DELEGATED OFFICER REPORT

Site Address:	Berewood Phase 8, London Road, Waterlooville		
Proposal:	Non-material amendment to Planning Permission APP/24/00939 relating to location of bin & cycle store for plots 128-136		
Application Type:	Non-material change		
Application No:	APP/26/00342	Expiry Date:	15 June 2026
Applicant:	N/A		
Agent:	Mrs Darling	Case Officer:	Denise Sheath

Recommendation: **GRANT PERMISSION**

1 Site Description

The site forms part of the Berewood Major Development Area (MDA) which benefits from an outline permission (APP/10/00828) for approximately 2,550 dwellings and a Reserved Matters application for comprising 185 residential dwellings.

1.2 The current application site, Phase 8, also known as Park View is roughly triangular in shape and situated east of the Town Park of the Berewood MDA. To the north is the Phase 3b (Larkfields) residential development, which provides the access to Phase 8. London Road runs parallel to the southern boundary of the site and the northern boundary of Phase 8 is adjacent to Bridleway (BW15), which is yet to be adopted.

1.3 The site is currently greenfield and slopes down gently from southwest to northeast. It is open with mature hedgerow along the southern boundary.

1.4 The site is within Flood Zone 1 and is outside any future flood zone.

2 Relevant Planning History

Outline permission – to which this reserved matters application relates: APP/10/00828 - Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for health care, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only). Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycle ways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant Footpath No 11 and Southwick and Widley Footpath No 30, with suitable alternative route provided. Approved 18/04/2012. The permission issued under APP/10/00828 has subsequently been amended by the following Non Material Amendment applications:

• APP/14/01234 (materials for Phase 2 – permit 19/12/14),

• APP/15/01399 (Design Code/ materials – permit 12/01/16),
• APP/16/01260 (Design Code/ materials – pending (permitted by WCC on 03/10/2018),
• APP/23/00122 (land use, building heights and density parameter plans- permit 20/04/23),
• S106 Deed of Variation; APP/21/00643 - pending

APP/24/00939 - 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.
Request to Discharge Conditions 6, 9 & 17 (received 25.09.2025) see APP/25/00757.
Request to Discharge Condition 14 (received 25.09.2025) see APP/25/00756.
Request to Discharge Condition 11 (received 26.09.2025) see APP/25/00759.
Request to Discharge Conditions 5, 8 & 19 (Received 05.12.2025) see APP/25/01002.
Request to Discharge Conditions 12 & 13 (Rcvd 13.05.26) see APP/26/00329.
Permit 19 September 2025

3 Proposal

Non-material amendment to Planning Permission APP/24/00939 relating to the position and design of bin & cycle store for plots 128-136

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control:

No comments received

Environmental Health:

Environmental Health (pollution) has no comments regarding the proposed location of bin & cycle store for plots 128-136.

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Principle of development
(ii) Appropriateness of design and impact on the character of the area
(iii) Effect on neighbouring properties
(iv) Biodiversity Net Gain (BNG)

(i) Principle of development

5.3 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development control criteria. In this case the principle of the development has already been established by planning permission APP/24/00939.

(ii) Appropriateness of design and impact on the character of the area

5.4 The proposed amendments relate to the position and design of bin & cycle store for plots 128-136.
The design of the new bin and cycle store is longer in length and shorter in width.
The proposed amendment to the bin store is now compliant with Building Regulations.
The proposed amendment is not considered to be visually intrusive. As such, the proposed change is deemed to result in only a minor and non-material impact on visual amenity and is therefore considered acceptable.

(iii) Effect on neighbouring properties

5.5 The proposed amendment to the bin and cycle store is no considered to is not considered to result in any adverse impacts on nearby neighbouring amenity.

6 Conclusion

6.1 Overall, the proposed alterations to the previously approved scheme APP/24/00939 are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00939 subject to the following conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout Plan – Drawing No. SOxxx-PD-001AA – Submitted – Submitted 18 May 2026
Bin and Bike Store Plan – Drawing No. VS0554.PL-01 – Submitted 18 May 2026

Reason: To ensure provision of a satisfactory development.

Informative:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and
Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.