

For Applicant:

Bloor Homes
C/O Agent Savills Mountbatten House 1
Grosvenor Square Southampton SO15
2BZ

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Mountbatten House 1 Grosvenor Square
Southampton SO15 2BZ

Approval of reserved matters
Notification of Decision: Approve with Conditions

Application Number: APP/24/00939

Site Address: Berewood Phase 8 Development Site, London Road, Waterlooville

Proposal: Reserved matters application comprising 185 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping (matters of layout, appearance, access, landscape and scale) pursuant to application ref APP/10/00828 (and WCC application 10/02862/OUT).

Discharge of conditions 3, 6, (ii) a),b),d),e),f),h),j), 7, 16 and 18.

Further to your application received on 15 November 2024 (which was valid from 6 January 2025 Havant Borough Council , as Local Planning Authority **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

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
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	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
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	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.
19	Notwithstanding the hereby approved details, no development shall commence above slab level until further details of the proposed bin stores, including door openings and floor areas, have been submitted to and approved in writing by the Local Planning Authority. The bin stores shall be installed prior to occupation of the plots specified and in accordance with the approved details. Reason: In the interest of the amenities of the area and having regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
20	Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) (England) Order or any re-enactment thereof, no development permitted by Schedule 2, Part 1, Classes A, AA, B, D and E of the 2015 Order as amended shall be constructed within the site without the prior written approval of the Local Planning Authority Reason: In the interest of the amenities of the area and having regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

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 6571.
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.co.uk
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 Planning and Development service at the Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
19 September 2025

PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ ALONGSIDE YOUR NOTIFICATION OF DECISION

1: APPEAL INFORMATION

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/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- 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.

2: BUILDING CONTROL

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

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.