TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Grant of Planning Permission

Planning Application Reference: **20/01035/REM**

Decision Date:- 03.06.2021

Winchester City Council **GRANTS** planning permission for **Approval of Reserved Matters 6 (i) a), b), c) & d) of planning consent 10/02862/OUT and Discharge of Conditions 3, 6 (ii) a) b) c) e) f) h) i) j) o) and 11 including hard and soft landscape detail reserved in relation to The Newlands Farm Community Nature Reserve to the west of the Berewood Strategic Development Area, including details of the Southern Allotments, dog agility areas, and children's equipped play areas . , , The Outline Planning Application was an environmental impact assessment application, and an environmental statement was approved in association with the outline application. , , This application affects a Right of Way.** at **Berewood Phase 1, Hambledon Road, Denmead, Hampshire, ,** subject to the following conditions:

01 The development hereby approved shall be carried out in accordance with the following plans and documents;

Illustrative Landscape Masterplan 2715-CNR-LA-04
Site Location Plan 2715-CNR-LA-05
Combined Landscape General Arrangements Sheets 1 to 9 2715-CNR-LA-06-14
Design Statement 2715-CNR-DS-01
Management Plan 2715-CNR-MP-01
NEAP General Arrangements 2715-CNR-LA-15
Southern Allotments General Arrangements 2715-ALL-LA-02
Typical Deer Proof fencing detail 2715-ALL-DT-01
Berewood Western phases Ecology survey schedule
Ecological Appraisal - Newlands Farm Ecological Services
Community Nature reserve
Berewood Western Open Space Outline
CEMP and Associated Appendices
Proposed SUDS Ponds Overview GTWVILLE_WLR_DR_100
Construction Routeing Plan Indicative, Northern and Southern Compounds GTWVILLE_WOS_TP_01

Indicative North Site Access & Compound Small Tipper Vehicles Access and Egress GHTWVILLE_WOS_TP_02
Indicative South Site Access & Compound Small Tipper Vehicles Access and Egress GTWVILLE_WOS_TP_03
Arboricultural impact assessment, Berewood
Western phases and spoil disposal
Berewood Western phases survey schedule
BS5837 chart for tree quality assessment.
Tree Protection Plan Figures 1 to 6 N/A
Newlands farm community nature reserve: heritage statement: phase 13 horseshoe enclosure

01 For the avoidance of doubt and in the interests of proper planning

Julie Pinnock BA Hons MTP MRTPI
Service Lead - Built Environment

Notes To Accompany Planning Decision Notice

General Notes for Your Information:

Rights of Appeal:

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.

- As this is a decision relating to a Planning Application, any appeal against the conditions must be made within 6 months from the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land 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 of the date of this notice, whichever period expires earlier.
- 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.

- Appeals must be made using a form which you can get from the Secretary of State at:

  The Planning Inspectorate (England)
  Temple Quay House
  2 The Square
  Temple Quay
  Bristol
  BS1 6PN

  Or online at:

  https://www.gov.uk/government/organisations/planning-inspectorate

- 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.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.