
Site Address: Land at Town Park site, London Road, Waterloooville
Proposal: Reserved Matters Application for Access, Landscaping and Layout,
pursuant to outline application APP/10/00828 for approval of landscape detail, access
and levels at Berewood Town Park Phase B. (Winchester City Council Outline
Application reference 10/02862/OUT and Reserved Matters reference 19/00008/REM)
Application No: APP/18/01317 Expiry Date: 22/03/2019
Applicant: Mrs Turley
Grainger PLC/ West of
Waterloooville Developments
Agent: Mrs Stala Case Officer: Lewis Oliver
Savills
Ward: Stakes

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

This report relates to development within the southern section of West of Waterloooville Major Development Area (MDA). It relates to a reserved matter application in respect of the outline permission for the Grainger (Berewood) part of the MDA. The development is split between Winchester City Council's and Havant Borough Council's areas. In such a situation, legislation requires that the applicant must submit a separate application to each Local Planning Authority, in respect of the part of the site which falls within the relevant administrative area. The applicant has done this and the applications show the whole development site rather than just the land within the relevant Council area. However, each Council can only determine the application in so far as it falls within its own area.

1 Site Description

The site is located to the west of London Road and to the north of Milk Lane, Waterloooville. The eastern side is defined by the London Road and the north an open field which is shown as a development parcel referred to as Phase 8. To the west the site faces more open land which will be further parts of the Town Park whilst to the south is the area being developed pursuant to the Redrow permission for 246 dwellings approved under APP/14/00032 for Havant and 14/00068/REM for Winchester. This site is largely within the administrative area of Winchester, with the area of Havant being located to the east of the current main footpath through the Town Park.

2 Planning History

- 2.1 The outline permission for the site is 10/02862/OUT for Winchester and APP/10/00828 for Havant. The approved outline permission was for:
Outline application for the development of approx 2550 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 healthcare, 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.

The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

- 2.2 The context for this current application is provided by the documents that were included in the application the primary ones being:
The Design and Access Statement
The Landscaping Masterplan Design Document
The Planning Statement
The Environmental Statement and Appendices
The Sustainability and Energy Statements
- 2.3 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters showed this area as being open space and part of the Town Park for the development. The S106 requires the Town Park to be provided in stages and these relate to different adjacent housing phases. Phase A, is being provided in conjunction with Phase 2 of the Residential scheme which is being developed, in its entirety, by the Redrow application. The Town Park outline masterplan provided for a skateboard park, a youth shelter, an informal kickabout space and a local equipped area of play (LEAP) in Phase A.
- 2.4 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under APP/12/01297 for Havant and 10/02862/OUT for Winchester for the outline area, named Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The Town Park lies within the Garden Suburb identity area and identified the following activities for inclusion in the whole of the Town Park - multi-use sports area (MUSA), multi-use games area (MUGA), local equipped area of play (LEAP), skateboard park, local area of play, trim trail and informal landscape. The approved Design Codes also give guidance on planting and hardsurfacing.
- 2.5 Other applications submitted since the approval of the outline and of relevance are:
10/02862/OUT (WCC) and APP/12/01322(HBC) - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved
14/00068/REM (WCC) and APP/14/00032 (HBC) - Reserved matter application for 246 dwellings, phase 2 of the Berewood development, together with the discharge of conditions 3, 4, 11 and 16 of the outline permissions - Approved 22 July 2014.

APP/14/00061 (HBC) and 14/00092/REM (WCC) - Reserved Matters Application for landscaping of Phase A of the Town Park (under Condition 6(i)d)), together with discharge of Condition 6(ii)(f)(ecological mitigation) and condition 3 (Compliance with outline documents) of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT - Approved 22 July 2014

APP/14/01265 - Discharge of Condition No 6(ii)(o) of Planning Permission
APP/10/00828 in respect of play equipment for Phase A - Approved 20 July 2015
APP/15/00366 - Discharge of Condition No. 1 of Reserved Matters Application
APP/14/00061 - Approved 1 June 2015
16/03168/REM (WCC) and APP/16/01211 - Town Park Phase A, approved 30 May 2017. This consent was an amendment to an original approval, 14/00092/REM. The

amendment focused on the provision of the MUGA. It was moved to be adjacent to the skate park and youth shelter locations, thus reinforcing this central 'hub' of formal sports and play facilities.

10/02862/OUT - Deed of Variation to the S106 Agreement to allow for various changes to the timing and delivery of infrastructure associated with the Berewood development, both in light of the current stages of development of the site and the evolving approaches to delivery of that infrastructure. Included in the proposed changes is the relocation of the MUGA from the northern reaches of the Town Park to the southern area the subject of this current application. Whilst the Deed of Variations yet to be signed at the time of drafting this report, the variations were approved in principle by the Joint West of Waterlooville Major Development Area Planning Committee at its meeting on 9 January 2017.

3 Proposal

Reserved Matters Application for Access, Landscaping and Layout, pursuant to outline application APP/10/00828 for approval of landscape detail, access and levels at Berewood Town Park Phase B. (Winchester City Council Outline Application reference 10/02862/OUT and Reserved Matters reference 19/00008/REM. This application is submitted as a Reserved Matters Application under 6(i) c and d, conditions 3, 6 (ii) a) b) f) and 11 of planning consents APP/10/00828 and 10/02862/OUT and in accordance with section 9 (Open Space) of the S106. The landscape design and play facilities associated with Town Park Phase A were approved in 2017 and are currently under construction.

The majority of this site is within the boundary of Winchester City Council. The element of this proposal which is in Havant Borough is the eastern element of the site, this area will largely contain the Sustainable Urban Drainage System (SUD's). The functional requirements of the SUDs areas are the network of dry and wet ponds and ditches which are ideal natural play areas which will encourage health and wellbeing through Phase B. The SUDs are to be planted to create habitats that encourage biodiversity and simultaneously provide an array of amenity and recreational benefits. They will create visually attractive green (vegetated and landscaped) and blue (water) corridors which connect people to water and the arrangement of planting and contouring will ensure that this is done in a controlled manner. A network of 'Trim Trails' are proposed as informal play elements associated with the SUDs's ponds. These comprise of natural pieces of play such as balance beams, logs and groups of rocks

The section 106 for the remainder of Phase B, in the Winchester district of the Town Park is required to provide the following;

- Cricket pitch
- Cricket Pavilion
- Multi Use Sports Area (MUSA)

The definitions of these facilities are set out within the S106.

Detailed cut and fill plans are submitted for consideration alongside this application. The need to create an appropriate level for the cricket pitch, alongside the landscape mounds (to be used as viewing areas), access routes and SuDs features will result in changes to the existing land levels.

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

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS18	(Strategic Site Delivery)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS7	()
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM6	(Coordination of Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection

County Ecologist

The County Ecologist, commenting as a consultee for Havant Borough Council identified a number of issues with the application as presented and requested further information. The Winchester City Council Ecology team concurred with the comments.

The Agent responded to the comments explaining that the principles/requirements for ecological management and mitigation were largely defined through the outline permission. The updated reserved matters application information was presented as an update to identify any changes from the baseline situation.

This allowed updated mitigation measures to be proposed and implemented.

Following the update from the Agent, the County/Winchester City Council Ecology Teams withdrew their concerns.

Engineering Services, Havant Council

No drainage observations -

Environmental Health Manager, Community Group

I have reviewed the supporting documentation to this application (other than the CEMP, which I am aware Mark Moss has reviewed, and in respect of which has already provided comment).

I note that the development red-line encompasses an area of approximately 10 Ha, of which around 12% falls within HBC's district. The application appears to concern landscaping predominantly. The site has previously been investigated for its contamination potential, and local soils have been shown to be largely free of significant risk.

On that basis, I have few concerns regarding the cut & fill operation to create a landscape which serves drainage, wildlife, recreation, amenity and interconnectivity functions. Source material has been demonstrated to be largely free of elevated concentrations of contaminants, and the ultimate land cover is amenity space, to which relatively higher risk benchmarks are generally applicable (relative to more sensitive residential uses).

From a pollution perspective, residential uses are relatively low risk, and the SuDS features proposed are likely to be adequate to ensure good water quality at the point of discharge.

Landscape Team, Havant Borough Council

From a landscape perspective we have the following comments:

We require the following to be submitted for comment:

- A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
 - retaining structures or steps

Many of these issues had been dealt with in previous applications, which were largely situated in the Winchester District. The Agent provided a detailed response to each of these points which resolved the issues identified.

Following a reconsultation following the submission of further information, and clarification of the submitted documents with the application the Landscape Officer now has no objection.

NB Winchester City Council Landscape Officer has no objection to this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 1

Number of site notices: 4.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 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) Layout considerations (Reserved Matter 6 (i) (a) refers)
- (iii) Access considerations (Reserved Matter 6 (i) (c) refers)
- (iv) Landscaping considerations (Reserved Matter 6 (i) (d) refers)
- (v) Ecology considerations
- (vi) Other considerations

(i) Principle of development

The principle of the development of this area for a Town Park has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD) together with the requirements of the S106, with respect to phasing of the Park, and the subsequent Design Codes. Through these documents the siting of the Park and the intended uses within it and the approach to its landscaping have been established.

(ii) Layout considerations (Reserved Matter 6 (i) (a) refers)

The key layout principles applying to the Town Park are consistent with those approved under 10/02862/OUT and APP/10/00828. In particular, the use of varying landforms is proposed to provide changes of level through the park to help define spaces and act as the transition between differing character areas within the park.

As outlined in the proposal section, the vast majority of this site is within Winchester City Council's area. However it is considered important that the layout across the boundary is consistent. Across the combined site, the landforms will provide interest within the park by ensuring that not all of the park is revealed at once to the visitor. Mounding is also used to help define the extent of the flat cricket pitch at the heart of Phase B and the grass embankment creates a natural amphitheatre which has been heightened with informal seating for spectators.

The element of the proposal within the Havant area includes five SuDS ponds which are located adjacent the eastern boundary of Phase B. These will be supplemented by riparian planting and marginal planting strategically placed to control access to the waters edge during periods when there is standing water within the ponds.

The existing pond within the site will be enlarged and banks re-profiled to accommodate planting and a sculptural deck is proposed to echo the form of the more formal sculpture pond within the north west of the park.

Overall the proposed layout is considered to meet the design philosophy envisaged for the Town Park in the outline planning permission, and no objections are raised by the Landscape Officers of either Havant Borough or Winchester City Councils. The layout of the development is therefore considered acceptable.

(iii) Access considerations (Reserved Matter 6 (i) (c) refers)

The main central access is located across the centre of the park providing a key link between phase A and B. This circulation route will also double up as an access route for cars. The oval shaped path around the outside links all the activities and facilities provided within the park together providing a circular walk around the park itself.

This application proposes no changes to the overall philosophy for the access routes, albeit that some changes have been made from the proposals in Phase A in terms of the design language, and some footpaths have become more natural in their course, following the undulations of the land. Landform has also been used within Phase B to help define the spatial arrangement and reinforce key views into and out with the park.

Overall the proposal is considered to ensure an appropriate level of permeability of this significant community facility with the residential areas adjacent that it will most directly serve.

(iv) Landscaping considerations (Reserved Matter 6 (i) (d) refers)

Phase B is structured by an existing green infrastructure of hedgerows and trees which will be retained and supplemented across the site with additional tree, shrub and grass planting.

Species have been selected to complement the existing landscape elements which are to be retained and also animate the proposed new functions and increase biodiversity across Phase B.

Over and above the functional requirements of the SUDs areas the network of dry and wet ponds and ditches are ideal natural play areas which will encourage health and wellbeing through Phase B. The SUDs are to be planted to create habitats that encourage biodiversity and simultaneously provide an array of amenity and recreational benefits. This area is considered to provide a visually attractive green (vegetated and landscaped) and blue (water) corridors which connect people to water and the arrangement of planting and contouring will ensure that this is done in a appropriate manner.

As such it is considered that the play strategy will create opportunities for informal and formal play throughout Phase B as an integral element of the design. It is therefore considered that the element within Havant is acceptable from a landscape perspective.

(v) Ecology considerations

An Ecological Appraisal and Phase 2 survey of the Town Park has been submitted for the Phase B area which details potential impacts and mitigation for habitats (

European sites, hedgerows, water features and new habitat creation) and for fauna (badgers, bats, great crested newts, reptiles and breeding birds). This establishes that the Phase B landscaping can be implemented without harm to existing ecology and future habitats and this is considered acceptable. The Council's Ecologist has confirmed that he has no concerns with this scheme.

(vi) Other considerations

The original approval for the site included a condition requiring a programme of archaeological mitigation of impact to be agreed with the Local Planning Authority, given the amount of earthworks required to create the Town Park. That programme was subsequently agreed under Discharge of Condition application APP/15/00366, and therefore there is only a need to tie the implementation of this revised Phase B development to those approved archaeological details.

Play - The incorporation of formal and informal opportunities for play are of fundamental importance to the long term success of the Town Park. As such, Play through the site will be approached as a layered and multifaceted element within the public realm with the creative use of colours and shapes that challenge the senses and lead to more dynamic and exciting spaces.

These well-designed recreational facilities are not stand-alone elements within the public realm but instead act as integrated and inclusive parts of the broader park landscape. Strict boundaries between user types will only be inserted where necessary as successful play areas cater for the needs of users in a flexible way.

Play space within the site will provide a diversity of experiences to cater for the residential component of the development, as well as going some way to providing a new recreational destination for the wider community in its own right.

The play strategy will encourage exploration and discovery by providing environments and pieces of equipment that stimulate children and adults to interact with the natural setting of the site in entirely new ways. All the senses will be engaged and elements of the play environment will be suitable for both able-bodied and disabled play. The location of play has been positioned as a direct response to the site and the specific functional requirements necessary of each play area. However overall the aspiration for play is to create multiple layers of functions and generate regular rhythm in usage over time. Play is considered in terms of dedicated areas of play in the form of play zones and the links between these, culminating in the identification of specific. The play typologies summarised below:

Sport - focussed around the cricket pitch with natural grass amphitheatre and tennis courts (in Winchester);

Natural Play / Landscape Mounding - Informal areas of play encompassing landform as a key play component with stands of trees and mixed regime of grasses stimulating play in and around these elements;

Natural Play / SUD's , which is within Havant - contain areas connected with water: ponds surrounding, marginal planting, decking and SUD's with planting. There are some boulders, timber logs, plants that can be use for informal play;

Natural Play / Trim Trail - which includes parts within Havant, contained areas with natural play equipment, timber logs, stepping stone, balance beams and climbing rocks;

Informal Play / Nature - provides access to natural objects, sensory planting and features in a managed, well-maintained setting, which will allow for a different range of play opportunities and experiences.

8 **Conclusion**

In conclusion, the reserved matters (layout, scale, appearance and landscaping) are considered to have been appropriately addressed. The appearance of the development including the detailed design of the Town Park Phase B, will provide a high quality environment for local residents to enjoy. It is considered that this high quality development will encourage healthy lifestyles which is of significant benefit to the health and well being of local residents, as such the proposal is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/18/01317 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
DR-L-001000 02 - Indicative planting specification, schedule and Drawing
Legend
DR-L-001001 02 - Combined hard and soft general arrangement plan 1 of 5
DR-L-001002 02 - Combined hard and soft general arrangement plan 2 of 5
DR-L-001003 02 - Combined hard and soft general arrangement plan 3 of 5
DR-L-001004 03 - Combined hard and soft general arrangement plan 4 of 5
DR-L-001005 03 - Combined hard and soft general arrangement plan 5 of 5
DR-L-400 01 - Indicative Site Sections 1 of 3
DR-L-401 01 - Indicative Site Sections 2 of 3
DR-L-402 01 - Indicative Site Sections 3 of 3
DR-L-403 01 - Section Location Plan
DR-L-001010 Phase B Colour Landscape Masterplan -
SP-L-000001 Landscape Design Statement
SP-L-000002 Risk register
Ecological Appraisal and Phase 2 Surveys - October 2018
Town Park Phase B Outline CEMP
Reason: - To ensure provision of a satisfactory development.
- 2 The development shall be carried out in compliance with the archaeological Written Scheme of Investigation approved under APP/15/00366 dated 1 June 2015.
Reason: To ensure the preservation of the archaeological interest on the site and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework