

ADDENDUM

JOINT PLANNING COMMITTEE
DATE 24th June 2025

APP/24/00939 - Berewood Phase 8 Development Site, London Road, Waterloooville

Commentary

Since the publication of the agenda, the applicant has been in discussions with officers regarding the recommended conditions and has submitted further information and a piling plan (DR-S-2010 PO2). This plan shows 13 plots within the southern part of the site with traditional piling methods (e.g. driven concrete piles), this method is required due to the influence of the existing trees on the southern boundary. The piles will be circa 3-4m deep. Further to this there would be a large number of plots with vibro-stone columns to improve the bearing capacity of the underlying soils and allow for shallower foundations in the region of 2-2.5m deep from existing ground level.

The implications of this information are as follows:

- Portsmouth Water have asked to be consulted if piled foundations are to be of a depth greater than 20m. As such, officers are satisfied that Portsmouth Water do not require further consultation.
- The Council's Environmental Health Officer is also satisfied with the details provided and has noted the nearest sensitive housing is ≥35m away.

Given that condition 11 of the outline planning permission requires the submission of a Construction Environmental Management Plan (CEMP) and secures details of piling as part of this, officers are satisfied that the piling condition (condition 3 on the agenda paper) can be removed. Condition numbers have been updated accordingly in the updated recommendation below.

The applicant has also been in discussions with HCC Highway Authority with regards to conditions on the agenda paper, subsequently HCC Highways have provided an updated consultation response which is set out below. There are no longer any pre-commencement conditions proposed that need to be agreed with the applicant.

Water efficiency conditions were omitted from the recommendation on the agenda paper. These have been included on the updated recommendation at the end of this addendum and minor corrections to plan numbers have been made to condition 1.

Consultation responses have also been received from the LLFA, HBC Landscape Officer and Natural England, these are set out and addressed below.

An informative will be added to remind the applicant of the requirement for a Construction Environmental Management Plan on the outline permission.

Updates to the agenda paper

4 Policy Considerations

To include:

Havant Borough Local Plan (Core Strategy) March 2011
CS18 (Strategic Site Delivery)

5 Statutory and Non Statutory Consultations

HBC Landscape Officer

Comments received 17/06/2025 following amended plans:

Having reviewed the amended documents I recommend the discharge of condition no. 6.

Natural England

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON SOLENT SPECIAL PROTECTION AREAS

As submitted, the application could have potential significant effects on the Solent Special Protection Areas (SPAs). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The development site is located close to designated sites and will result in an increase in overnight accommodation within the 'zone of influence' that screens for recreational impacts on these designated sites. Therefore, the following information is required:

- Confirmation that the application is complying with the Bird Aware Solent Revised Strategy (Dated September 2024).

Without this information, Natural England may need to object to the proposal. Please re-consult Natural England once this information has been obtained.

Habitats Regulations Assessment

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended) supported by the Shadow Habitats Regulations Assessment (HRA) produced by Aspect Ecology (dated April 2025). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England's advice.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that it is not possible to ascertain that the proposal will not result in adverse effects on the integrity of the sites in question.

Natural England advises that the assessment does not currently provide enough information and/or certainty to justify the assessment conclusion and that your authority should not grant planning permission at this stage.

Further assessment and consideration of mitigation options is required in relation to the recreational disturbance impacts on the Solent SPAs.

Officer comment: *The request for further assessment and consideration of mitigation options in relation to the recreational disturbance impacts of the development is a departure from the conclusions of other HRAs completed for the outline permission and other earlier phases of the development. Therefore, Officers are engaging with Natural England and the applicant further on this matter. Nonetheless, this does not have any direct implications on the access, scale, layout, appearance or landscaping of this phase of the Berewood*

development and therefore members can still come to a resolution on these matters. Given the statutory requirements of the Habitat Regulations, the officer recommendation has been amended to require a revised HRA. This will allow this matter to be resolved either through a financial contribution towards the Solent Recreation Mitigation Strategy (Bird Aware Solent Scheme) or through the submission of an alternative approach and/or evidence that is agreed by the Development Manager following consultation with Natural England and in line with the requirements of the Habitat Regulations.

Hampshire Highways

Comments received 23/06/2025 following further discussions with the applicant and case officer:

The variation of condition triggers to that previously set out within the formal comments have been discussed with the applicant and the draft conditions prepared by the case officer in email dated 23/06/2025 on balance have been agreed.

LLFA

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

The County Council has reviewed the following documents relating to the above application:

Existing Flow Path Plan ref: 5050 P02

Proposed Flow Exceedance Routes Ref: 5051 P04

Proposed Drainage Sheets 1 – 4 ref: 5011-5014 P04

Impermeable Areas Plan ref: 5040 P02

Hydraulic Calculations Nov 24

Proposed Levels Sheets 1 – 4 ref: 5001-5004 P04

Phase 8 discharges into an existing attenuation basin which was installed specifically for this site under a previous application.

The phase 8 drainage has been designed based on the agreed impermeable area under this application and information has been provided to support this.

The point raised previously in relation to the removal of the existing ditch and cutoff drain has been discussed and it has been agreed that a new / diverted cut off drain will be provided to manage overland flows from the development and to ensure continuity of the existing land drain from the adjacent site. This has been highlighted on the current plans.

Given that the points raised have been addressed, we have no objection to the discharge of Condition 6 and 18.

9 RECOMMENDATION:

That the Development Manager be authorised to APPROVE RESERVED MATTERS for application APP/24/00939 subject to:

(A) Completion of an updated Habitats Regulations Assessment having regard to the comments received from Natural England on 20/06/2025, any additional information provided by the applicant and any other relevant material that concludes that there will not be an adverse effect on the protected areas (with authority delegated to the Development Manager to carry out the HRA and reach that conclusion).

(B) Completion of a Unilateral Undertaking to secure:

(i) a financial contribution for the monitoring of the Third Party Nutrient Mitigation Scheme;

(ii) (if considered necessary in the Habitats Regulations Assessment) a contribution towards the Bird Aware scheme or other appropriate mitigation; and

(C) The following conditions (subject to such changes and/or additions that the Development Manager considers necessary to impose prior to the issuing of the decision)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout SOxxx-SL-001W
Coloured Site Layout SOxxx-PD-001U
Connectivity Plan SOxxx-SL-903
Means of Enclosure SOxxx-PD-060F
Site Landscaping SO141-LS-010g
Site Landscaping SO141-LS-011e
Site Landscaping SO141-LS-012f
Plot Landscaping Specification & Schedule SO141-LS-013d
House Type Pack Dated 14/04/2025
Surface Water Drainage – Over Sized Pipes V7 Dated 17/04/2025
Energy Statement – Berewood 8A V2 – March 2025
Refuse Plan SOxxx-SL-903D
Parking Plan SOxxx-PD-901H
Storey Height Plan SOxxx-PD-904B
Fassfern Elevations and Floor Plans (5 sheets) B70037.PL-(01-05)
Street Elevations BLOO230207-SE.01-P3
Arboricultural Impact Assessment MB240801-01 Rev B
Noise Assessment 295A.RP.1
Ecological Mitigation Strategy 6898 EMS vf CK/BB/DS
Shadow HRA 1006898 Shadow HRA vf3/MM/DS
Statement of Conformity Dated December 2024
Solent Nutrient Budget Calculator
Sustainability Infographic
Affordable Housing Reserved Matters Strategy Dated December 2024
Highways Technical Note 4166/002/002

Supplementary Details for European Site Avoidance and Mitigation Checklist
Dated 02/12/2024

European Site Avoidance and Mitigation Checklist Dated 02/12/2024

CIL Form Dated 02/12/2024

Design Code Compliance Dated October 2024

Tree Constraints Plan

Ground Investigation Report (4 sheets) GE21512GIRMAR23

Havant Occupancy Calculator Dated 13/11/2024

Planning Statement

(includes Housing Mix Statement and Compliance with Approved Planning Documents) Dated November 2024

Acoustic Opportunities and Constraints 295A.NTT.2.0 Dated 05/11/2024

Junction, Forward & Pedestrian Visibility Splays 4166-002-001-P10

Bridleway Crossing - Levels, Kerbing & Details 4166-002-SK09-P04

Bridleway Crossing - Visibility Splays 4166-002-SK10-P08

Bridleway Crossing - Vehicle Tracking 4166-002-SK11-P05

Site Layout - Geometric Plan 4166-002-SK15-P05

Extent of Carriageway Adoption Plan 4166-002-SK16-P06

EV Car Charging Plan 4166-002-SK17-P04

Swept Path Analysis - Refuse Vehicle 4166-002-TK001-P09

Swept Path Analysis - Fire Tender 4166-002-TK002-P08

Swept Path Analysis - 4.6t Light Van / Large Car 4166-002-TK003-P04

Swept Path Analysis - Large Car / Large Car 4166-002-TK004-P03

Reason: - To ensure provision of a satisfactory development.

- 2 The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference MB240801-01 Revision B and Drawing MB240801-01-02 Tree Protection Plan (revised) supplied by Arboe-Eco Consultancy) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 3 Prior to the occupation of any dwelling, the allocated vehicle and cycle parking spaces and any necessary turning spaces necessary for the safe access to that dwelling shall be constructed in accordance with the approved plans. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and having due regard to policies DM13 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 4 All the windows at or above 1st floor level in the eastern elevations of plots 42, 56 and 68, northern elevations of plots 84, 85, 160, 165, 175 and 180, southern elevations of plots 3, 8, 16 and 89 and western elevations of plots 41, 73, 87, 93 and 108 shall;
- i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between the Council, South Downs National Park Authority and Andrew Sellick of Gawthorpe Estate dated 01/11/2023 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.

Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nutrients from the development has on European protected sites

- 6 Notwithstanding the hereby approved details, no development shall commence above slab level until details of the proposed Solar PV shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the plot numbers, orientation, numbers and specification. The solar PV shall be installed prior to occupation of the plots specified and in accordance with the approved details.

Reason: In the interest of sustainability and policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The approved lines of site splays on drawings SK10 Rev P08 and 001 Rev P10 shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway

Reason: In the interest of highway safety

- 8 Notwithstanding the hereby approved details, no development shall commence above foundation level until details of the following items have been submitted to, and agreed in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. Drainage strategy
- b. Final ground levels plan
- c. Final materials plan

d. the construction makeup of the carriageway

Thereafter, the above matters shall be implemented in full accordance with the approved plans prior to the occupation of any dwellings of which are reliant on such part of the network for access.

Reason: In the interests of highway safety and having regards to policies CS16, DM10, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Notwithstanding the hereby approved details, no development shall commence above slab level until details of street lighting shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the street lighting shall be implemented in full accordance with the approved plans prior to the occupation of any dwellings of which are reliant on such part of the network for access.
Reason: In the interests of highway safety and having regards to policies CS16, DM10, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 Prior to the occupation of the 50th dwelling of this phase of development hereby permitted, a wayfinding strategy for the proposed cycle route shall be submitted to, and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The approved wayfinding strategy shall be implemented prior to final occupation of the development.
Reason: In the interest of providing realistic opportunities to increase the uptake of sustainable transport modes and having regards to policies CS16, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 Within one month of this decision notice, details of the Bridleway Crossing works as shown in principle in drawing SK09 Rev P04 shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Bridleway Crossing works shall thereafter be constructed to completion certificate standard prior to first occupation of the phase of development hereby permitted.
Reason: In the interest of Highway Safety and having regards to policies CS16 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 Notwithstanding the hereby approved details, prior to occupation of the 75th dwelling of this phase of development hereby permitted, details regarding the buildouts and available carriageway width shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be implemented in full accordance with the approved plans prior to the occupation of

any dwellings of which are reliant on such part of the network for access (south of plot 139).

Reason: In the interests of highway safety and having regards to policies CS16, DM10, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 Notwithstanding the hereby approved details, prior to occupation of the 75th dwelling of this phase of development hereby permitted, details regarding the Footway provision around the turning heads adjacent to plots 110/11 and 153 shall be submitted to, and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the footway provision shall be provided in full accordance with the approved plans prior to the occupation of any dwellings of which are reliant on such part of the network for access and turning facilities (Plots 102-112 (eastern turning head) and Plots 149-157 (western turning head))
- Reason:** In the interests of highway safety and having regards to policies CS16, DM10, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 Notwithstanding the hereby approved details, no development shall commence above slab level until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.
- 15 The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Ecological Mitigation Strategy (Aspect Ecology, April 2025). 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.
- 16 Notwithstanding the approved details, prior to the occupation of plots 38, 39, 40, 42, 43, 44, 45, 46, 47, 64, 65, 66, 85, 86, 69, 70, 71, 150, 151 and 152 details of the security of pathways to rear gardens in accordance with the Secured by Design guidelines, shall be submitted to and approved in writing, thereafter the measures will be implemented in accordance with the approved detail prior to the first occupation of these units.
- Reason:** In the interest of the amenities of the area and deterring crime, having regards to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 17 The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's

National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

(b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 18 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.