TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Grant of Planning Permission

Planning Application Reference: **24/01695/REM**

Decision Date:- 19.12.2025

Winchester City Council **GRANTS** planning permission for **Reserved Matters Application pursuant to outline application APP/10/00828 & 10/02862/OUT for approval of landscape detail and access for the Town Park and layout and appearance of the cricket pitch and multi-use sports area at Berewood Town Park Phase B. Affects a public right of way. An Environmental Impact Statement was submitted and approved with the outline application. Approval of conditions 6 (i) a), b), c), and d), and conditions 3, 6 (ii) a), b), e), f), g), i) o, 7, 10 and 11 (Amended Description)** at **Berewood Phase 1, Hambledon Road, Denmead, Hampshire, ,** subject to the following conditions:

01 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.
Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 2. The development hereby approved shall be constructed in accordance with the following plans:
Bridleway Crossing Visibility Splay (Phase 8) GTWVILLE_TP2/GA/05
Proposed Cricket Pitch Wicket Provision GTWVILLE_TP2/SK/18
Landscape General Arrangement 6 of 8 2715-TP-LA-08 Rev T1
Landscape General Arrangement 5 of 8 2715-TP-LA-07 Rev P10
Proposed Surface Treatments GTWVILLE_TP2/RD/40 Rev G
Cyclist Visibility GTWVILLE_TP2/RD/42 Rev A
Construction Traffic Management Plan (CTMP) GTWVilleTPB2(CTMP).1/CTMP01R5 Final Rev 5
Construction Environmental Management Plan (CEMP) 28028 - GTWvilleTPB2(CEMP).9 Final Rev 6
Phase 8 SUDS Pond Location Plan GTWVILLE_TP2/SK/08
Landscape General Arrangements Location Plan 2715-TP-LA-02 Rev P6
Landscape General Arrangement 1 of 8 2715-TP-LA-03 Rev P9
Landscape General Arrangement 2 of 8 2715-TP-LA-04 Rev P9
Landscape General Arrangement 3 of 8 2715-TP-LA-05 Rev P9
Landscape General Arrangement 4 of 8 2715-TP-LA-06 Rev P10

Landscape General Arrangement 7 of 8 2715-TP-LA-09 Rev P8
Landscape General Arrangement 8 of 8 2715-TP-LA-10 Rev P8
Landscape General Arrangement Cricket Pavilion 2715-TP-LA-11 Rev P4
Detailed Planting Plan 1 of 9 2715-TP-PP-01 Rev P8
Detailed Planting Plan 2 of 9 2715-TP-PP-02 Rev P8
Detailed Planting Plan 3 of 9 2715-TP-PP-03 Rev P8
Detailed Planting Plan 4 of 9 2715-TP-PP-04 Rev P8
Detailed Planting Plan 5 of 9 2715-TP-PP-05 Rev P8
Detailed Planting Plan 6 of 9 2715-TP-PP-06 Rev T1
Detailed Planting Plan 7 of 9 2715-TP-PP-07 Rev P8
Detailed Planting Plan 8 of 9 2715-TP-PP-08 Rev P8
Detailed Planting Plan 9 of 9 2715-TP-PP-09 Rev P8
Detailed Planting Plan Cricket Pavilion Areas 2715-TP-PP-10 Rev P4
Location Plan 2715-TP-LA-02 Rev P5
Landscape Concept 2715-TP-LA-01 Rev P3
Landscape Design Statement 2715-TP-DS-01 Rev P3
Landscape Management Plan 2715-TP-MP-01 Rev P1
Illustrative Sections 2715-TP-SK-01 Rev P4
Proposed Town Park Drainage GTWVILLE_TP2/DR/01 Rev L
Post Development Overland Flow Paths GTWVILLE_TP2/DR/05 Rev A
Town Park Phase B Construction Routeing Plan GTWVILLE_TP2/TP/01 Rev A
Anticipated Site Access & Compound Large Tipper Vehicle Access & Egress GTWVILLE_TP2_TP_02_B

Reason: To ensure provision of a satisfactory development

03 All hard and soft landscape works shall be carried out in accordance with the approved details. The hard landscaping works shall commence within 12 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority. The soft landscaping works shall be carried out within the first planting season following the completion of the hard landscaping works unless otherwise agreed in writing by the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.
Reason:
To ensure the timely provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with policies CP7 of the Local Plan Part 1, DM6 of the Local Plan Part 2 and the National Planning Policy Framework.

04 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the first use of the Multi-use sport area hereby permitted. The information shall include a layout plan with beam orientation, and schedule of equipment in the design (lumen type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details. The lighting shall not be switched on between the hours of 10pm and 7am.
Reason: To protect the neighbouring amenities; and to ensure that the ecological value of the site is not adversely impacted upon by the development and in accordance with

policy CS16 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

05 The approved lines of site splays on drawing GTWVILLE_TP2/RD/42 Rev A and GTWVILLE_TP2/GA/05 shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter. Reason: In the interest of Highway Safety and policies CS16, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Julie Pinnock BA Hons MTP MRTPI
Corporate Head of Planning and Regulatory Services

Notes To Accompany Planning Decision Notice

General Notes for Your Information:

1 The applicants are reminded that:
- Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.
- Should the developer identify the need to temporarily close or adjust a PROW, they should follow the guidance on the Hampshire County Council website. This includes further information on the duties as a land owner and/or developer, found at Landowners guide to public rights of way | Hampshire County Council (hants.gov.uk).
- No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the public right of way at all times.
- Granting of planning permission does not grant the applicant access rights to the site via the PROW network and separate consent is required.
-All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic (or Environmental) Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highway Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of biodiversity and public safety
- There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).
- No works to the surface of the Public Right of Way shall be carried out without prior approval of the Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager upon the completion of the build.
- Public Access to Footpath Newlands 732 must be retained 24 hours per day, every day, including through the Town Park. Therefore, no obstruction should be placed to prevent this. This includes not installing stiles, gates, or similar barriers across the PROW at any point along the full length of the PROW, including at the perimeters of Town Park.

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/appeal-planning-decision

- 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.