

Planning Application Response of Planning Policy

Application No:	APP/21/01259
Site Address:	Phase 3B West of Waterlooville MDA, Land adjacent to and north of the Allotments, Forest End, Waterlooville
Development:	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.
Case Officer:	Mr L Oliver
Comments by:	Jade Ellis
Date of Comments:	26 th January 2021

Policy Status

The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough. The [Submission Havant Borough Local Plan](#) was submitted for Examination on the 12th February 2021 and can be afforded limited weight.

Comment

Policy CS18 of the Core Strategy identifies the Major Development Area (MDA) as a sustainable urban extension to Waterlooville which could potentially deliver about 3,000 dwellings (approximately 600 in Havant Borough Council boundaries) with associated environmental and community infrastructure. It is noted that this Reserved Matters application relates to 20 of the 122 dwellings in total within Phase 3b. The larger part of the site falls within Winchester City Council administrative area.

Phase 3b is to be the eighth area of residential development within Berewood which lies immediately to the east of Waterlooville Town Centre. It follows outline planning consent APP/10/00828) which granted consent in 2012 for the development of approximately 2,550 dwellings with associated infrastructure and landscape works. As the outline planning consent pre-dates the Submission Havant Borough Local Plan, there is not a need to assess the scheme's compliance with its emerging requirements.

This application seeks approval for various matters of detail which are reserved by condition. The proposal is supported in policy terms, given this reserved matters approval will deliver a further phase of the MDA and increase the supply of homes in Havant Borough.