10 August 2026

Kayleigh Taylor
Principal Planner
Havant Borough Council
Public Service Plaza
Havant
Hampshire
PO9 2AX

Bryony Stala
E: bstala@savills.com
DL: +44 (0) 2380 713955

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ
T: +44 (0) 238 071 3900
F: +44 (0) 238 071 3901
savills.com

Dear Kayleigh,

NON-MATERIAL AMENDMENT TO HYBRID PLANNING APPLICATION APP/10/00828

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

This letter supports an application to Winchester City Council as Local Planning Authority (LPA) for a non-material amendment to amend Condition 1 of the Berewood Outline Planning Consent (APP/10/00828), seeking a three year extension to the deadline for submitted reserved matters applications (from March 2027 to March 2030).

Proposal

Given the limited time available under the current outline consent to implement the remaining reserved matters applications, Grainger seek to extend the timeframe available under the outline consent to ensure the ongoing delivery of this strategically important housing scheme. Advice has been taken from Leading Counsel on the ability to use the powers of S.96a of the Town and Country Planning Act to amend the wording of Condition 1 of the above referenced consent. The advice concluded that it is lawful to do so, subject to the Council's considerations and the submitted justification demonstrating that, when considered in the context of the original outline consent, the proposal is non-material.

A summary of the justification is provided as follows:

Substantial delivery achieved: Approximately 80% of the scheme (circa 2,046 plots sold; 1,930 units approved) has been delivered since consent was granted in 2012, with core infrastructure largely in place and significant S106 obligations completed or underway.

Remaining development: Around 20% of the scheme remains, including circa 500 residential units, employment land, local centre uses, infrastructure, and public realm works. These are programmed to be brought forward progressively to the market over the next few years.

External constraints: Delivery has been slowed by macro-economic factors (Brexit, Covid-19, Ukraine conflict, inflation, and rising interest rates), alongside weakened residential market conditions in southern England and increased build costs impacting viability and land sales.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

Planning delays: Extended determination timescales for applications and S106 matters (in some cases exceeding four years) have materially affected delivery momentum, infrastructure sequencing, and developer confidence.

Grainger has considered a range of alternative planning approaches, including a new outline application, submission of all reserved matters applications ahead of the March 2027 deadline, full drop in applications and the use of Section 97(1)(a) powers. These options have, however, been discounted due to the anticipated delays in implementing them, the complexity and uncertainly around their outcomes and the risks to further housing delivery, viability and commercial constraints resulting from additional delays.

The submission of a S.96A application is identified as the most expedient route with the request for a three year extension to the timescales required for the submission of reserved matters applications considered proportionate in the context of the remaining delivery requirements.

The proposal to amend the wording of Condition 1 of the outline consent to enable an additional three years for the submission of reserved matters applications is considered a pragmatic and policy-compliant solution which will ensure the ongoing delivery of this strategically important site. Importantly, there are no changes proposed to the approved development requirements of the outline scheme nor are any changes proposed to the approved outline plans and documents.

The following amendments are proposed:

Amend the wording of Condition 1 as follows:

> *The first application for approval of reserved matters shall be made to the local planning authority before the expiration of five years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 15 years from the date of this permission subject to condition 1a.*
>
> *Reason: To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990."*

Add the wording of a new condition, Condition 1A is suggested as follows:

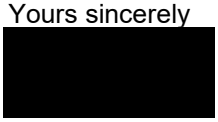
> *"Reserved matters applications relating to Phases E1, E2,02, 04, 05, 06, 07, 09, and 13 as shown on the strategic phasing plan page 95 of the Newlands Masterplan Design Document (November 2010) shall be submitted no later than 30th March 2030.*
>
> *Reason: To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990".*

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

- Cover Letter (this document)
- Completed planning application forms and certificates
- Red line plan (original outline consent boundary submitted)
- Berewood S.96A report dated July 2026
- Planning application fee of £400 (inc. VAT)

Should you have any queries, please don't hesitate to contact me.

Yours sincerely



Bryony Stala
Planning