
Berewood Phase 8 Statement of Conformity

December 2024

In accordance with Condition 3 of the Outline consent (10/02862/OUT – Winchester and APP/10/00828 – Havant), any Reserved Matters application must demonstrate compliance with the approved documents:

- Design and Access Statement (November 2010)
- The Master Plan Design Document (November 2010)
- The Planning Statement (November 2010)
- The Environmental Statement and supporting Appendices (November 2010)
- Sustainability and Energy Statement (2010)

Section 5 of the submitted Planning Statement sets out compliance with the Masterplan Design Document and Design Code. By way of addressing compliance with these documents, conformity with the approved Design and Access Statement and the Planning Statement is confirmed.

This note is submitted as an additional document, which provides further clarification on compliance with the Environmental Statement and the Sustainability and Energy Statement in relation to the proposed development within Phase 8 of the Berewood Development (West Waterlooville MDA).

Environmental Statement (ES) and supporting Appendices (November 2010).

Paragraph 2.2.4 of the Environmental Statement (hereafter referred to as the ES) identifies a list of approved parameter plans. The land use parameter plan appended as Figure 2.4 (as amended) identifies Phase 8 of the development for residential development.

The submitted reserved matters application seeks consent for a wholly residential development, with ancillary landscaping.

Other parameter plans relate to density, building height, movement, open space, and phasing for the development.

Matters relating to the parameters listed above are addressed in detail, in the submitted Planning Statement.

With regard to Chapter 9 of the approved ES, the Ecological Mitigation Strategy produced by Aspect Ecology Limited (November 2024) serves to demonstrate Phase 8's compliance with the parameter plans, which are incorporated into Chapter 9 – Biodiversity of the Environmental Statement. More specifically, the Parameter Plans highlight a strip of ecological works along the eastern boundary, abutting London Road. This has been incorporated into this Reserved Matters application, ensuring that a Biodiversity Protection Zone covers the hedgerow on the aforementioned boundary. During construction, measures such as protective fencing as well as pollution prevention for air and water quality will be installed.

In addition, Phase 8 will comply with the ES's drive for 'Creating a Connected Place', which serves to strengthen the habitat connectivity at Newlands. As detailed in the Ecological Mitigation Strategy, devices such as Hedgehog Cut-outs are to be distributed across the site as well as Swift Boxes and Bat Boxes to name a few.

Recognising the value of the site-wide green infrastructure, Phase 8 provides multiple connections across the site to promote a circular layout whereby residents can readily benefit from on-site Green Infrastructure thereby reducing recreational disturbance to European Sites.



Sustainability and Energy Statement (2010)

Bloor Homes have produced a Sustainability Infographic to support this Reserved Matters application, addressing the standards set by the approved Sustainability and Energy Statements (October 2010),

It is key to note that the Sustainability Statement (October 2010) made reference to the Code for Sustainable Homes. This has now been superseded by revised technical standards, this includes Part L of the Building Regulations (2021). The aforementioned infographic demonstrates the scheme's compliance with Building Regs including items such as the 'fabric first' approach to materials, complemented by all-electric systems comprising Air Source Heat Pumps and Solar PV using advanced controls to foster a smart home.

Paragraph 5.1.6 of the Sustainability Statement was concerned with shading, acknowledging that overreliance on mechanical cooling systems could have a detrimental impact on carbon emissions. Consequently, Bloor's Infographic confirms that consideration has been given to building overheating, homes have been designed in compliance with Building Regulations Part O. This would similarly address Chapter 5's Energy Demand Reduction & Energy Efficiency Measures of the Energy Statement (October 2010), where the homes will also be supported by low energy fixtures and fittings.

As previously highlighted, environmental sustainability has been considered through the consolidation of habitats into the site's design, which will be complemented by restoration of hedgerows and native tree planting. In addition, the provision of new pedestrian and cyclist routes seeks to address Paragraph 15.3.2 of the Sustainability Statement to encourage alternative modes of transport, providing safety and convenience. This has been reinforced through the positioning of houses along key public spaces such as the cycleways, promoting natural surveillance and enclosure.

<END>