

4 September 2026



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Dear Kayleigh

WEST OF WATERLOOVILLE DEVELOPMENTS LTD – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (APP/10/00828)

PHASE 4 INFRASTRUCTURE & SOUTHERN ACCESS JUNCTION

APPLICATION FOR APPROVAL OF CONDITION 17

This application seeks the discharge of Condition 17 of outline planning permission APP/10/00828 in relation to the Southern Access Junction forming part of the Phase 4 infrastructure works at Berewood.

Condition 17 states:

"Unless otherwise agreed in writing by the local planning authority the southern access road shall not be brought into use until a scheme for protecting the dwellings and gardens of The Gables, The Lodge at Woodside House and Marrelswood Gardens from noise from the Southern access road has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained unless otherwise agreed in writing by the local planning authority."

The Southern Access Junction works link London Road with the Phase 4 infrastructure and northern areas of development. There are a number of live applications with Havant Borough Council in relation to the infrastructure delivery, namely:

- APP/26/00165 – Southern Access Junction Road Layout Details
- APP/25/00903 – Phase 4 Substation CEMP/CTMP

The information submitted with this application has been submitted to allow works to progress on site in line with the timescales required by the S106.

In support of the application, the following reports are submitted:

Document	Reference
Noise and Vibration Impact Assessment	Issue 2.0 – Dated 22 July 2026
Covering Letter	This Document

The proposed mitigation strategy includes acoustic fencing adjacent to sections of the Southern Access Junction. Whilst the acoustic assessment identifies the location, height and acoustic performance requirements



of the fencing necessary to satisfy Condition 17, the fencing itself will require approval through a future Reserved Matters application associated with the Phase 4 development parcel. That application is currently anticipated to be submitted in late 2026 or early 2027.

The future Reserved Matters application will provide the detailed information necessary to assess matters including:

- Visual and landscape effects of the fencing;
- Detailed design, appearance, materials and construction;
- Ecological considerations;
- Relationship with the diverted public right of way; and
- Integration with the wider Phase 4 development proposals.

Accordingly, this submission seeks approval of the noise mitigation strategy in principle for the purposes of Condition 17, whilst recognising that the detailed design and planning assessment of the acoustic fencing will be undertaken through the forthcoming Reserved Matters process.

It is also relevant to note that the proposed acoustic fencing lies outside the Southern Access Junction Section 278 works and therefore has no implications for the delivery, operation or approval of those highway works.

As Phase 4 infrastructure and the Southern Access Junction are delivered, further detailed information regarding implementation of the mitigation measures will be provided through the relevant Reserved Matters and associated approval processes.

Conditions to be Discharged

Condition Number	Purpose of Condition	Evidence for Discharge
17	Southern Access Road Noise Mitigation	<ul style="list-style-type: none"> • Noise and Vibration Impact Assessment by Total Acoustics Ltd

Conditions not for Consideration

Condition Number	Purpose of Condition	Reasoning
1	Implementation deadline for outline consent	Deadline is March 2027 for Reserved Matters to be submitted.
2	Implementation deadline for Reserved Matters	Phase 2 was submitted in 2014
3	Statement of Conformity	Discharged via APP/25/00679
4	Design Code Compliance	Discharged via APP/25/00679
5	Occupation Triggers	Currently, total occupations stands at around 1455, as of June 2026
6) i) a)	Siting of buildings	No buildings proposed
6) i) b)	Appearance of buildings	No buildings proposed
6) i) c)	Means of access including layout, construction and sight lines	Reconfiguration of existing access
6) i) d)	Landscaping	Landscaping will be submitted for consideration as a separate application
6 ii) a)	Layout of paths including widths, cross sections and longitudinal	Seeking discharge via APP/26/00165

	sections and infrastructure	associated
6 ii) b)	Ground Levels	Seeking discharge via APP/26/00165
6) ii) c)	Access facilities for the disabled	No buildings proposed
6) ii) d)	Layout of foul sewers and drainage	Seeking discharge via APP/26/00165
6) ii) e)	Tree removal	Discharged via APP/25/00679
6) ii) f)	Ecological Mitigation	Discharged via APP/25/00679
6) ii) g)	Interpretation Boards	No interpretation boards to be installed
6) ii) h)	Means of Enclosure	No means of enclosure required.
6) ii) i)	Hard surfacing	Seeking discharge via APP/26/00165
6) ii) j)	Vehicle and Cycle Parking	Seeking discharge via APP/26/00165
6) ii) k)	Storage and Removal of Refuse	No buildings proposed
6) ii) l)	Street lighting	Seeking discharge via APP/26/00165
6) ii) m)	External Lighting	Seeking discharge via APP/26/00165
6) ii) n)	Chimney Flues	No buildings proposed
6) ii) o)	Play and Sports Equipment	This application does not include any play or sports equipment
7	Contamination	Previously discharged in 2020
8	Remedial Strategy Contamination (Preoccupation)	N/A
9	Discovery of Contamination	This is an informative condition
10	Archaeology	Details discharged in 2018.
11	CEMP	Seeking discharge via APP/26/00165 and APP/25/00903
12	River Wallington Nature Reserve Details	River Wallington Nature Reserve does not feature within this application.
13	Bridges over River Wallington	River Wallington sits outside of this application.
14	Protecting public sewers	The works do not affect any existing sewer, other than the final connection which will be approved under S106 of the Water Industry Act.
15	Ensuring roadways are laid out sufficiently prior to occupation of dwellings	This condition will be complied with at the relevant time. There are no dwellings to be built as part of these infrastructure works.
16	London Road Noise Mitigation	This condition is relevant to residential applications only
17	Southern Access Road Noise Mitigation	Acoustic mitigation details will be submitted separately.
18	Drainage	Seeking discharge via APP/26/00165
19	Cemetery Buffer Planting	The Cemetery is not associated with this application.

The application has been submitted via the Planning Portal (PP-15179124) to Havant Borough Council, with the requested fee of £400.00. Please note that a duplicate application has been submitted to Winchester City Council for their consideration.

I trust this information is sufficient to approve the discharge of conditions. If you require any further information, please do not hesitate to contact me.

Yours sincerely

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JM Hopkinson
Savills Planning