

To:
Ms Stala
Savills
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2BZ

For: Mr Hebden
Bloor Homes Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Approval of Reserved Matters**

Application Number: APP/21/01259

Site Address: Phase 3B West of Waterlooville MDA, Land adjacent to and north of the Allotments, Forest End, Waterlooville

Proposal: Reserved Matters Application for development within Berewood Phase 3b comprising 122 dwellings in total (20 of which are located within the Borough of Havant) associated amenity space, access, garages, parking, internal road, pathways and associated landscaping (matters of layout, appearance, access, landscape and scale) pursuant to application ref: APP/10/00828.

Discharge of conditions 3, 6, (ii) a, b, d, e, f, h, i, j, k, l, m, n, 7, 11, 16 and 18

Further to your application received on 06 November 2021, which was valid from 10 December 2021, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted in respect of Phase 3b pursuant to Condition 6 (i) (a), (b), (c) and (d) of Outline Planning Permission APP/10/00828** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/10/00828 dated 18 April 2012;
- (ii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this approval.
Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Our Ref: APP/21/01259

'Drainage Strategy' by Mayer Brown dated October 2021 doc Ref: 25418-MBL-XX-00-RP-D-0001

'Ecological Mitigation Strategy: Phase 3B Berewood, Waterlooville, Hampshire, PO7 7PS' by LC Ecological Services dated October 2021

'Energy Strategy Statement: Bloor Homes, Berewood Ph3' by Briary Energy dated October 2021

'Ground Investigation Report: Phase 3b and 8, Berewood, Waterlooville' by T&P regen dated 20/12/2018 doc ref: 2018Dec_BER1808G_GI

'Highways and Utilities Provision: Phase 3B, Berewood, Waterlooville, Hampshire, PO7 7PS' By Meyer Brown dated October 2021 doc ref: 25418-MBL-XX-RP-D-0002

'Technical Note - Sound Insulation Assessment: Phase 3B Berewood Waterlooville' By Meyer Brown Submitted to the Local Planning Authority November 2021

'SUDs Design Document: Phase 3b Berewood Waterlooville' By Meyer Brown dated March 2020

Drawing Number: 21154-1 - Tree protection plan

Drawing Number: 25418-MBL-XX-00-DR-D-0001 - location plan

Drawing Number: 25418-MBL-XX-00-DR-D-0008 rev P2- swept path analysis large refuse vehicles 1 of 4

Drawing Number: 25418-MBL-XX-00-DR-D-0009 rev P2 - swept path analysis: large refuse vehicles 2 of 4

Drawing Number: 25418-MBL-XX-00-DR-D-00011 rev P2 - swept path analysis: large refuse vehicles 4 of 4

Drawing Number: 25418-MBL-XX-00-DR-D-0100 rev P13 - general arrangement

Drawing Number: 25418-MBL-XX-00-DR-D-0130 rev P1 - longitudinal sections

Drawing Number: BBS.01.pe rev A - Bins and Bike store elevations and floor plan

Drawing Number: SE.01-1 rev A - Street elevations layout 3B

Drawing Number: LP.01 rev A - Location Plan

Drawing Number: Fig 4.1 - design Catchment areas

Drawing Number: GAR.01.pe rev A - single garage elevations and floor plans

Drawing Number: GAR.02.pe rev A - Double garage elevations and floor plans

Drawing Number: GTWVILLE_3B/UT/02 rev E - Phase 3B access and utilities provision

Drawing Number: GTWVILLE_P3B/SK/03 rev B - Proposed SUDs ponds location

Drawing Number: GTWVILLE3B/DR/01 rev B - SUDs pond A cross section details

Drawing Number: GTWVILLE3B/DR/02 rev A - SUDs pond B cross section details

Drawing Number: HT.DAW.e rev A - Dawlish elevations

Drawing Number: HT.DAW.p rev A - Dawlish floor plans

Drawing Number: HT.DRA.e rev A - Drake elevations

Drawing Number: HT.DRA.p rev A - Drake plans

Drawing Number: HT.DRU.e rev A - Drummond elevations

Drawing Number: HT.DRU.p rev A - Drummond plans

Drawing Number: HT.HAL-1.e rev A - Hallam elevations option 1

Drawing Number: HT.HAL-2.e rev A - Hallam elevations option 2

Drawing Number: HT.HAL.p rev B - Hallam plans

Drawing Number: HT.HAR.e rev B - Harwood elevations

Drawing Number: HT.HAR.p rev B - Harwood plans

Drawing Number: HT.HEN.e rev B - Henley elevations

Drawing Number: HT.HEN.p rev B - Henley plans

Drawing Number: HT.PEE.e rev B - Peele elevations option 1

Drawing Number: HT.PEE.p rev B - Peele plans

Drawing Number: HT.HIL.e rev A - Hillcott elevations

Drawing Number: HT.HIL.p rev A - Hillcott plans

Drawing Number: HT.KIL-1.e rev A - Kilburn elevations option 1

Drawing Number: HT.KIL-2.e rev A - Kilburn elevations option 2

Drawing Number: HT.KIL.p rev A - Kilburn plans

Drawing Number: HT.LAN-1.e rev A - Langley elevations option 1

Drawing Number: HT.LAN-2.e rev A - Langley elevations option 2

Drawing Number: HT.LAN.p rev A - Langley floor plans

Drawing Number: HT.LAW.e rev A - Lawrence elevations
 Drawing Number: HT.LAW.p rev A - Lawrence plans
 Drawing Number: HT.LOC.e rev A - Locke elevations
 Drawing Number: HT.LOC.p rev A - Locke plans
 Drawing Number: HT.MOR.e rev A - Morris elevations
 Drawing Number: HT.MOR.p rev A - Morris plans
 Drawing Number: HT.SAT.e rev A - Satterfield elevations
 Drawing Number: HT.SAT.p rev A - Satterfield plans
 Drawing Number: HT.SAX.e rev A - Saxondale elevations
 Drawing Number: HT.SED(2blk)-1.e rev A - Sedley 2 block elevations option 1
 Drawing Number: HT.SED(2blk)-2.e rev A - Sedley 2 block elevations option 2
 Drawing Number: HT.SED(2blk).p rev A - Sedley 2 block plans
 Drawing Number: HT.SED(4blk).e rev A - Sedley 4 block elevations
 Drawing Number: HT.SED(4blk).p1 rev A - Sedley 2 block plans 1 of 2
 Drawing Number: HT.SED(4blk).p2 rev A - Sedley 2 block plans 2 of 2
 Drawing Number: HT.SOU(2blk).e rev A - Southey 2 block elevations
 Drawing Number: HT.SOU(2blk).p rev A - Southey 2 block plans
 Drawing Number: HT.SOU(3blk).e rev C - Southey 3 block elevations
 Drawing Number: HT.SOU(3blk).p rev C - Southey 3 block plans
 Drawing Number: HT.WOL.p rev A - Wollaton plans
 Drawing Number: HT.WYA.e rev A - Wyatt elevations
 Drawing Number: HT.WYA.p rev A - Wyatt plans
 Drawing Number: HT.BYR.p rev A - Byron plans
 Drawing Number: HT.BYR.e rev A - Byron elevations
 Drawing Number: HT.WIL.e rev B - Wilton elevations
 Drawing Number: HT.WIL.p rev B - Wilton plans
 Drawing Number: HT.WOL.e rev B - Woolaton elevations
 Drawing Number: HT.WOL.p rev B - Woolaton plans
 Drawing Number: P.109-111.e rev A - Plots 109-111 elevations
 Drawing Number: P.109-111.p rev A - Plots 109-111 plans
 Drawing Number: P.20-23.e rev A - Plots 20-23 elevations
 Drawing Number: P.20-23.p rev A - Plots 20-23 plans
 Drawing Number: P.27-30.e rev A - Plots 27-30 elevations
 Drawing Number: P.27-30.p rev A - Plots 27-30 plans
 Drawing Number: P.76-78.e rev A - Plots 76-78 elevations
 Drawing Number: P.76-78.p rev A - Plots 76-78 plans
 Drawing Number: P.92-94.e rev A - Plots 92-94 elevations
 Drawing Number: P.92-94.p rev A - Plots 92-94 plans
 Drawing Number: P.95-96.e rev A - Plots 95-96 elevations
 Drawing Number: P.95-96.p rev A - Plots 95-96 plans
 Drawing Number: P.15-17.e rev A - Plots 15-17 elevations
 Drawing Number: P.15-17.p rev A - Plots 15-17 plans
 Drawing Number: P.11-12.e rev B - Plots 11-12 elevations
 Drawing Number: P.11-12.p rev B - Plots 11-12 plans
 Drawing Number: P.57-58.e rev B - Plots 57-58 elevations
 Drawing Number: P.57-58.p rev B - Plots 57-58 plans
 Drawing Number: P.60-63.e rev B - Plots 60-63 elevations
 Drawing Number: P.60-63.p1 rev B - Plots 60-63 plans 1
 Drawing Number: P.60-63.p2 rev B - Plots 60-63 plans 2
 Drawing Number: SE.01-1 - street elevations layout 3B
 Drawing Number: SHD.01.pe rev A - Timber Shed Plans and elevations
 Document ref: BLOO190707-Brerewood Phase 3B accommodation schedule
 'Technical Note' by Mayer Brown dated 21st February 2022
 Drawing number: 25418-MBL-XX-00-DR-D-002 rev P1 - Swept path analysis- large car vehicle junction tracking
 Drawing number: 25418-MBL-XX-00-DR-D-0105 rev P2 - engineering layout
 Drawing number: 25418-MBL-XX-00-DR-D-0110 rev P2 - drainage layout
 Drawing Number: DL.01 rev A- density layout

Drawing Number: SO141-LS-001b - site landscaping
 Drawing Number: SO141-LS-002b - site landscaping
 Drawing Number: SO141-LS-003b - site landscaping specification and schedule
 Drawing number: 25418-MBL-XX-00-DR-D-0007 rev P3 - visibility splays sheet 3 of 3
 Drawing number: 25418-MBL-XX-00-DR-D-0005 rev P4 - visibility splays sheet 1 of 3
 Drawing number: CSE.01-1 rev B - coloured street elevations layout 3b
 Drawing number: CSL.01 rev D - colour site layout
 Drawing Number: AHL01 rev F - affordable housing layout
 Drawing Number: BML01 rev E - boundary material layout
 Drawing Number: PSL01 rev E - parking strategy layout
 Drawing Number: RSL01 rev E - refuse strategy layout
 Drawing Number: SL01 rev F - site layout

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the occupation of any dwellings hereby approved an updated Affordable Housing Reserved Matters Strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable affordable housing tenures within the development and to accord with Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the submitted drawings, within three months of the commencement of the development, details of the connection to the Berewood site boundary west of Forest End as identified on drawing DR-D_0100-P13 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the alignment of the connection, relevant cross sections and materials to ensure the provision of a suitable route up to the boundary of the Phase 3b development parcel. The connection shall be completed prior to the occupation of the 70th dwelling within the Phase 3b development parcel, be to an adoptable standard by the Highways Authority and be thereafter retained for public use in perpetuity.

Reason: In order to secure a connection by the developer up to the Berewood boundary, which will enable an onward connection to be provided though Forest End by the relevant authority beyond the boundary of the site, in the interests of sustainable transport options, and having due regard to Policies CS16, CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 5 No development shall take place above the damp proof course until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area, having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Details for the development shall be carried out in accordance with the measures, conclusions and recommendations set out within 'Ecological Mitigation Strategy: Phase 3B Berewood, Waterlooville, Hampshire, PO7 7PS' by LC Ecological Services dated October 2021. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species, having due regard to Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that

Order with or without modification), no development permitted by Classes A-E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or for storage purposes incidental to the residential use of the dwelling houses.

Reason: In the interests of highway safety and residential amenity and having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

- (7) 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:

- 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,

In this instance:

- You were updated about issues after the initial site visit, and amended plans have been received.

- (8) Please note that Hampshire County Council has provided the following advice in connection with this application:

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning. Information on ordinary watercourse consenting can be found at the following link

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/change-watercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made. For guidance on providing the correct information, we recommend you use our Ordinary Watercourse Consents Pre-application service and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/change-watercourse>

- (9) Please note that the Crime Prevention Officer has provided the following advice in connection with this application:
Rear garden access to a number of plots can facilitate unauthorised property entry and that if the layout is to be retained all gates should be fitted with a key operated lock. Rear garden access for plot No 110 runs alongside the parking spaces for Plot 111. A raised kerb should be introduced to inhibit parking on the pathway.

Neeru Kareer

Neeru Kareer
Executive Head of Place (Interim)

13 October 2022

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/21/01259

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571