

13 November 2024

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a solid yellow rectangular background.

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Dear Sir and/or Madam,

**BLOOR HOMES LTD – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA
(10/02862/OUT AND APP/10/00828)**

APPLICATION FOR APPROVAL OF RESERVED MATTERS: PHASE 8

RESERVED MATTERS: 6 (i) a), b), c) and d)

CONDITIONS 3, 6 (i), (ii) e), f), 7, 16, 18

Following approval of the above outline planning applications, please find enclosed a Reserved Matters Application for the residential development of Phase 8 submitted on behalf of Bloor Homes and West of Waterlooville Developments.

The application addresses the requirements of condition 6 (i) and provides full details for the condition of access, appearance, landscaping, layout and scale for the erection of 185 residential dwellings. In addition, details relating to the approval of conditions 3 and part of 6 (ii) (as detailed above) have been submitted for consideration. All conditions are to be discharged in full.

Statement of Conformity

In accordance with Condition 3 of Planning Consent 10/02862/OUT and APP/10/00828, the following approved documents have been considered in the design process for the Phase 8 layout:

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

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As required by the wording of Condition 3, the application has been produced in substantial accordance with the above listed documents. Full details of the proposal's compliance with the listed documents are set out in the accompanying Design Code Compliance document and Planning Statement.

In accordance with clauses 8.30 and 8.34 of the agreed S106, an Affordable Housing Reserved Matters has been submitted alongside the application. Any necessary updates to the Affordable Housing Masterplan document will be submitted by West Waterlooville Developments to the Council.

The required Community Infrastructure Levy (CIL) Additional Information Form (Form 1) has been submitted with the Reserved Matters Application. This confirms that due to the date of the outline approval prior to the adoption of CIL, the development is exempt from CIL payments.

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.).

As the application site lies solely within the Havant boundary, the single fee has been paid to Havant Borough Council (HBC). A copy of the application has been sent to Winchester City Council for their records.

The following documents are submitted for consideration:

Plans and Documents

Documents

Planning Statement (Includes Housing Mix Statement)
 GE21512/GIR/MAR23 – Ground Investigation Report (Sheet 1 and 2)
 295A.NT.2.0 – Acoustic Opportunities and Constraints
 295A.RP.1 - Noise Assessment
 MB240801-01-01 Rev A - Tree Constraints Plan
 Housing Mix Statement (Featured within Planning Statement)
 Design Code Compliance Statement – BLOO230207
 Form 1 CIL Additional Information
 Nutrient Calculator
 Havant Occupancy Calculator

Plans

House Type Pack (include drawings list) (Sheet 1 and 2)
 SOxxx-SL-001L - Site Layout
 SOxxx-SL-020 - Materials Plan
 SOxxx-SL-060 – Means of Enclosure
 SOxxx-SL-902 – Parking Plan
 SOxxx-SL-903 – Refuse Plan
 SO141-LS-010a – Site Landscaping+ Ph8a

^[1] <https://www.gov.uk/guidance/biodiversity-net-gain>

SO141-LS-011a – Site Landscaping+ Ph8a
 SO141-LS-012a – Site Landscaping+ Ph8a
 SO141-LS-013a – Site Landscaping+ Schedule + Ph8a
 SE.01. P1 – Street Elevations
 4166-002-001_P05 – Visibility Splays
 4166-002-5001_P02 – Proposed Levels Sheet 1
 4166-002-5002_P02 – Proposed Levels Sheet 2
 4166-002-5003_P02 – Proposed Levels Sheet 3
 4166-002-5004_P02 – Proposed Levels Sheet 4
 4166-002-5011_P02 – Proposed Drainage Sheet 1
 4166-002-5012_P02 – Proposed Drainage Sheet 2
 4166-002-5013_P02 – Proposed Drainage Sheet 3
 4166-002-5014_P02 – Proposed Drainage Sheet 4
 4166-002-5015_P02 – Proposed Manhole Schedule
 4166-002-5021_P02 – Drainage Details Sheet 1
 4166-002-5022_P02 – Drainage Details Sheet 2
 4166-002-5023_P02 – Drainage Details Sheet 3
 4166-002-5025_P02 – Highway Details
 4166-002-5031_P02 – Road Long Sections
 4166-002-5032_P02 – Road Long Sections
 4166-002-5033_P02 – Road Long Sections
 4166-002-5040_P02 – Impermeable Areas Plan
 4166-002-5050_P02 – Existing Flow Plan
 4166-002-5051_P02 – Proposed Flow Exceedance Routes
 4166-002-SK09_P01 – Bridleway Crossing Levels, Kerbing & Details
 4166-002-SK10_P02 – Bridleway Crossing Visibility Splays
 4166-002-SK11_P02 – Bridleway Crossing Vehicle Tracking
 4166-002-SK15_P01 – Geometric Site Layout
 4166-002-SK16_P01 – Extent of Carriageway Adoption Plan
 4166-002-SK17_P01 – EV Charging Plan
 4166-002-TK001_P05 – Refuse Vehicle
 4166-002-TK002_P04 – Fire Tender
 4166-002-TK003_P01 – 4.6t Light Van and Large Car
 Surface Water Drainage – Over Sized Pipes – V5

Please note:

The following documents will be submitted separately:

1. Coloured Site Layout
2. Ecological Mitigation Strategy
3. Highways Note
4. Arboricultural Impact Assessment
5. Nitrate 'Notice of Exchange'
6. Affordable Housing Reserved Matters Strategy

I trust you have all the necessary information to enable approval of the Reserved Matters Application. However, should you require any further information please do not hesitate to contact me.

It would be greatly appreciated if the Joint Committee with Havant Borough Council and Winchester City Council could be arranged in the first instance. It is requested that the committee be held in February 2025.

Yours faithfully

A handwritten signature in grey ink that reads "Bryony Stala". The script is cursive and fluid.

Bryony Stala
Savills Planning