

8 June 2026

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

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Dear Kayleigh,

NON-MATERIAL AMENDMENT TO HYBRID PLANNING APPLICATION APP/24/00578

**WEST OF WATERLOOVILLE DEVELOPMENTS LTD – BEREWOOD, WEST OF WATERLOOVILLE
MAJOR DEVELOPMENT AREA**

This letter supports an application to Havant Borough Council as Local Planning Authority (LPA) for a non-material amendment to the approved plans at Berewood Town Park, Berewood Phase 1, Hambledon Road, Denmead, Hampshire reference APP/24/00578 approved on 19th December 2025.

This planning application is made under section 96A of the Town and Country Planning Act 1990 which enables the LPA to *'make a change to any planning permission or any permission in principle (granted following an application to the authority) relating to land in their area if they are satisfied that the change is not material.'*

Subsection 2 of Section 96A states *'In deciding whether a change is material, a LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission [or permission in principle] as originally granted.'*

This NMA seeks to alter the approved plans to application APP/24/00578 to allow for a change to the surfacing materials for footpaths within the Town Park.

A duplicate application has been made to Winchester City Council seeking an amendment to application 24/01695/REM.

The application consists of the following information submitted via the Planning Portal:

- Cover Letter (this document)
- Completed planning application forms and certificates
- Consented and proposed plans (as per the below table)
- Planning application fee of £400 (inc. VAT)

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Plan	Superseded Reference	Plan Reference
Proposed Surface Treatments	GTWVILLE_TP2_RD/40 Rev G	GTWVILLE_TP2_RD/40 Rev J
Pavement Construction Details Bituminous Footway Construction	N/A	GTWVILLE_TP2_707

The Proposed Development

The proposed development can be described as:

'Non-Material Amendment to planning permission APP/24/00578 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) to vary the surfacing material of footpaths in Town Park Phase B'.

The proposed non-material amends to the above planning permission are set out below. Details of why these changes can be granted under S96A are noted above.

Change of Path Material in Town Park to a Black Tarmac Finish

It is proposed to amend the approved specification for the paths from '25 Ulticolour 6mm Thin Surfacing System (Light Buff colour)' to an 'AC6 black tarmac finish'.

This revision is sought on the basis that Ulticolour surfacing is difficult to repair without resulting in a poor visual finish and would present increased long-term maintenance requirements and associated costs. The proposed AC6 black tarmac finish would provide a more durable and easily maintainable surface, ensuring a consistent appearance over time.

This amendment has been agreed in principle with Stuart Dunbar-Dempsey, Landscape Architect at Winchester City Council and this application seeks to formally regularise the changes.

Conclusion

The proposed amendments will not adversely change the scale or nature of the approved development. As such, it is appropriate in these circumstances to consider them as Non-Material Amendments to the approved Full Planning consent under Section 96A of the Town and Country Planning Act 1990.

Ultimately, the requested changes accord with national policies as the 'effect of the change' is minimal. This is reinforced by the fact that the proposed amendments do not necessitate any modifications to previously approved reports and/or conditions. Therefore, the proposed amendments are capable of being approved via the S96A route as outlined in the Town and Country Planning Act 1990.

Should you have any queries, please don't hesitate to contact me or my colleague Phoebe Haynes.

Yours sincerely



Bryony Stala
Planning