

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 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, the subject of this application, is to be 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
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 Variation is 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

- 3.1 Reserved Matters Application for approval of details relating to access, layout and landscaping of Phase A of the Town Park under Conditions 6(i) (a), (c) and (d) of Planning Permission APP/10/00828 and WCC 10/02862/OUT (revision to scheme previously approved under reference APP/14/00061 and WCC 14/00092/REM).
- 3.2 The current application seeks consent for a revised approach to the delivery of the Town Park Phase A facilities from that approved under APP/14/00061. The most significant difference derives from the proposal to relocate the MUGA from its originally anticipated location in the northern part of the Town Park to the southern Phase A area - this being a result of a hybrid community/sports building now being proposed within the northern part of the Town Park to help fulfil the infrastructure requirements of the S106 Agreement which has been supported in principle by the Joint West of Waterlooville Major Development Area Planning Committee at its meeting on 9 January 2017.
- 3.3 As a result of the proposed introduction of the MUGA into the southern Phase A area, a revised reserved matters application is required to assess the layout and landscaping changes arising, and approval is also sought for the means of access points into this part of the Town Park. The application notes that the details and location of the skate park and LEAP remain as previously approved under APP/14/00061 (reserved matters) and APP/15/00366 (discharge of condition); however some landscaping and contouring amendments have been made.

4 Policy Considerations

National Planning Policy Framework 2012

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

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Council Borough Design Guide SPD December 2011

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

5 Statutory and Non Statutory Consultations

Countryside Access Team

No comments received

Council Ecologist

Given the modest amendment to the site layout I would not raise any ecological concerns.

Engineering/Drainage

No comments received

Environment Agency

No comments received

Conservation Officer

No comments received

Landscape Team

The submitted proposals have been clearly and comprehensively detailed. I am satisfied that these correspond appropriately with the associated master-planning documentation. On this basis, there is no landscape objection to the application.

There is only a very minor observation - proposed litter bins are indicated at very close proximity to seats. During periods of warmer weather, I doubt anyone would be keen to sit beside a source of adverse smelling dog waste / litter and wasps. Perhaps it would be preferable to place bins further away from seats and closer towards the zone departure points or route junctions?

Open Spaces Manager

No comments received

Development Engineer

The Highway Authority have no adverse comment to this application.

County Waste Management

No comments received

Hampshire County Council, Property Management, Property Records, Business Information Team

No comments received

Hampshire County Council, Strategic Environmental Delivery Group

No comments received

Arboriculturalist

This is a relatively modest revision to the scheme previously approved for Phase A under APP/14/00061 - the Landscaping team dealt with the landscaping issues at that time and will be able to address any issues that may arise out of the revision.

Open Space Society

No comments received

Southern Gas Networks

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our high pressure assets will not be affected by the proposal based on the information submitted.

Guidance on safe working provided.

Sport England

The site is not considered to form part of, or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No.595), therefore Sport England has considered this a non-statutory consultation.

Sport England notes that the proposed MUGA is to meet the specific requirements of the Section 106 agreement which includes the provision of a 'free access facility' for informal or casual use. Sport England notes that the details of the design and specification of the MUGA are not provided but would expect that the MUGA is designed in compliance with Sport England's technical design guidance on MUGAs/Artificial surfaces, which can be found here:

<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-costguidance>

On this basis, Sport England is content to withdraw its objection subject to the following condition:

"The MUGA hereby permitted shall not be constructed other than substantially in accordance with Sport England's technical design guidance: Artificial surfaces for outdoor sports (2013).

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy."

County Archaeologist

I would not raise any additional archaeological issues to those attached to the outline planning permission, the provisions for which is secured by condition attached to the outline permission.

Winchester City Council

No comments received

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: 38

Number of site notices: 4

Statutory advertisement: 09/12/2016

Number of representations received: 2

Comment	Officer Comment
After reviewing the plans, may I politely request that both councils consider the following suggestions: That the hedge line running along the A3 London Road from the entrance to Milk Lane to the entrance to Plant Farm Cottages be widened from the current depth of approximately 1 metre to a new depth of 3 metres and that the number of new trees already already proposed and allocated along this section be doubled in addition to the requested widening. When the A3 bus corridor and the Waterloooville M.D.A. was first proposed, a new 3 metre deep hedge to both screen the existing houses from the new development and to replace the long established one that was removed was promised to residents. This promise was not kept. That greater thought is given to the layout of pathways to counter their use by moped and scramble bike riders (i.e. ease of access) together with a legal ban on their being allowed onto the area in the first place. That the site be covered by high-definition C.C.T.V. surveillance. Waterloooville has a growing problem with anti-social behaviour that the police seem unable or unwilling to respond to. It cannot be assumed that anti-social behaviour on this site will not be a problem.	These concerns have been relayed back to the applicant who has made provision for an enhancement of the existing hedgerow planting fronting London Road. However an increase in tree planting across the site would not be supported as this would interrupt the level of natural surveillance of the facilities which is regarded as important by Sport England. Issues relating to anti-social behaviour will need to be managed appropriately by the party responsible for maintenance of the facility - this is likely to be Winchester City Council. In physical terms the Town Park has been designed to prevent vehicles accessing the site by the use of bunds; the main vehicular access route will be gated. The MUGA is not intended to be lit; hence late-night noise and disturbance should be prevented.
I fully support the proposals , I have been informed and involved since the conception of this entire project. I would like to make some small additional improvements to the plan. The area from Milk Lane towards Waterloooville adjacent to the current	See comments above.

boundary fence along the A 3 is, sparse . To strengthen the tree line would greatly improve the outlook for residents who will overlook the Muga and Skate Park. I would also like to see some areas of conservation for Skylarks as they are frequent visitors to this park area	
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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 (archaeology)

(i) Principle of development

7.2 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.

7.3 The original S106 Agreement is currently the subject of a Deed of Variation which will have the effect of supporting the relocation of the MUGA facility from the northern area of the Town Park to this Phase A area. This change has been agreed in principle by the Joint Committee, and with the retention of the other key facilities required to form part of Phase A - i.e. the skateboard park, a youth shelter, an informal kickabout space and a local equipped area of play (LEAP) - the submitted application is considered to accord with the overarching principles for development of this part of the Major Development Area.

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

7.4 The key layout principles applying to the Phase A area of the Town Park are consistent with those approved under APP/14/00061 - the southern part of a circular pathway that will eventually link to future phases of the Town Park runs through the site with the LEAP provided within the north eastern corner and the skate park and youth shelter within the central part of the site as previously agreed. The new element of the development, the MUGA, is proposed to lie adjacent to the skate park and youth shelter locations, thus reinforcing this central 'hub' of formal sports and play facilities, and this is considered an appropriate approach. The relocation of the MUGA into Phase A has been agreed in principle by the Joint Committee.

- 7.5 The size of the MUGA has been the subject of discussions between the applicant and Sport England, given the requirements of clause 9.43 of the current S106 Agreement, which calls for the MUGA to meet the following specification '*comprising an area of no less than 64 by 35 metres equipped for uses for basketball and football*'. Following initial concerns raised by Sport England, further analysis has concluded that a MUGA of a minimum size of 37m x 18.5m will be sufficient to meet Sport England's current standards, and there is no audit trail of how the larger size quoted in the S106 was arrived at - the 64m x 35m size being more akin to the size of a Multi Use Sports Area which will be provided in future Town Park phases. Sport England have therefore withdrawn their objection to the application, and it is anticipated that the revised size criteria can be reflected in the Deed of Variation that is currently progressing in respect of the S106 Agreement.

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

- 7.6 The access arrangements embodied in this revised application remain consistent with those previously approved under APP/14/00061. A maintenance and emergency access route cuts across the site leading from Milk Lane to the former Plant Farm area. A shared pedestrian and cyclist route is provided across the northern boundary of the site linking the Phase 2 development with the future Phase 8, together with further pedestrian routes within the Phase A area, thus ensuring an appropriate level of permeability of this significant community facility with the residential areas adjacent that it will most directly serve.

- 7.7 The Development Engineer has raised no objections to the access arrangements proposed.

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

- 7.8 As with the details approved previously under APP/14/00061, the landscaping details included for Phase A part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Mounding forms part of the area to provide definition to the various areas. Details of hard surfacing, boundary treatments and street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging. The submission also includes a Landscape Management and Maintenance Plan. This phase of the Town Park has been designed with the wider park and context in mind and will provide some substantial native tree planting as well as open green areas. There will be public access throughout and the park will provide a good level of amenity for new and existing residents. The planting and design of the park responds to the existing mature landscape framework of the site including the area of ancient woodland in Plant Row.

- 7.9 In light of representations received from a third party, the plans have been amended since submission to enhance and improve the depth of the existing hedgerow along the London Road boundary of the site. The need to maintain natural surveillance across the site, as required by Sport England, however means that additional tree planting has not been able to be provided.

(v) Ecology considerations

- 7.10 A Protected Species Mitigation Advice Note has been submitted for the Phase A 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 Phase A 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 the changes proposed between this scheme and that previously approved under APP/14/00061.

(vi) Other considerations

- 7.11 The original approval for Phase A of the Town Park 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 A development to those approved archaeological details.
- 7.12 The detailed designs of the play equipment for the LEAP and the skate park have previously been approved under Discharge of Condition application APP/14/01265, and no changes are required to those details in this revised Phase A scheme. With regard to the detailed design of the youth shelter, and the construction details of the MUGA (the latter are required to demonstrate compliance with Sport England's recommended condition), these are the subject of current and separate Discharge of Condition applications.

8 Conclusion

- 8.1 This application seeks consent for a revised approach to the delivery of the Town Park Phase A facilities from that approved under earlier Permission APP/14/00061. The most significant difference derives from the proposal to relocate the MUGA from its originally anticipated location in the northern part of the Town Park to the southern Phase A area. The changes proposed are considered acceptable, having regard to their layout, access and landscaping implications, and pose no new issues in terms of the ecological or archaeological interests of the site.
- 8.2 Whilst the size of the MUGA now proposed represents a departure from the measurements specified in the existing S106 Agreement for the Berewood development, following detailed discussions with Sport England it is clear that the size proposed can be supported and the negotiations under way in respect of other aspects of the S106 Agreement (including the relocation of the MUGA to this southern area) can capture this amendment also.
- 8.3 It is therefore recommended that permission be granted for this revised reserved matters application.
- 1 The MUGA hereby permitted shall be constructed in accordance with Sport England's technical design guidance: Artificial surfaces for outdoor sports (2013).
Reason: To ensure the development is fit for purpose and sustainable and to accord with policies CS1, CS13 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
 - 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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

D2043 L.100 Rev 3 Town Park Illustrative Masterplan

D2043 L.200 Rev 8 Landscape Masterplan - Fabrik

D2403 L.201 Rev 5 Detailed Hard Landscape Plan 1 of 4 - Fabrik

D2403 L.202 Rev 8 Detailed Hard Landscape Plan 2 of 4 - Fabrik

D2403 L.203 Rev 4 Detailed Hard Landscape Plan 3 of 4 - Fabrik

D2403 L.204 Rev 6 Detailed Hard Landscape Plan 4 of 4 - Fabrik

D2403 L.205 Rev 2 Legend for Detailed Hard Landscape Plans - Fabrik

D2403 L.206 Rev 7 Hard Landscape Plan Skate Park, MUGA & Youth Shelter - Fabrik

D2403 L.301 Rev 1 Detailed Soft Landscape Plan 1 of 4 - Fabrik

D2403 L.302 Rev 6 Detailed Soft Landscape Plan 2 of 4 - Fabrik

D2403 L.303 Rev 1 Detailed Soft Landscape Plan 3 of 4 - Fabrik

D2403 L.304 Rev 6 Detailed Soft Landscape Plan 4 of 4 - Fabrik

D2403 L.305 Rev 2 Soft Landscape Legend - Fabrik

D2403 L.306 Rev 6 Soft Landscape Plan Skate Park, MUGA & Youth Shelter - Fabrik

SNPL262227 Cover Letter dated 21 March 2017

SNPL262227 Agent response to consultation comments letter dated 11 January 2017

30/03/2017 'Berewood Town Park' e-mail, from B Stala of Savills confirming the MUGA will not be lit.

27/02/2017 'RE: Berewood Response on Town Park Consultation' e-mail, from O Neal of Sport England confirming acceptable MUGA size.

Reason: - To ensure provision of a satisfactory development.