

19 July 2024

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

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Stephan Vargas-Pritchard
E: stephan.vargaspritchard@savills.com
DL: +44 (0) 238 071 3934

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

Dear Sir/Madam

WEST OF WATERLOOVILLE DEVELOPMENTS LTD – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (APP/10/00828 & 10/02862/OUT)

APPLICATION FOR APPROVAL OF RESERVED MATTERS OF TOWN PARK PHASE B

Approval of conditions 6 (i) a), b), c) and d), and conditions 3, 6 (ii) a), b), e), f), i) o, 7, 10 and 11

Further to the granting of the above outline planning application, this application seeks approval of the details relating to the access, layout and landscaping in respect of the Town Park Phase B within the West of Waterlooville Major Development Area (MDA).

The details prepared to support this application for reserved matters are in accordance with the requirements of condition 6 (i) a), b), c) and d), and conditions 3, 6 (ii) a), b), e), f), i) o, 7 and 10 and 11 of planning consents APP/10/00828 and 10/02862/OUT and are in accordance with section 9 (Open Space) of the signed Section 106 agreement.

This application has been submitted to Havant Borough Council (HBC) and Winchester City Council (WCC) for determination. As the majority of the application is situated within the WCC boundary, the application has been submitted to WCC on the Planning Portal PP-13185374 and the appropriate uplift in fee has been paid. These submission documents will also be sent to the Havant Borough Council validations team.

The application site comprises land within the Town Park, on the eastern edge of the Berewood MDA, situated between Plant Farm Crescent to the north and Milk Lane to the south.

Phase A of the Town Park has been implemented and it is currently in use and under management. A previous iteration of the Town Park Phase B application obtained reserved matters approval on 26 April 2019 (19/00008/REM). The cricket pitch has been built in accordance with the approved application.

Grainger submitted updates to the Town Park proposals in 2020 which will shortly be withdrawn in light of further updates and amendments required to the red line of the Town Park boundary, for which approval is sought by way of this permission.

Following a review of the shared boundary with the Town Park, Phase 3B and Phase 8 it has become apparent that there is a need to amend the red-line of the Town Park, primarily to take account of the need to accommodate the Phase 8 access and to better align with the Phase 3B development boundary parcel. It should be noted that these changes to the red-line still enable the appropriate quantum of open space, required by the approved the Environmental Statement and outline planning consent, to be met.

It is also noted that the proposed amendments are in accordance with the approved Parameter Plans, including those varied by a Non-Material Amendment (23/00399/NMA) which was approved on 06 April 2023.

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In summary, this application will deliver the following elements:

- Landscaping and Associated Features
- Biodiversity Enhancements
- Play Provision
- Informal Kick-About Area
- Pedestrian and Cycle Routes

For ease of reference, the following notable changes have been made from the existing live applications for the Town Park Phase B:

- 1m wide mown grass verges added to accommodate the diverted Footpath 732
- Kick-about area earthworks

Statement of Conformity

In accordance with the requirements of condition 3 of the outline planning consent, the following approved documents have been considered in the design process for this proposal and commentary in relation to this is within the enclosed Landscape Design Statement (2715-TP-DS-01 P3).

- Master Plan Design Document (November 2010)
- Design Code (March 2013)
- Environmental Statement and Appendices (November 2010)
- Sustainability and Energy Statement (November 2010)
- Design and Access Statement (November 2010)
- The Planning Statement (November 2010)

As required by the wording of Condition 3, the Reserved Matters application has been prepared to accord with the documents and parameters approved within the outline planning permission. The enclosed Landscape Design Statement (June 2024) provides an explanation of the proposal and design considerations which have informed the detailed design.

The Town Park is contained within the Garden Suburb and the Design Code provides mandatory and non-mandatory requirements to guide development in this area. The Landscape Design Statement also assesses the scheme with the requirements of the Design Code and sets out compliance in relation to this

Ecology

LC Ecological Services have prepared a report setting out a summary of the surveys conducted across the site and details on mitigations required to ensure the proposal are acceptable in ecological terms. It also concludes that there are not anticipated to be any impacts on designated sites.

Arboriculture

A Tree Survey and Arboricultural Method Statement (JFA9524 May 2024) has been prepared in accordance with the requirements of condition 6 (ii) (e).

Construction Environmental Management Plan

In accordance with condition 11 of the outline consent, a Construction Environmental Management Plan is enclosed with this application.

Ground Conditions

Ground Investigation Report (T&P) and Phase 1 Geoenvironmental Report (Leap Environmental) are resubmitted to support this application. The conclusions of these reports remain.

Archaeology

A Heritage Statement (RPS) has been prepared to support these applications. It states that the Town Park Phase B site was found to contain Iron Age and Roman archaeological remains which were identified utilising geophysical survey, evaluation trenching. Archaeological Areas 3 and 5 have been excavated (Wessex Archaeology 2007), however a small part of Archaeological Area 13 within the far south-eastern corner of the site remains in situ. The Statement considers that as a result of no earthmoving or landscaping proposed within the location of Archaeological Area 13, no further archaeological fieldwork is required within the site.

The results of the archaeological excavations already undertaken within Town Park Phase B and the wider site have been subject to a programme of post-excavation assessment, analysis and publication and as result Condition 10 has now been discharged.

Other Matters

The SUDS within the Town Park Phase B area were approved on 12 October 2020 under the Phase 8 and 3b SUDS discharge of conditions application. A copy of the decision notice is appended to this letter for reference.

The location of the SUDS can be seen on the General Arrangements Landscaping Plan (2715-TP-LA-02 P4). There are no changes proposed to the SUDS approved SUDS details, the landscape works sought for consent by way of this application have accounted for the design and location of the SUDS.

The MUSA details have been updated to show a 3m high weld mesh around the courts, the pitch markings on the 5-a-side football pitch are now shown and the surfacing is shown to comprise porous macadam which is in accordance with necessary guidance.

The application is considered to be in-line with requirements set out within the S106 for the Multi-Use Sports Pitch and the Phase 5 Kick About Area.

Please find enclosed the following documents which have been submitted in support of this RMA:

Document/Drawing	Document Author	Document Number/Reference/Date
Application Forms (including Planning Portal fee)	-	-
Document Transmittal Sheet	Allen Pyke Associates	2715-TP-TR-01 14 June 2024
Location Plan	Allen Pyke Associates	2715-TP-LA-02 P5
Landscape Concept	Allen Pyke Associates	2715-TP-LA-01 P3
General Arrangements	Allen Pyke Associates	2715-TP-LA-03-10 P7
Detailed Planting Plans	Allen Pyke Associates	2715-TP-PP-01-09 P7
Landscape Design Statement	Allen Pyke Associates	2715-TP-DS-01 P3
Landscape Management Plan	Allen Pyke Associates	2715-TP-MP-01 P1
Illustrative Sections	Allen Pyke Associates	2715-TP-SK-01 P4

Play Equipment Technical Sheets	Eibe	5 55 329 5, 5 55 327 5, 5 55 310 5, 5 45 084 063 00, 5 45 446 063 00
Heritage Statement	RPS	July 2024
Arboricultural Method Statement	James Fuller Arboriculture	JFA9524 May 2024
Ecology Report	LC Ecological Services	9 April 2024
Phase 1 Geoenvirommental Report	Leap Environmental	July 2022
Ground Investigation Report	T&P	October 2019
Construction Routeing Plan	Mayer Brown	Rev A
Proposed Surface Treatments	Mayer Brown	Rev D
Construction Environmental Management Plan	Mayer Brown	June 2024
Construction Traffic Management Plan	Mayer Brown	July 2024
Anticipated Site Access & Compound Large Tipper Vehicle Access & Egress	Mayer Brown	Rev B
Post Development - Overland Flow Paths	Mayer Brown	Rev A
Proposed Town Park Drainage	Mayer Brown	Rev L

I trust you have everything required to determine this application. If you require any further details please do not hesitate to contact myself.

Yours faithfully



Stephan Vargas-Pritchard
Savills Planning

Encs.