
Planning Statement

Berewood Phase 8 (Park View)

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1. Introduction

- 1.1. This Reserved Matters Application is submitted by Bloor Homes Limited for the development of Phase 8 (also known as Park View) of the Berewood Major Development Area (MDA) (formerly known as West of Waterlooville Major Development Area). Grainger PLC retains the role of Strategic Developer for delivery of the site-wide Major Development Area.
- 1.2. The Outline Planning Consent for Berewood MDA is set out under the Winchester City Council (WCC) and Havant Borough Council (HBC) decision notices (referenced 10/02862/OUT and APP/10/00828 respectively) which granted consent in 2012 for the development of approximately 2,550 dwellings with associated infrastructure and landscape works.
- 1.3. In total, there are 18 planning conditions attached to the Outline Planning Consent, which are identical for each authority, and a further 17 conditions relating to the detailed Phase 1 application.
- 1.4. Condition 6 (i) relates to information required to be submitted for each phased Reserved Matters Application and requires the following matters to be considered:
 - i. The Reserved Matters (i.e. landscaping, appearance, layout and scale).
 - ii. The design and external appearance of the buildings and structures.
 - iii. Details of means of access, including the layout, and construction sight lines.
 - iv. Landscaping, including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels, treatment of retained areas of landscaping/ vegetation including woodland, hedgerows, scrub and grassland.
- 1.5. There are other matters set out in Condition 6 (ii) which are not Reserved Matters but are required to be approved for each Reserved Matters area prior to the commencement of development within that Reserved Matters area:
 - a) Layout of the development, including the positions and widths of roads, cycleways, bridleway and footpaths.
 - b) Finished levels and the surrounding ground levels.
 - c) Access for the disabled.
 - d) Layout depth and capacity of foul sewers and surface water drainage.
 - e) Accurate plan showing type and spread of all existing trees.
 - f) Details of ecological mitigation measures.
 - g) Details for the provision of ecological interpretation boards.
 - h) Alignment, height and materials of all walls and fences and other means of enclosure.
 - i) Hard surfacing proposals and including surface materials.

- j) The provision to be made for parking, turning and loading of refuse from the premises.
- k) The provision for the storage and removal of refuse.
- l) The provision to be made for street lighting.
- m) The provision to be made for external lighting.
- n) The location, height and appearance of any chimneys, flues and vents.
- o) Details of play and sports equipment.

- 1.6. This particular Reserved Matters submission addresses the requirements of Condition 6 (i) and (ii) within Phase 8 and provides full details for the consideration of landscaping, appearance, layout and scale for the erection of 185 dwellings with associated parking and amenity.
- 1.7. The landscape detail submitted in relation to condition 6 (i) d for this application relates to the residential land only. Any landscape works required for Phase 8 which sits outside of the application boundary will be delivered by Grainger PLC.
- 1.8. Phase 8 is to be the thirteenth residential development within Berewood. Details relating to the Phase 1 residential scheme were approved as part of the hybrid planning application approved by WCC and HBC in 2012. The development of Phase 1 commenced in 2012 with the development of 194 units. Reserved Matters consent for 246 units was approved within Phase 2 in June 2014, and since then Phase 3a, Phase 3b, Phase 5a, Phase 9a, Phase 9b, Phase 9c, Phase 10a, Phase 11a, Phase 13a, and PRS are either under construction or are complete. As of September 2024, there were 1,232 residential completions. The development of employment land, known as Proxima Park has also commenced on site.
- 1.9. Condition 3 of the outline consent requires all Reserved Matters and the implementation of development to be carried out in substantial accordance with the Design and Access Statement (November 2010). The Masterplan Design Document (MDD) (November 2010), The Environmental Statement (ES) and supporting appendices (November 2010) and the sustainability and energy statements (October 2010). Each Reserved Matters Application is to be accompanied by a Statement of Conformity to the Environmental Statement.
- 1.10. In consultation with the Local Planning Authority, the RMA has been designed in accordance with the approved outline documents, namely the ES, Masterplan Design Document and Design Code. A detailed summary of Design Code compliance is set out within this statement.
- 1.11. This Planning Statement should be read in conjunction with the submitted plans, Design Code Compliance document and all other supporting documents and application drawings in the consideration of the application.
- 1.12. It is understood a joint planning committee will be held for the determination of this application. The applicant respectfully asks that arrangements for this meeting be progressed at the earliest opportunity to enable a committee meeting to be held in February 2025.

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2. The Application

- 2.1. This application seeks Reserved Matters approved for the construction of 185 residential dwellings associated amenity space, garages, parking, internal road, pathways, and associated landscaping. The proposed description of developments is as follows:

Reserved Matters Applications for development within Berewood Phase 8 Comprising 185 dwellings in total with associated amenity space, access, garages, parking internal road, pathways, and associated landscaping (matters of layout, appearance, access, landscape, and scale) pursuant to application ref: APP/10/00828.

Discharge of conditions, 3, 6 (ii) a, b, d, e, f, h, L, J, K L, m, n, 7, 16 and 18

- 2.2. The application includes full details of the access, scale, appearance, layout, massing and landscaping of the site with detailed reference to its relationship within the immediate landscaping and open space of the Berewood MDA.

Site Context

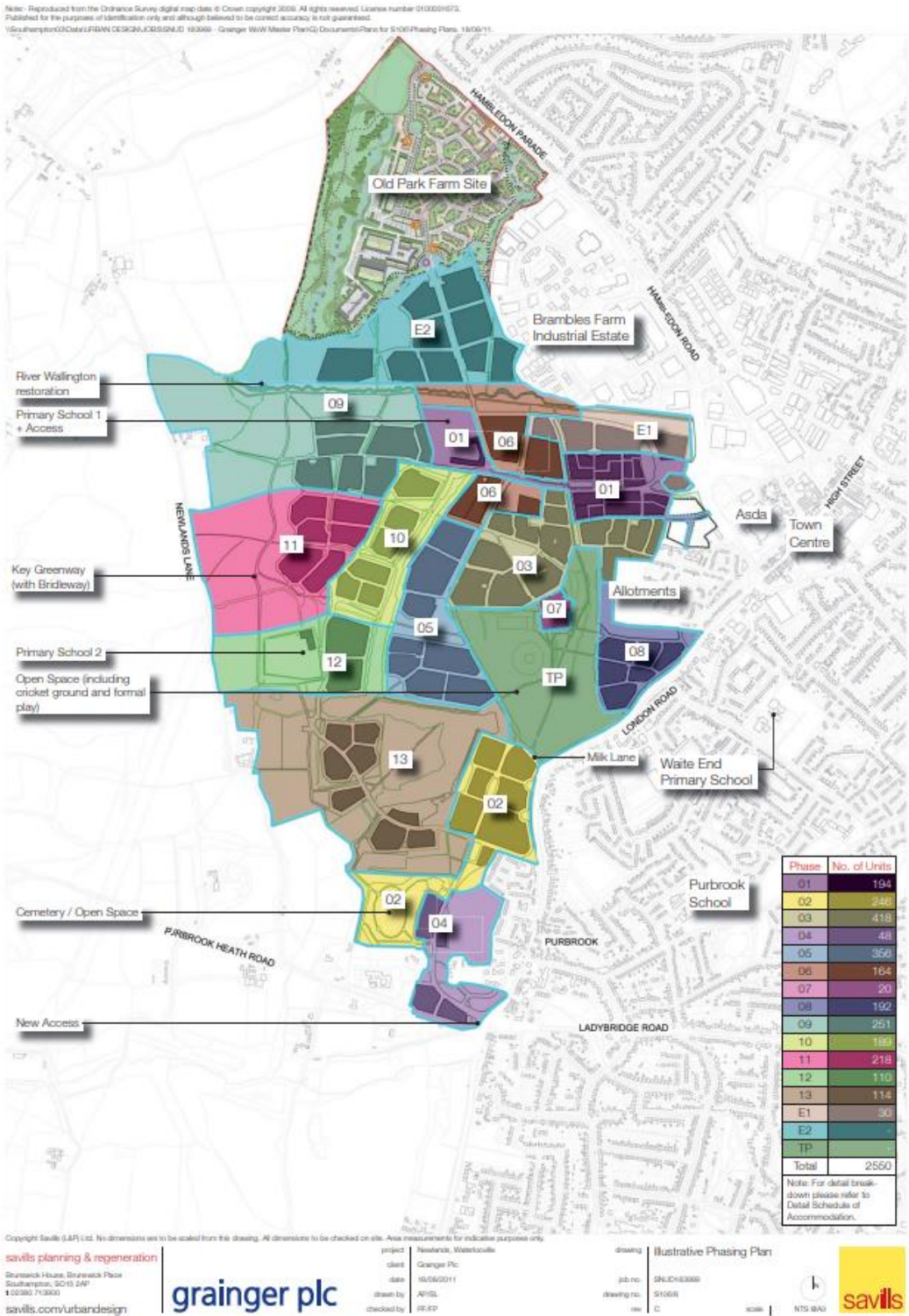
- 2.3. Located east of the Town Park of the Berewood MDA, the approved phasing plan set out in the Masterplan Design Document allocates 192 residential units for Phase 8. Within the Design Code Document, this Phase is defined as a 'Garden Suburb' character area. The Design Code identifies the Garden Suburb as being an identity area which is "led by the existing and new landscape characteristics of the area, providing a strong green framework for medium density development".
- 2.4. This Statement focuses on the proposal scheme's compliance with the approved outline documents. With regards to adopted planning policy, Havant Borough Council's Core Strategy allocates land at West of Waterlooville Major Development Area (MDA) for the development of approximately 600 houses within the administrative boundary of Havant Borough, amongst the wider Outline Application approved for 2,550 dwellings (APP/10/00828). Compliance with the key policies of the Core Strategy, such as CS9 (Housing) and CS16 (High Quality Design) are demonstrated within the submission, alongside compliance with the approved outline documents.
- 2.5. Phase 8 (Park View) is largely triangular in shape. Located south of the Phase 3b (Larkfields) residential development, it gained consent in October 2022 (Winchester: 21/02892/REM and Havant: APP/21/01259) and is currently being built out by Bloor Homes. The sole access for Phase 8 (Park View) is via Phase 3b (Larkfields). The principle of the access arrangement was established as part of the outline application. The access will traverse Footpath 715. This is a pre-existing bridleway, which will be retained as part of the wider Berewood Public Rights of Way connections. Detailed pre-application discussions with Hampshire Highways have been carried out to ensure the proposed design of the access to ensure required design standards are met where the access road crosses the public right of way.
- 2.6. A temporary access for construction traffic via London Road gained consent in October 2022 for a period of five years (Winchester: 21/02892/REM and Havant: APP/21/01259). This is to be implemented to enable construction of Phase 8.

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Figure 1: Approximate Berewood Phase Locations



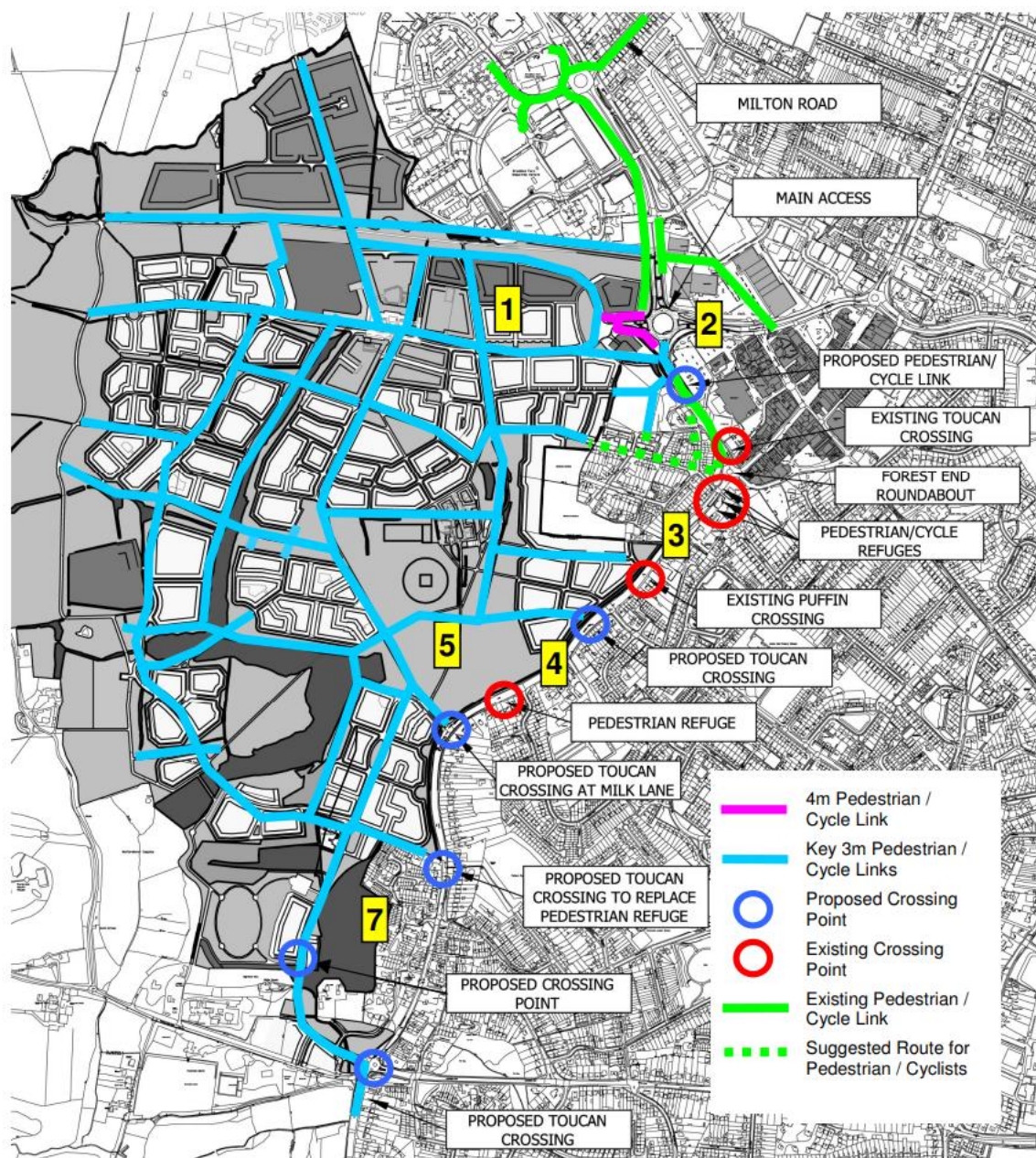
- 2.7. Phase 8 (Park View) is positioned on the eastern boundary of the Town Park, which incorporates a cricket pitch, skate park, play area and walking routes. Phase 8 (Park View) itself features 3No. connections to the Town Park including a bridleway which reinforces its relationship with the community space. As such, it is important the Town Park boundary features an active frontage, promoting natural surveillance by overlooking the Town Park.
- 2.8. For Phase 8 (Park View), the Density Parameter Plan identifies that developments up to a density of 36 dwellings per hectare (dph) are appropriate on site. The proposal for 185 dwellings within Phase 8 equates to a density of 37dph on a site area of 4.97 hectares. The proposed density is marginally higher than the approved parameters of the outline consent in strict terms, but accords with density accounts for the drive to deliver an efficient site in line with Havant's Core Strategy Policies CS9 and CS17. This was raised in the formal pre-app response dated 23 August 2024, whereby new development should be concentrated on urban areas with existing facilities. Moreover, the layout meets design standards, ensuring garden depths are a minimum of 10m, parking provision accords with specified standards and properties are positioned and respond appropriately to the street scenes and edges of the development parcels.
- 2.9. During a pre-app briefing to Newlands Parish Council on 1 August 2024, the need for smaller family homes within the Berewood development was highlighted by Councillors. In response, the proposed development promotes smaller family housing units with 75% of the housing being 2-3 bed properties, reinforcing the efficiency of the site. Despite achieving a higher density, the scheme complies with HBC's parking standards detailed in the relevant Supplementary Planning Document (SPD), as well as private amenity provision for apartments and facilitation of connections to the surrounding bridleway and footpath links. The overall density of the proposed development is therefore in line with aspirations of the Outline Application for the Garden Suburb character area, to provide a medium density development with a strong green framework. The Housing Mix Statement provided within section 3 of this Planning Statement details the proposed housing mix and tenure for Phase 8.
- 2.10. Phase 8 is identified as within the 'Garden Suburb' character area within the approved Design Code. The design and layout of the RM substantially follows the design principles and parameters set out within this document. Section 4 of this Statement sets out further details on compliance with the approved documents of the Outline Application. In addition, the accompanying Design Code Compliance demonstrates compliance with the parameter plans, which form the basis of the Masterplan Design Document with regards to building heights, use, landscape parameters, and key transport connections, as well as providing a detailed review of Design Code Compliance.
- 2.11. As approved by the site-wide Outline Application, the main vehicular access will be via Phase 3b, with internal roads providing direct access to individual dwellings and key pedestrian and cycle routes have been designed to provide increased access opportunities throughout the site and to the adjacent areas of open space. More specifically, in line with the approved Travel Plan, two key 3m pedestrian/ cycle links will feature within Phase 8, with one link being delivered along the existing bridleway FP715. Additionally, these links will provide seamless connections to an existing puffin crossing, as well as the London Road toucan crossing which is to be delivered by Grainger PLC as a requirement of the S106 (clauses 20.33 and 20.34 refer), see the below extract from the approved Travel Plan in Figure 2.

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Figure 2: Approved Travel Plan with Strategic Pedestrian/Cycle Links



Solent Recreation Mitigation at Berewood

- 2.12. The Habitats Regulation Assessment (HRA) submitted in support of the West Waterlooville Major Development Area, outlines consent is explicit in setting out how the provision of Green Infrastructure within the development boundary will mitigate the use of coastal areas for recreational use by future residents of the site.
- 2.13. At the time of preparing the application, the impacts of the proposed population at West Waterlooville was considered in relation to the emerging Solent Recreation Mitigation Strategy and accounted for in the quantum and quality of open space provided on site.
- 2.14. Paragraph 6.2 of the HRA notes *'WCC typically requires 4ha of green space (formal and informal) per 1000 population to meet Public Open Space Requirements. On this criterion for the anticipated eventual Newlands population of approximately 6,360 some 25.4ha of green space should be provided. The actual amount of greenspace provision within Newlands would be approximately four times this amount - 102ha'*.
- 2.15. The breakdown of Green Infrastructure to be provided is set out in table 1 below.

Table 1: Green Infrastructure types

Green Infrastructure types	Area
Existing woodland	6.2ha
Proposed new woodland (outside of CNRs) buffering existing woodland and planting around Marrelsmoor Row	5.1ha
Formal parks (including ecologically-enhanced zones)	24.3ha – consisting of 11.7ha – main park (including tennis courts, Multi-use Sports Area [MUSA] and Multi-use Games Area [MUGA], Cricket Oval, Trim Trail and informal Football Pitch); 3.8ha equipped children's and young people's spaces; 8.8ha – smaller mostly informal park areas including Neighbourhood Equipped Areas of Play [NEAP], including linear spaces for trim trails and community garden areas)
Newlands Farm CNR	17.7ha (includes one 0.6ha allotment)
River Wallington CNR	17ha (includes one 0.6ha allotment)
Newlands Meadow SINC	3.9ha
Retained but ecologically enhanced farmland	21.8ha
Accessible and biodiverse cemetery	4.2ha
Total	102ha

- 2.16. The HRA concluded as follows:

Given the small number of additional people predicted to regularly travel to the coast, even in the absence of any provision of high quality GI at Newlands, any potential adverse effect caused by increased numbers of visits from the new Newlands population would seem likely to be de minimis in terms of the Conservation Objectives of the relevant sites. To further reduce any residual risk Grainger's proposals for Newlands incorporate a comprehensive mitigation strategy. The risk of recreational disturbance is not the same for all new housing developments in the vicinity of the Solent shoreline. All other things being equal, the likelihood of a significant effect varies according to the design of each new development, and in particular the provision and intrinsic design features of each development's GI. At Newlands, the aim has been from the outset to provide green infrastructure exceptional in quantum and quality; green infrastructure that is also accessible, diverse, aesthetically pleasing, rich in biodiversity, dog-friendly and relatively car-free. There is good reason to suspect that Newlands strong GI would also be utilised by a significant proportion of the existing local population (which is deficient in greenspace in certain respects) thereby potentially causing a net reduction in visitor numbers to the coast from the Newlands area and its local environs.

- 2.17. In summary, the HRA for the outline assessed the impacts of increased recreational pressure on the SPA, concluding it would be mitigated through the provision of green spaces within the development (Section 4.4 of the HRA). The HRA considers mitigation at the screening stage in line with relevant case law at the time (Dilley Lane, 2008). With the mitigation in place there should be no need to make further contributions to mitigate impact. The fact that the River Wallington Community Nature Reserve, Town Park Phase A, multi-use greenway and Newlands Meadow are all operational, demonstrates that suitable green space is readily accessible for new residents.
- 2.18. As such, the reserved matters applications for the development of parcel 8 (Parkview) is not required to make a payment towards the Solent Recreational Mitigation scheme.

Nitrate Mitigation

- 2.19. Nitrate mitigation has been secured for Phase 8. Havant Borough Council has agreed that a "Notice of Exchange" will suffice in demonstrating the deliverability of the mitigation site. The "Notice of Exchange" will be submitted with this planning application once a case officer has been assigned and the application reference confirmed.

Biodiversity Net Gain

- 2.20. The current guidance available on the Government website^[1] states that for major applications, mandatory BNG is only relevant to planning permissions granted for applications made on or after 12th February 2024. Permissions granted for applications made before this date are not required to deliver BNG. The West Waterlooville MDA was granted consent in 2012. The guidance also notes that the approval of reserved matters for outline planning permission is not subject to the BNG condition as it is not the grant of planning permission (Paragraph: 003 Reference ID: 74-003-20240214 of Government guidance refers).

3. Housing Mix Statement

Housing Mix

- 3.1. The Section 106 agreed by way of the outline consent required 40% affordable housing provision on site. A total of 185 dwellings will be provided in Phase 8, 74 of which will be affordable equating to 40% of affordable homes within this phase. Full details of the quantum and mix of affordable provision is set out in the Accompanying Affordable Housing Reserved Matters Strategy and the updated Affordable Housing Masterplan Strategy.
- 3.2. The overall housing mix provides on site a majority of 2 and 3 bedroom provision at 75%, which has been influenced by the approved Design Code. As a Garden Suburb, GS02 of the Design Code promotes a variety of land uses including the Town Park, Public Open Space and Residential to name a few. Ultimately, the aim is to promote *“residential development, predominantly family housing, framing a new Town Park”*, which deviates somewhat from Policy CS9 (Housing) of Havant Borough Council's Core Strategy. The Core Strategy (adopted March 2011) seeks to promote the development of *“one and two bedroom flats to terraces and larger detached houses”*. Whilst one and two bedroom flats account for a smaller proportion of the site, the two bedroom flats have been optimised to ensure that they can accommodate four and not merely three people in a drive to improve the accommodation offering to families. This responds to the comments raised by Havant's Housing Officer in the pre-application.
- 3.3. The proposed development provides a mix of detached, semi-detached and terraced housing, with a limited number of three storey apartment buildings. The below schedules evidence the proposed mix of house types and tenures, which fulfils Havant's housing need as evidenced in Table 6.

Table 1: Accommodation Schedule

Dwelling Type	1-bed	2-bed	3-bed	4-bed	Total
Affordable Flats	11	18	-	-	29
Affordable Houses	-	14	29	2	45
Total Affordable Units	11	32	29	2	74
Private Houses	-	20	57	34	111
Total Private Units	-	20	57	34	111
TOTAL	11	52	86	36	185

Table 2: Private Housing Schedule

Private Housing	Units	Percentage of Site
2 Bed	20	11%
3 Bed	57	31%
4 Bed	34	18%
Total	111	60%

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Table 3: Affordable Rent Housing Schedule

Affordable Rent	Units	Percentage of Site
1 Bed	11	6%
2 Bed	18	10%
3 Bed	8	4%
Total	37	20%

Table 4: Shared Ownership Housing Schedule

Shared Ownership	Units	Percentage of Site
2 Bed	14	8%
3 Bed	21	11%
4 Bed	2	1%
Total	37	20%

Table 5: Percentage of Accommodation

Total	Units	Percentage of Site
1 Bed	11	6%
2 Bed	52	28%
3 Bed	86	46%
4 Bed	36	20%
Total	185	100%

Table 6: Estimated Size of Housing Required in Havant (2020-2043) (Havant Borough Council, October 2023)

Size of Housing	Percentage
1 Bed	8%
2 Bed	25%
3 Bed	46%
4+ Bed	21%
Total	100%

- 3.4. This application is accompanied by the Affordable Housing Reserved Matters Strategy, in accordance with clause 8.32 of the West of Waterlooville Section 106 dated 5 April 2012.
- 3.5. Parking is to be provided in accordance with Havant's local planning policy, and designed in compliance with the Design Code. Allocated parking spaces have been provided at the following level:

Table 7: HBC Parking Standards

Dwelling Type	Allocated Parking Spaces Requirement (Per Dwelling)
1-bed	1 space
2-bed	2 spaces
3-bed	2 spaces
4-bed	3 spaces

- 3.6. Overall, a total of 439 spaces (including 39 garages) are proposed including 37 visitor spaces. This visitor parking provision complies with HBC's Parking Supplementary Parking Document (SPD), which requires 20% of parking on-site for visitors. Parking is to be provided in accordance with Havant Borough Council's parking standards. This is provided through a mix of courtyard parking, surface parking and garages. A detailed parking plan accompanies the application

4. Design Review

- 4.1. Section 3 of this Statement summarises the pre-application comments received by Havant Borough Council (HBC) and Hampshire County Council (HCC) (Highways), along with a commentary and justification for the changes made to the proposed layout.
- 4.2. The Design Code identifies the 'Garden Suburb' as being an identity area which is *"led by the existing and new landscape characteristics of the area, providing a strong green framework for medium density development"*.
- 4.3. The Design Code states that the majority of the identity area is made up of residential development, set within a woodland and parkland setting. The urban structure is relatively loose by formal grain with continuous frontages, framing the public realm. In direct response to the aspiration of the Design Code, the proposed layout has sought to create built form featuring continual frontages with subtle varying set-backs from the street. Spatial breaks are achieved between houses, with the built form punctuated by driveways, single storey garages or amenity space. The apartment blocks utilise the location close to the Town Park and bridleway to create feature buildings of three storeys in height, which also provide natural surveillance around the adjacent open space. The heights of the proposed development have been designed in accordance with codes GS03: Heights and GS02: Land Use of the Design Code.
- 4.4. Legibility is an important consideration for the development, and the overall hierarchy of areas, spaces, streets and character will all assist with understanding the area and provide ease of movement when considered in the wider context.
- 4.5. Each house benefits from a private garden. Private houses also benefit from front gardens or privacy strips, defined by the appropriate boundary treatments as specified in the Design Code.
- 4.6. The material palette for the development has been developed in compliance with GS03 of the Design Code, and will include clay stock bricks complemented by occasional rendered elevations in neutral off-whites. Features such as bay windows and detailing to corner properties will generate enhanced visual interest through a variety of built form.
- 4.7. Shared private drives are incorporated within Phase 8, as allowed in the development-wide Design Code, for lower density areas such as the Garden Suburbs.
- 4.8. The appropriate levels of parking are provided for each dwelling, by way of off-road allocated parking spaces and garages for houses, with unallocated parking courtyards provided for the apartment buildings in accordance with part GS08.02.01 and GS08.02.03 of the Design Code. Overall, the development will provide 439 parking spaces, accounting for both allocated parking and at least an additional 0.2 spaces per dwelling of unallocated/ visitor parking. The design of the parking arrangements has been used to create breaks in the continual frontages, as per the Design Code requirements, with courtyards only used for the apartment blocks, again as required by the Design Code guidance. Visitor parking is provided and laid out in an informal manner, in small groups, incorporated between soft landscaping and verges where possible, in compliance with GS08.01 of the Design Code.

Pre-Applications

- 4.9. A pre-application submission was made to HBC in May 2024, and a meeting with Planning Officers was held in-person on 4 July 2024 to present the rationale for Phase 8. A written response was provided by HBC on 23 August 2024.
- 4.10. Despite the site's position solely within Havant's district boundary, HBC officers confirmed that a decision would likely be made at a joint committee, with members from Havant Borough Council (HBC) and Winchester City Council (WCC) present. This form of delegation would be in keeping with other Berewood phases.
- 4.11. The initial design proposals raised a number of questions from the Council regarding the ability to comply with the Design Code, M4(2) and (3) building standards for accessibility, HBC's parking strategy and private amenity space for the apartments. Additionally, the relationship between Phase 3b and Phase 8 was questioned, given their association with Bloor Homes and the sole vehicular access via Phase 3b. It was requested that a formal submission should incorporate a street scene including Phase 3b and Phase 8 in one drawing. This would help to display the interrelation between the two phases including the materials. This has been provided with the submission (SE 01 P1) .
- 4.12. Following the pre-application meeting with the Council, a highways pre-application was submitted to Hampshire County Council as the competent highway authority. Given that the site's access needs to cross a bridleway, it was important to gauge highways perspective to the proposed layout and the most suitable form of bridleway crossing and signage.
- 4.13. A highways pre-application submission was made to HCC with a virtual "inception" meeting on 13 August 2024. In response to the virtual meeting, plans were revised and resubmitted in September 2024.

Design Evolution

- 4.14. The meetings with the officers of both HBC and HCC, as well as the subsequent written responses, have contributed to the design evolution for Phase 8.
- 4.15. HBC officers also questioned the legitimacy of the development's density, in light of the medium density allocation of the 'Garden Suburbs' and the Council's lack of five year housing land supply. However, there were some disparities with the units used to measure the density, with dwellings per acre and hectare producing varying results. As previously mentioned, the site's density will conform to the standards of the 'Garden Suburbs'.
- 4.16. One of the main concerns raised during the pre-application related to the parking quantum and distribution of visitor spaces. The pre-application parking strategy conformed with the Waterlooville Town Centre parking standards, which features a lower parking quantum versus the wider borough-wide parking standards. Additionally, a disproportionate level of tandem parking featured on the pre-application plans, which did not comply with Havant's Parking Supplementary Planning Document (SPD) (Adopted July 2016).

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- 4.17. In response to these comments, the parking strategy has been revised to ensure compliance with Havant's Parking SPD. The scheme now features 439 spaces, where 37 of these spaces are reserved for visitors. The HBC pre-application response commented on the distribution of visitor parking. Consequently, a number of visitor parking spaces have been relocated, including an area to the south east. Visitor spaces were positioned down a private drive lining the south easterly boundary, subsequently creating stress on the hedgerow and natural buffer to London Road, see Figure 3. In the revised scheme, the majority of the visitor spaces are now positioned along the bridleway, Town Park and main routes of the development.

Figure 3: Example of Changes to Visitor Parking



Pre-Application



Final Design

- 4.18. Whilst the cul-de-sac nature of the internal layout was acceptable, HBC officers suggested that the pedestrian interconnectivity could be improved, especially considering the number of footpaths surrounding the site. Consequently, connections have been provided along the northern boundary of the site, facilitating access to the bridleway and improving the site's interconnectivity.

Wider Sustainable Connectivity

- 4.19. The pre-application with HCC Highways raised a query regarding the “*provision of a circular share use connection*”, more specifically referencing connections from London Road to the Town Park and bridleway to promote sustainable connectivity.
- 4.20. Firstly, the southern portion of the site was deemed to be an area which had limited connectivity to London Road. Whilst there was an existing shared cycleway running parallel to London Road, it terminated prematurely, joining London Road close to Plot 107. As a result, this cycleway has now been extended to provide a further connection to London Road, benefitting residents located centrally in the site, namely Plots 75 to 92. Please see Figure 5.
- 4.21. Furthermore, whilst positive comments had been received in relation to the natural surveillance along the bridleway to the north, there were no direct connections to the bridleway, which provides a link to London Road and the Town Park. This has now been addressed with two bridleway connections being introduced,

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one serving the residents to the east (close to Plot 57) and another connection on the northern boundary (close to the apartment block comprising Plots 28-36). Please see Figure 4.

4.22. Consequently, combined with the pre-existing connections to the Town Park adjacent to Plots 154 and 185 (as seen in Figure 5 and 6), there will be a total of eight connections across the site. Therefore, it is reasonable to suggest that the site now benefits from increased connectivity, providing ample opportunities to promote sustainable, active travel across this phase.

4.23. Finally, connections to the Town Park were considered by HBC and HCC. From a Highways perspective, the 3.0m width of the paths will ensure that the Town Park connections can suitably accommodate cyclists and the shared use infrastructure will provide sufficient connections into the pedestrian facilities associated with Town Park Phase A.

Figure 4: Bridleway Connections on the Northern and Eastern Boundaries



Pre-Application



Final Design

Figure 5: London Road Connections



Pre-Application



Final Design

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Figure 6: Town Park Connections



Pre-Application



Final Design

Hedgerow Retention

- 4.24. The existing hedgerow which buffers the eastern boundary of the site with London Road is noted as an important ecological asset. The retention of the hedgerow is important from both an ecological perspective and in terms of visual amenity. The proposed layout has been designed to ensure the majority of the hedgerow is retained on site and is protected from the impacts of development in the long term. The need to provide connectivity between London Road and the development parcel will require the provision of two footpaths through the hedgerow, resulting in a small loss of hedgerows in these locations. The loss has been minimised as much as possible, whilst ensuring appropriate connectivity is provided in line with Highways comments and the requirements of the outline consent.

Public Consultation

- 4.25. Following the pre-application submissions, Newlands Parish Council was engaged in the first instance and Bloor Homes had the opportunity to present an overview of the proposed development in a Parish Council meeting. Notably, councillors were concerned about construction traffic travelling through the occupied phases of Berewood such as Phase 3. It was noted that the preferred route for construction traffic would be via London Road, which has been established by the aforementioned temporary consent and will be enforced through Phase 8's CEMP.
- 4.26. Additionally, Bloor Homes has issued a letter to local stakeholders including London Road residents, Phase 3b residents, local councillors and Newlands Parish Council. Notably, it was acknowledged that Phase 3b residents and London Road residents would be impacted by the proposed vehicular access, both on a temporary and permanent basis. The purpose of the letter was to confirm the imminent submission of a

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planning application, its relationship with the temporary construction traffic access and providing an opportunity for residents to ask questions.

- 4.27. To date, no comments and/or queries have been received - please refer to Appendix 1 for the Neighbour Consultation letter.

5. Compliance with Approved Planning Documents

- 5.1. Condition 3 of the Outline Planning Consent requires all reserved matters and the implementation of the development to be carried out in substantial accordance with the Design and Access Statement (November 2010), The Master Plan Design Document (November 2010), The Environmental Statement and supporting appendices and appendix (November 2010) and the sustainability and energy statements (October 2010).
- 5.2. It is considered that the design proposed for Phase 8 accords with all of the above referenced documents.

Masterplan Design Document

- 5.3. The Masterplan Design Document (MDD) contains the masterplan principles approved as part of the sitewide outline and Phase 1 Planning Permission in 2012, incorporating 2,550 new homes, employment, mixed use and amenity space. The Strategic guidance contained within the document, alongside other documents such as the Design Code, are to be used as tools by Grainger PLC, the relevant housebuilder and both LPAs in determining planning applications for each phase and sub phase of development within the Berewood MDA.
- 5.4. The MDD sets out the spatial distribution of development and green infrastructure within the Major Development Area, while prescribing land uses, storey heights and road hierarchy. With reference to the proposals contained within this RM submission, a comparison is drawn against the approved drawings and commentary prescribed within the MDD. This is set out below.

P.45 Building Heights Strategy

- 5.5. The RM lies within an area approved for delivering buildings of up to 12m (three storeys) in height. With a maximum of three storeys proposed on a limited number of buildings, in key locations. Notably, the approved Design Code recommends that the three storey buildings “*help enclose proposed open space*”. Therefore, the three storey buildings line the boundaries which incorporate the bridleway and Town Park.
- 5.6. A Storey Heights/ Massing Plan has been submitted for consideration.

P.47 Residential Density Strategy

- 5.7. The MDD identifies Phase 8 for residential development at a medium density of 29 to 36 dph. As set out earlier in this Statement, this RM application seeks 185 dwellings providing a development density of 37dph.
- 5.8. The proposed development is broadly in line with the medium density requirements; the development attempts to make the most effective use of land, which complies with Policy CS17 of the Havant Borough Local Plan (Core Strategy) (2011).

P.51 Pedestrian and Cycle Strategy

- 5.9. The design and layout of Phase 8 accords with the legibility and hierarchy of the streets shown within the MDD parameter plan, the details of which are set out in the accompanying Design and Access Statement. In addition, improved cycle links between the highway network, the proposed dwellings, and the neighbouring areas of open space have been designed into the layout.

P.59 Land Use Strategy

- 5.10. The application seeks consent for residential development as per the land allocation set within the MDD.

P.61 Biodiversity Strategy

- 5.11. The proposed residential layout accords with the biodiversity strategy as set out within the MDD. The areas of open space related to the Town Park are to be delivered in accordance with the parameters of the Outline Application, with direct links provided to these areas from Phase 8. An updated ecology note has been submitted with this RM application in accordance with Condition 6 (ii) f) of the Outline Application.

P.77 Tree Strategy

- 5.12. Tree planting is incorporated into the residential layout. Whilst the exact alignment shown in the MDD has been altered to reflect the layout, the principles of increasing tree planting within this location are met. The accumulation of tree planting in these locations provides opportunities for statement trees as well as a variety of street trees and amenity planting.

P.85 SuDS Strategy

- 5.13. Details relating to the SuDS for phases 3b and 8 were submitted in February 2019 as a discharge of conditions application for the infrastructure. Grainger PLC, the Master Developer, confirmed in October 2024 that these SuDS have been delivered on site.

P.89 Lighting Strategy

- 5.14. As per drawing 82 of the MDD, residential street lighting will be provided within the proposed development.

P.95 Strategic Phasing Plan

- 5.15. The Strategic Phasing Plan and associated Table specifies the total quantum of housing to be delivered as part of the Berewood Development (2,550), in addition to an *indicative* split between the various future phases. The capacity for each phased area is subject to the detailed design stage, with the overall quantum of housing fixed as a maximum within the ES. There is no explicit reference within the outline approval of conditions which state that each phase has to adhere precisely to the quantum per phase, specific in Drawing 84 of the MDD. On the contrary, the MDD states:

“the accompanying phasing strategy plan illustrates how the development could take place, but again there will be opportunities for review, since local need and requirements may impact upon the exact phasing of each component of the masterplan” (p.94).

- 5.16. The provision of 185 dwelling is considered an appropriate quantum when reviewing Phase 8 against the requirements of the Design Code such as the proposed layout, including the aspirations for creating a community within a strong landscaped framework.
- 5.17. Given the flexibility contained within the document approved by the LPA and cited within Condition 3, there is no conflict with allowing additional units within an earlier phase of development, or creating varying densities across the phase to achieve the prescribed numbers of dwellings. The ceiling figure tested for the ES has not been reached and the capacity of the development remains within the tested parameters and requirements of the Design Code.
- 5.18. Overall, the quantum of development is within substantial accordance with the MDD.

Design and Access Statement

- 5.19. Much of the content of the Site Wide Design and Access Statement (DAS) is replicated within the MDD and as such has not been referred to in this report.

Design Code

- 5.20. As per the wording of Condition 4, each phase of development should set out in writing how the proposal has complied with the principles set out within the Design Code.
- 5.21. The design of Phase 8 has not been conceived in isolation, but has reviewed the wider context including the design of Phase 3b, considering its connectivity with the site. The detailed design of the layout has been development in accordance with Section Two of the Design Code. A Design Code checklist has been provided within the accompanying Design and Access Statement, which sets out compliance, and if relevant, non-compliance with the Code.

Regulating the Development Parameters and Regulating Plan

- 5.22. As per p.8 and p.9 of the Design Code, there is a series of drawings that set out the principles of development, including land uses, building heights, density, movement, open space and landscape, that were included within the approved Masterplan Development Document. Commentary has already been provided within this Statement, to demonstrate compliance with these broad principles.

Garden Suburb Character Area

- 5.23. The identity to be created within a Garden Suburb *'is led by the existing and new landscape characteristics of the area, providing a strong green framework for medium density development'*.
- 5.24. As set out within the accompanying Design and Access Statement, the scheme is compliant with the key parameters of the Design Code. The accompanying Design Code Checklist demonstrates that the development complies with the majority of code requirements, with some if not all properties meeting design requirements and the layout being compliant with key design parameters. Some of the code requirements have been met in part, while a few have not been complied with.

- 5.25. The following codes have been identified as not being met:

GS08.02.04 - *On plot driveways to be secured by gates, especially on double width drives, to enhance security and reduce views of cars from street.*

- 5.26. GS08.02.04. It is not possible for the driveways to be secured by gates due to the width and position of parking areas next to the property and/or road. Introducing gates into the frontages will not allow appropriate manoeuvrability for cars.

GS03.01.01 Brick - *Clay stock brick (orange/red or multi) predominate*

- 5.27. GS03.01.01. The proposed materials consist of high quality wire cut bricks which are proposed for continuity with approved materials in Phase 3b.

GS04.01.02 - *Breaks in roof line created by the predominant use of detached, semi-detached and short terraces, as well as use of chimneys.*

- 5.28. GS04.01.02. The house types designed for this phase do not incorporate chimneys. The detailing to the front elevations is considered to create a Garden Suburb character area, without the need for additions such as chimneys. Furthermore, chimneys were not provided on properties within Phase 3b. No chimneys are provided in line with approvals issued on adjacent phases.

GS04.01.03 - *Roof planes should on occasions continue down to ground floor level with sprocketed eaves with dormers at first floor level.*

- 5.29. GS04.01.03. The house type designs for this phase do not incorporate this feature. The proposed dwellings are consistent with the approved dwellings within Phase 3b.

GS05.01.02 - *Bay windows over 2 storeys are commonly used as feature to the frontage*

- 5.30. GS05.01.02. The house type designs for this phase do not incorporate this feature. The proposed dwellings are consistent with the approved dwellings within Phase 3b.

GS05.01.03 - *Timber or metal windows*

GS05.01.07 - *UPVC doors and windows, GRP features, including chimneys, dormers, porches or other features*

- 5.31. GS05.01.03 and GS05.01.07. For reasons relating to cost, sourcing and the long term maintenance of timber window frames and doors, it has been agreed with Winchester and Havant Borough Councils that an amendment to the Design Code to allow high quality uPVC windows and doors is acceptable. A non-material amendment application was approved on 03 October 2018 to this effect. The proposed fenestration details accord with the Design Code amendment.

GS06.01.01 - Property boundary to be low hedge with specimen shrub. Hedges required to boundaries where plot parking is visible from public area (500-750mm high). Species within Appendix A. Boundaries between gardens/ private space: see hard landscape Code.

- 5.32. GS06.01.01. Hedges to be a maximum of 600mm high to retain forward visibility for vehicles in accordance with HCC Highways comments.
- 5.33. Fundamentally, the design has not been conceived in isolation but has taken into account the nearby Phase 3b development, the existing built form in the vicinity of part of the MDA, and the landscape and open space opportunities near to the site as identified in the approved outline documents. The ability to comply with all but a few of the Design Code requirements, demonstrates a scheme that identifies with the Garden Suburb context of the Berewood development, resulting in a positive contribution to the MDA.

6. Conclusion

- 6.1. The Planning Statement has provided an assessment of the RM application against the requirements of the Masterplan Design document, the Design and Access Statement and the Design Code, in showing that the Reserved Matters Application would be in substantial accordance with these documents and thus conditions 3 and 4 of the Outline Planning Permission.
- 6.2. The design and layout of the development meets the illustrative requirements of the MDD and are in substantial accordance with the Design Code, as required by Condition 3 of the outline consent. Where design code requirements have not been met, full justification for varying these points has been set out in this Statement.
- 6.3. A fundamental aspect of Phase 8, is the creation of a formal bridleway crossing along Footpath 715 in order to facilitate vehicular access to the residential phase. This will be delivered in compliance with the Highways Pre-App comments.
- 6.4. Development of 185 units within Phase 8 meets the density, height and layout parameters of the outline consent, providing a quantum of development that provides desirable homes for the future, along with creating a sense of place and contributing to the wider Berewood development.
- 6.5. This document, along with supporting documents to include full details of the Affordable Housing provision, ecology considerations and landscape design detail, which should be read in association with this application. The full suite of documents demonstrates compliance with the approved outline documents and context of the scheme within the wider MDA.
- 6.6. Based on the content of this Statement and the information submitted in support of the RM application, we would respectfully ask that the application is approved.

Planning Statement

Berewood Phase 8 (Park View)



Appendix 1 Neighbour Consultation Letter

Planning Statement

Berewood Phase 8 (Park View)

savills

CSPL666076

19 September 2024

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Dear Sir/Madam

PROPOSED RESIDENTIAL DEVELOPMENT – PHASE 8, BEREWOOD WEST WATERLOOVILLE MAJOR DEVELOPMENT AREA

On behalf of Bloor Homes, we are writing to advise you of development proposals being worked up to enable the submission of a Reserved Matters Application for 185 dwellings on Phase 8 of the Berewood development. As shown on the accompanying draft plan, the site is located to the west of London Road and adjacent to Berewood Town Park.

As you may have noticed in recent months, Bloor Homes has been undertaking initial site investigations and commissioned several technical surveys in readiness for an application submission to Havant Borough Council (HBC), this is targeted for submission by the end of September 2024. Please note, once the application is validated by the Council, they will undertake their own consultation which will provide an opportunity for you to make comments on the application.

The design and layout of the scheme has been prepared to accord with the requirements of the outline consent areas (planning ref: Winchester: 10/02862/OUT and Havant: APP/10/00828). This application gained consent in 2012, establishing the principle of residential development in Phase 8 with its access via Phase 3b. A Reserved Matters application will be submitted, which must evidence the proposed development's compliance with the height, scale, and massing requirements of the Masterplan Design Document and conformance with the Garden Suburbs Character Area, as set out within the approved Design Code. It is Bloor's intention that the design and detail of the proposed homes will follow the principles established and approved under Phase 3b, subject to the planning approval process.

As you may already be aware, planning consent was granted in October 2022 for construction traffic to access Phase 8 via London Road for a period of five years (Winchester: 21/02892/REM and Havant: APP/21/01259). Bloor will be responsible for delivering this temporary access to facilitate the development of Phase 8, with the intention that the access will be stopped up and the land returned to its current form once construction is complete, except for any proposed pedestrian / cycle connections off London Road. Under condition 11 of the aforementioned outline consent, all Reserved Matters must submit a Construction Environmental Management Plan (CEMP), which controls the management of construction including the routing of construction traffic, a programme of works and, protection of trees and hedgerows to name a few. The CEMP will be submitted to HBC in due course and must be approved by the Local Planning Authority. Regardless, residential access to the site will be via Phase 3b only. Phase 3b is located to the north of Phase 8, referred to as Larkfields and is currently being constructed by Bloor Homes.

If you have any questions regarding the proposal or comments, please write to us at Savills Planning, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ or via email to: SouthamptonPlanning@savills.com.

If you would prefer to discuss the application proposals via telephone, a representative from Savills Planning would be pleased to arrange a telephone call. Please call the office on 023 8071 3900 and ask to speak to Bryony Stala or JM Hopkinson.

Yours faithfully

Bryony Stala

Bryony Stala

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Planning Statement

Berewood Phase 8 (Park View)



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