprises the eastern part of a parcel of land located south of Lower Road in Bedhampton. It comprises a development of 50 dwellings with associated access, landscaping and open space (granted at appeal under planning permission APP/19/00427). The site is bound by the railway line to the south. Whilst the application site falls outside of the Old Bedhampton Conservation Area, the boundary of the Conservation Area includes the Old Manor Farm site, which is located immediately to the north-west of the site.

2. Planning History

Phase 1:

APP/19/00427 - Development of 50 new dwellings together with access, landscaping and open space (Approved 13.07.2021). Request to Discharge Conditions 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22 (10.08.2021). Request to discharge condition 10 (received 04/05/2022). Request to Discharge Condition 10 (received 30.08.22). Request to part discharge condition 16 for plots 2-22, 35-39, 42-44 (15.11.22). Request to part discharge condition 16 for Plots 23-34, 40, 41, 45 & 46 (09.02.23)., REF,26/03/2020 - Allowed at appeal

APP/20/01031 - Erection of 50 new dwellings together with access, landscaping and open space (Revised Scheme)., REF,14/01/2021

APP/21/00844 - Application for non-material amendment to APP/19/00427 (approved 13/7/21) for revised fenestration and plot plans., PERM,25/03/2022

APP/24/00887 - Application for non-material change to Planning Permission APP/19/00427 relating to 2No. footpath connections. PERM 11/02/2025

Phase 2:

APP/21/01071 - Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other

matters reserved., NDET, 16/05/2023 - Allowed at appeal

APP/24/00612 - Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works. PERM 06/02/2025

APP/25/00418 – Non-material amendment to APP/24/00612 to amend previously approved drawings, to include alterations to boundary treatments, fenestration, roof forms and detailing. PERM 23/09/2025

APP/25/00420 - Non-material amendment to planning application APP/24/00612 to amend the wording of Condition 4 with regards to noise level requirements. PERM 07/11/2025

3. Proposal

Application for Non Material Amendment to Planning application APP/19/00427 relating to Phase 1 Landscaping Drawings.

4. Policy Considerations

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Council Housing SPD July 2011

Housing Delivery Position Statement March 2022

National Design Guide 2021

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)

CS8 (Community Safety)

CS9 (Housing)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS13 (Green Infrastructure)

CS14 (Efficient Use of Resources)

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS19 (Effective Provision of Infrastructure)

CS20 (Transport and Access Strategy)

CS21 (Developer Requirements)

DM6 (Coordination of Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM10 Pollution)

DM11 (Planning for More Sustainable Travel)

DM12 (Mitigating the impacts of Travel)

DM13 (Car and Cycle Parking on Residential Development)

DM15 (Safeguarding Transport Infrastructure)

Havant Borough Local Plan (Allocations) 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

DM18 (Protecting New Development from Pollution)

DM20 (Historic Assets)

DM23 (Site for Brent Geese and Waders)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Setting of Old Bedhampton Conservation Area

5. Statutory and Non Statutory Consultations

Landscape Team

No landscape objection.

6. 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

(i) Principle of development

5.3 Planning permission was granted at appeal for a development of 50 new dwellings (Phase 1) together with access, landscaping and open space on 13.07.2021 under reference APP/19/00427. Within the open space there were footpath connections throughout the site. This was amended by NMA APP/24/00887, to allow for additional footpath links to provide interconnectivity with Phase 2 (Outline APP/21/01071 and Reserved Matters APP/24/00612) and to resolve a minor discrepancy between the two applications. This current NMA shows the footpaths in the same position as that previously approved under APP/24/00887 but in addition seeks to amend the landscape scheme.

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

5.4 There would be minor relocation of trees and planting to allow for the proposed footpath connections between phase 1 and phase 2. There would be no material change in the quantum of planting proposed nor a material change in species proposed. No objection has been raised by the Council's Landscape Officer. There would be no harm to the character and appearance of the area nor harm to the setting of the Conservation Area or its significance.

6 Conclusion

6.1 Overall, the amended landscape scheme is not considered to result in a material

change to the planning permission and the changes are recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to APPROVE application APP/25/00876 subject to the following conditions:

Conditions:

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>The plans and documents listed under Condition 1 of planning permission APP/19/00427 as amended by the plans and documents as approved in non-material change permissions references APP/21/00844 and APP/24/00887 and the following revised details:</p> <p>Proposed Site Layout Phase 1 - BARG241014_SL.02_A Site Layout Combined Phase 1 & 2 – Footpath NMA BARG241014_SL.03_A Terraforma Landscaping Scheme Drawing No: 1860-TF-00-00-DR-L-1002 Rev 07A Sheet 1 of 5 – Amended Plan 1860-TF-00-00-DR-L-1002-P13 Terraforma Landscaping Scheme Drawing No: 1860-TF-00-00-DR-L-1003 Sheet 2 of 5 1860-TF-00-00-DR-L-1003 P11 Terraforma Landscaping Scheme Drawing No: 1860-TF-00-00-DR-L-1004 Sheet 3 of 5 1860-TF-00-00-DR-L-1004 P09 Terraforma Landscaping Scheme Drawing No: 1860-TF-00-00-DR-L-1005 Rev 07A Sheet 4 of 5 – Amended Plan 1860-TF-00-00-DR-L-1005 P13 Reason: - To ensure provision of a satisfactory development.</p>
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Informatives:

1.	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <ul style="list-style-type: none">• Offering a pre-application advice service, and• Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, <p>In this instance:</p> <ul style="list-style-type: none">• Your application was acceptable as submitted and no further assistance was required.
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