



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

Date: 27th March 2026
(updated 19th May 2026)

Site Address: Land at Sinah Lane, Hayling Island

Application: Non-Material Amendment to house types on 8 no. plots (swap plots 72-75 with 88-91) and hard landscaping

PP Reference: PP-14658467

Dear Sir/Madam

I am writing to advise you that Barratt Homes (Southampton) have today submitted a Full Application via the Planning Portal (reference: PP-14658467) in relation to the Land at Sinah Lane, Hayling Island.

Application APP/20/01093 received permission on 30th June 2021 for the following:

“Erection of 195No. Dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724).”

Relative to the above consent, APP/20/01093, the present application seeks the following non-material amendment:

- To amend the house types on plots 72-75 and replace two pairs of semis with terrace of four
- Swap tenures between plots 72-75 and 88-91
- Minor amends to hard landscaping, including repositioned pathways between the highway and front doors

The amendments are proposed at the request of the Registered Provider to whom we will be transferring the affordable housing. The position of the affordable housing within the site will be amended to their requirements, but the overall number and tenure mix of affordable housing within the site will be unaffected.



Section 96A of the town and country planning act 1990 (as amended) allows local planning authorities to make a change to any planning permission, or any permission in principle (granted following an application to the authority), relating to land in their area if they are satisfied that the change is not material.

Section 96A (2) (reiterated in Paragraph 008 Reference ID: 17a-008-20140306 of the NPPG) confirms that: In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

We consider that the development proposal would result in minimal changes to the consented layout that would not materially alter the character and appearance of the area or have any detrimental impact on the amenity of the surrounding residents. We are therefore satisfied that the proposal fulfils the criteria section of 96A (2).

A schedule of submitted proposed plans is included at Appendix 1.

Excerpts of the approved and proposed plans at Appendix 2 for ease of comparison.

The relevant planning application fee has been paid via the Planning Portal.

I trust you have everything required to validate and determine this application. However, in the event you seek clarification on any of the above information, please do not hesitate to contact me.

Yours sincerely,

Rachel Ballam

Planner

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On behalf of Barratt David Wilson Homes Southampton

**Appendix 1: Schedule of submitted plans**

Previously Approved Plans	Proposed Plans
PL-01 Site Location Plan	PL-01 Site Location Plan
PL-02 P13 Site Layout	PL-02 P16 Site Layout
PL-03 P17 Materials Plan	PL-03 P21 Materials Plan
PL-04 P14 Boundary Treatment Plan	PL-04 P21 Boundary Treatment Plan
PL-07 P12 Bin and Cycle Store	PL-07 P16 Bin and Cycle Store
PL-08 P12 Affordable Plan	PL-08 P16 Affordable Plan
PL-09 P12 Storey Heights Plan	PL-09 P16 Storey Heights Plan
PL-10 P12 Chimney Location Plan	PL-10 P16 Chimney Location Plan
PL-11 P12 Adoption Plan	PL-11 P16 Adoption Plan
PL-12 P6 Developable Land Pan	PL-12 P9 Developable Land Pan
PL-13 P11 Electric Charge Point Plan	PL-13 P15 Electric Charge Point Plan
PL-14 P5 POS Phasing Plan	PL-14 P8 POS Phasing Plan
PL-16 P1 PV Plan	PL-16 P4 PV Plan
Sinah Lane Housetype Booklet Nov 2020	Sinah Lane Housetype Booklet May 2026
BDWS20660 11CC Sheet 1	BDWS20660 11HH Sheet 1
BDWS20660 11CC Sheet 2	BDWS20660 11HH Sheet 2
BDWS20660 11CC Sheet 3	BDWS20660 11HH Sheet 3
BDWS20660 11CC Sheet 4	BDWS20660 11HH Sheet 4
BDWS20660 11CC Sheet 5	BDWS20660 11HH Sheet 5
BDWS20660 11CC Sheet 6	BDWS20660 11HH Sheet 6



Appendix 2: Excerpts from approved and proposed plans

Approved plots 72-75 (P13)	Proposed plots 72-75 (P16)
<ul style="list-style-type: none"> • Plots 72-75 amended from two pairs of semis to 4-plot terrace. • House types amended. • Tenure amended from private to affordable. 	
Approved plots 88-91 (P13)	Proposed plots 88-91 (P16)
<ul style="list-style-type: none"> • Tenure amended from affordable to private (house types renamed). 	