



Sophie Osborne
Senior Transport Planner
Hampshire County Council
Hampshire 2050
The Castle
Winchester
SO23 8UL

Beaconwood
Arrow Lane
Hartley Wintney
Hampshire
RG27 8LR

BarronLandSolutions.co.uk

Your Reference: 058642

Date: 23rd January 2026

Dear Sophie

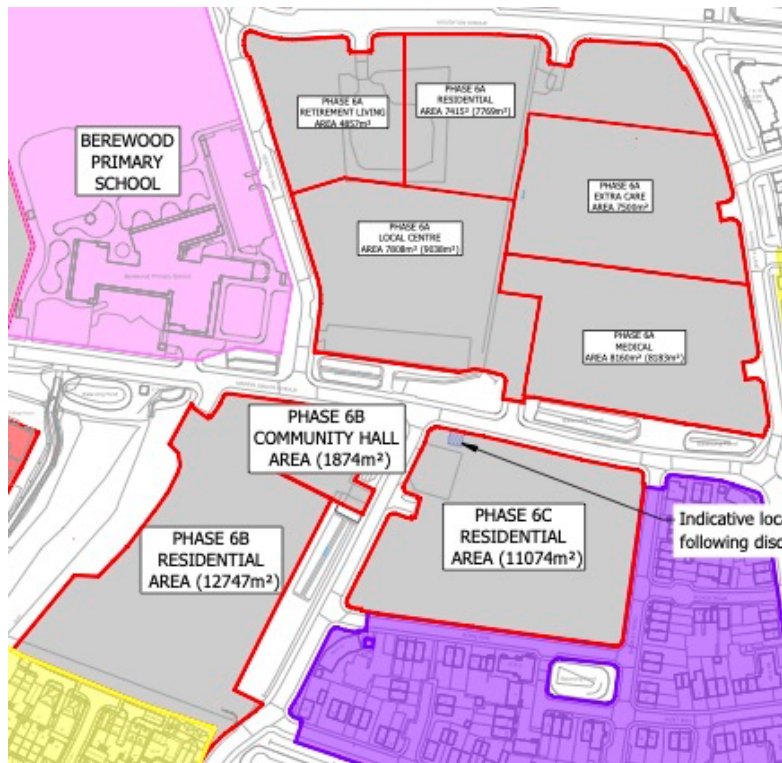
RE: 25/02304/MLA – Berewood S106 DoV#2 response to application comments letter

Thank you for your letter to Ms Chapman dated 3/12/25 in relation to your comments to the above application. I am working with Grainger on a number of different delivery aspects on Berewood and I would welcome direct correspondence with you on this matter, my contact details for which are below. In relation to your observations in your letter, I can comment as follows:

1. Please see attached to the email sending this letter, a copy of the tracked S106#1 DoV, on which these further requests are made.
2. Phased Area Strategy
 1. With reference to the sub-phases, this has been done due to the RM applications coming forward in smaller applications than originally envisaged and due to there being multiple uses in some areas. E.g. Ph6 below includes residential, local centre, health care and extra care. This has now been broken down into numerous smaller phases, so that the individual developers can bring these elements forward.



Original Phase Area Strategy plan extract showing Ph6 as one area.



Example of proposed amended Phase Area Strategy plan extract showing Ph6 split into the various sub-phases.

2. I do not believe including HCC in the definition of “Relevant Authority” works, as “Relevant Authorities” approve more than just the Phased Area Strategies and 7.1.1 includes for the Relevant Authorities and HCC to approve the Phased Area Strategies, so shouldn’t be required.
3. London Road Toucan Crossing
 1. Whilst the works have started, given that a legal agreement hasn’t been able to be entered into as yet, in respect of these works, it will not be possible to complete the crossing prior to first occupation of Ph8. As a result, Grainger propose that the triggers within:
 1. 20.33 is changed to “....prior to 1650 occupations”.
 1. 1650 occupations will be within the next year.
 2. 20.35 is changed to “The Developer shall not complete more than 1650 occupations unless a Highways Agreement has been....”
 3. 20.34 is changed to “...prior to the Occupation of 1850 units.
 1. This is circa half way through Ph8, taking into account the other occupations across the wider site.
 4. 20.36 is changed to “The Developer shall not complete more than 1850 occupations unless the London Road Toucan Crossing....”

20.33 The Developer shall enter into a Highways Agreement for the London Road Toucan Crossing Works prior to Commencement of Phase 8.

20.34 The Developer shall carry out and complete to Completion Certificate Standard at its own expense the London Road Toucan Crossing Works prior to Occupation of Phase 8.

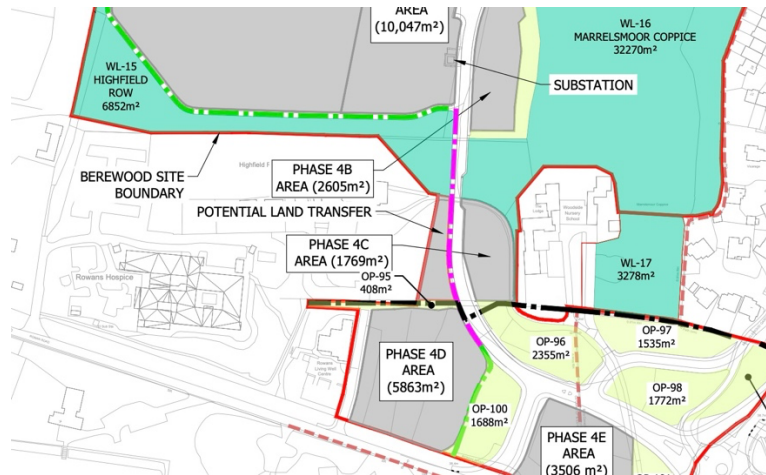
Negative Covenants

20.35 The Developer shall not Commence Phase 8 unless a Highways Agreement has been entered into for the London Road Toucan Crossing Works.

20.36 The Developer shall not Occupy Phase 8 unless the London Road Toucan Crossing Works have been completed to Completion Certificate Standard.

4. MUG

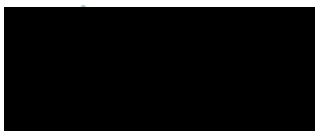
1. The proposed/completed MUG is both under:
 1. Existing rights of way on the definitive map
 2. Not under existing rights of way
 3. Indeed a short stretch is included under an element of what will be adopted highways, as indicated on the below extract in pink dash.



2. It is proposed that those elements of the MUG within points 4.1.1 and 4.1.2 above are not offered for Highways adoption and are just maintained by the relevant authority within the wider POS adoption and dedicated as a bridleway, as this is considered more appropriate and efficient for their long term maintenance. Please see attached an amended S106 DoV covering off this point.
3. 2050 units is circa 2-3 years away, dependant on unit delivery and hence given remaining infrastructure to be delivered throughout the scheme, this revised target is considered appropriate.

Please do not hesitate to give me a call to discuss the above, so that we can draw this application to a swift conclusion.

Yours sincerely



Andrew Barron
Managing Director

M: +44 (0)7771 842 650
E: Andy@BarronLandSolutions.co.uk