
Planning, Design and Access Statement

Berewood Phase 3b (Larkfields)

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Appendix 1 - Berewood Stakeholder Communications Addendum November 2021

1. Introduction

- 1.1. This Reserved Matters Application is submitted by Bloor Homes Ltd for the development of Phase 3b (Larkfields) of the Berewood Major Development Area (formerly known as West of Waterlooville Major Development Area). Grainger Plc retain 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 for the following:
 - 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, 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, widths of roads, cycle ways, 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 part of Phase 3b and provides full details for the consideration of access, landscaping, appearance, layout and scale for the erection of 122 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.
- 1.8. Phase 3b is to be the eighth area of residential development within Berewood. Details relating to the Phase 1 residential scheme were approved as part of the hybrid planning application approved by Winchester City Council (WCC) and Havant Borough Council (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 9a, Phase 9b, Phase 10a, Phase 13a, and PRS are under construction or complete.
- 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 Master Plan Design Document (November 2010), The Environmental Statement and supporting appendices and appendix (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 RM has been designed in accordance with the approved outline documents, namely the ES, Illustrative Masterplan Design Document and Design Code. A detailed summary of Design Code compliance is set out in section 4 of this Statement.
- 1.11. This Planning Statement should be read in conjunction with the submitted Design Code Compliance Document produced by Thrive Architects and all other supporting documents and application drawings in the consideration of the application.

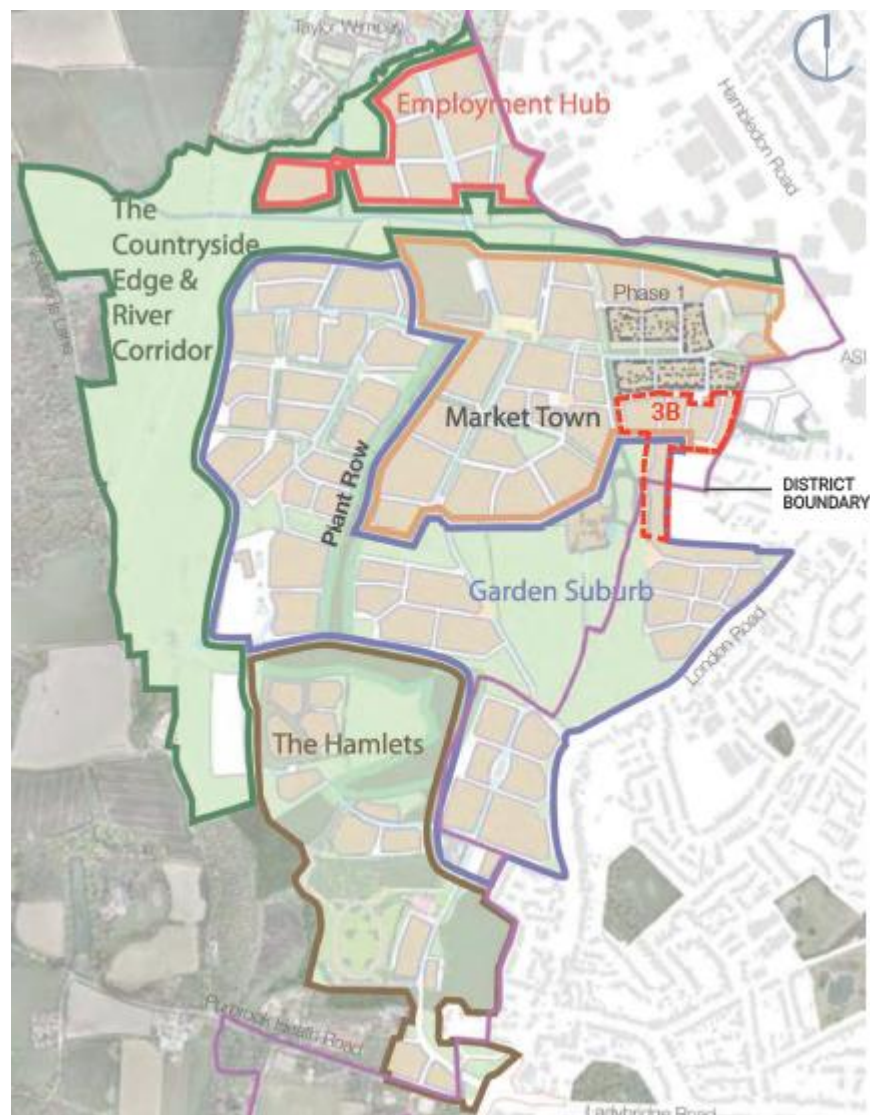
2. The Application

- 2.1. This application seeks Reserved Matters approved for the construction of 122 residential dwellings associated amenity space, garages, parking, internal road, pathways and associated landscaping.
- 2.2. The application includes full details of the 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. The approved phasing plan set out in the Masterplan Design Document, identified the development of 418 residential units for Phase 3. For land sale purposes, Phase 3 is divided in two separate land parcels known as Phase 3a (Berewood Green) and Phase 3b (Larkfields). Barrett David Wilson received planning consent for the development of 296 residential dwellings in Phase 3a in January 2017. As of October 2021, 254 of the dwellings within Phase 3a are occupied with 42 remaining.
- 2.4. Phase 3b (Larkfields) is to deliver 122 units. Of these, 20 are located within Havant Borough Council's boundary.
- 2.5. As shown in Figure 1, Phase 3b is formed of the smaller development parcel, to the east of Phase 3a and the north west of the Town Park. When viewed in relation to the approved phasing plan of the Newlands Masterplan Design Document, the land sale boundary includes the northern part of Phase 8 as it runs parallel to the east of the Town Park. For the purposes of this application, the entirety of the land subject to this reserved matters application is referred to as Phase 3b. The appropriate considerations have been given to Design Code requirements relevant to differing character areas and parameter plans of the approved outline consent.
- 2.6. Phase 3b crosses the Winchester and Havant Local Authority boundary. The larger part of the site is located within Winchester. Pre-application discussions have been had with both Winchester and Havant Borough Council officers with comments received addressed within this statement.
- 2.7. The northern and largest area of Phase 3b is situated within the Market Town identity area, whilst the linear form of land located to the east of the Town Park sits within the Garden Suburb identify area of the approved Design Code. Within the Design Code, the Market Town is defined as a higher density area which incorporates the mixed-use quarter of the local centre, and residential areas. Parameters for development include land for residential development, along with access to dwellings within this phase taken from existing roads within Phase 1 and Phase 3a.

Figure 1: Phase 3 Location Plan



- 2.8. The infrastructure associated with Phase 3 has been constructed in advance of any residential applications in order to facilitate Grainger Plc packaging serviced plot for sale. The main network of roads, footpaths and cycleways were approved by way of the Phase 3 Infrastructure discharge of conditions application in 2014 with subsequent updated Sustainable Drainage approvals in 2020. The design of the road network, footpaths and cycleways accords with the Masterplan Design Document approved under the outline planning application.
- 2.9. The decision to develop Phase 3b as a sub-phase 3 enables a steady delivery of houses across the site, allowing a number of sales outlets to operate in tandem and thereby maintain housing delivery rates across

the site. The development of Phase 3b will allow the continuation of development in the centre/east of the MDA whilst Phase 5a and 9a, 9b and 10 are constructed to the west and north respectively.

Outline Application Parameters

- 2.10. The Phasing Plan approved within the Masterplan Design Document identifies the development of 418 dwellings within Phase 3. Site wide, approval has been granted for approximately 2,550 dwellings on site whilst the Environmental Statement tested development capacity up to 2,650. This reserved matters application for Phase 3b proposes the development of 122 residential units, which falls within the parameters of both the outline consent and the Environmental Impact Assessment (EIA).
- 2.11. Given that Phase 3b crosses two identity areas within the Design Code the approved Parameter Plans for both areas have been considered in the proposed layouts. The Market Town character area allows for higher densities than the Garden Suburb character area, although sets out the requirement for densities to be in a range of 29-36 dwellings per hectare (dph) adjoining the Town Park, which is more consistent with the upper end of the density parameters for the Garden Suburb character areas. For Phase 3b, this allows a loosening of the density as you move towards the southern part of the phase. Paragraph 2.2.3 of the Design Code identifies the density of development within the Market Town character area as being in a range of 37-45 dph, with a reduced density of 29-36 dph in areas adjoining the Town Park, which is consistent with the density ranges for the Garden Suburb character area.
- 2.12. For Phase 3b, a site area of 3.2 hectares equates to a density of 38 dph, responding appropriately to the range of densities advocated for the Market Town and Garden Suburb character area when considered in relation to the entirety of the phase. The overall density of the proposed development is therefore in line with the aspirations of the outline application.
- 2.13. 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 document demonstrates sets out compliance with the design code.

Access and Movement

- 2.14. The primary pedestrian access to the site will be from Waterloooville town centre via Forest End. Internal roads provide direct access to individual dwellings and key pedestrian routes have been designed to provide increased access opportunities to the adjacent allotments and open spaces.
- 2.15. Footpath and cycle links bound the site, with routes providing direct routes to the Town Park and beyond open spaces of River Wallington and Newlands Community Nature Reserves.
- 2.16. Future residents of Phase 3b will be within a short walking distance of both the forthcoming Berewood local centre and Waterloooville Town Centre, Berewood primary school and the recreational amenities to be provided within the Town Park.

Housing Mix

- 2.17. The proposed development provides a mix of terraced, semi-detached and detached houses, with a limited number of two-storey apartment buildings. An accommodation schedule is set out within Table 1:

Table 1: Phase 3b Proposed Accommodation Schedule

Dwelling Type	1-bed	2-bed	3-bed	4-bed	Total
Affordable Rent	8	10	10	3	31
Shared Ownership		10	8		18
Private		4	39	30	73
Total	8	24	57	33	122

- 2.18. This application is accompanied by the Affordable Housing Reserved Matters Strategy and an updated Affordable Housing Master Plan Document as per the requirements of Section 8 of the signed Section 106 agreement. These documents detail the proposed affordable housing provision and should be read in conjunction with this Planning Statement and the submitted plans. In accordance with Section 8 of the S106 the provision of affordable housing ensures a site wide provision of 40% affordable homes to be provided across the site. This scheme is therefore compliant with the Affordable Housing Requirements.

Parking and Cycle Storage

- 2.19. Parking is to be provided in accordance with local planning policy from both Winchester and Havant, and designed in compliance with the Design Code. Allocated parking spaces have been provided at the following level:

Table 2: Phase 3b Parking Requirements

Dwelling Type	Allocated Parking Spaces Requirement (Per Dwelling)	Unallocated Parking Spaces Requirement (Per Dwelling)
1 Bed	1.5	1
2 Bed	2	1.5
3 Bed	2	2

4+ Bed	3	2.5
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- 2.20. Overall a total of 233 allocated parking spaces (including 47 garages) and 57 unallocated parking spaces are proposed. The unallocated provision is slightly greater than that required by Winchester City Council's parking standards, as set out within Table 2 above, allowing for an additional 3 spaces to be provided. The parking standards require 0.2 visitor spaces per dwelling to be provided. Based on 122 units, this amounts to 24 visitor spaces. The submitted scheme provides a total of 22 visitor spaces. The marginal shortfall is accounted for with the additional spaces met by the overprovision of unallocated spaces.
- 2.21. Cycle storage is provided for each dwelling either within an integral garage or with a shed/cycle store to be provided in each garden.

Landscape

- 2.22. A landscape scheme accompanies the application for on plot planting to the streets and immediate amenity spaces. The proposal has been designed to ensure enhanced visual links to the adjacent allotments to the east and Town Park to the west.
- 2.23. Significant and useable areas of amenity space are provided in the wider strategic context of the Berewood development with the Town Park within walking distance of all proposed dwellings. The extensive recreation and play opportunities to be provided within the Town Park, as well as residents having access to food growing opportunities provides for a high quality of outdoor amenity provision. The footpaths and cycle links located within the Town Park provide a direct route to the River Wallington and Newlands Conservation areas, with bespoke, high quality, ecologically enhanced landscaping making these areas attractive recreation spaces.

Ecology

- 2.24. An Ecological Mitigation Strategy has been prepared under Condition 6 (ii) (f) of the outline consent for Phase 3b to demonstrate that the proposals will retain hedgerows, include bat boxes within the walls of new dwellings, utilise hedgehog friendly gravel boards with holes of 13cm x 13cm, and use native shrubs and grassland seed mixes to ensure general site enhancements and improved ecological connectivity.

Biodiversity Net Gain

- 2.25. High level discussions between Winchester City Council's and Grainger's ecologist have agreed that, in principle, the reserved matters application at Berewood should not be required to demonstrate 10% Biodiversity Net Gain in isolation and that it is the outline scheme that should be assessed in relation to Biodiversity Net Gain. As such, this application does not provide details of compliance with BNG. Grainger PLC, as the strategic land owner, are to continue discussions on BNG with Winchester and Havant Council's to reach an agreed position.

Nitrate Neutrality

- 2.26. On 25 February 2021, Winchester City Council issued a letter to Grainger PLC, via their planning consultant, which confirms that the strategic development of Berewood is considered nitrate neutral and therefore nitrate mitigation is not required for the consideration of each reserved matters application. A copy of the agreed nitrate study is submitted with the application for comment by Natural England, as advised in the letter.

3. Pre-Application Consultation

- 3.1. Section three of this Statement summarises the pre-application comments received by both Winchester City Council (WCC) and Havant Borough Council (HBC) including commentary on changes made to the proposed layout.

Winchester City Council

- 3.2. A pre-application submission was made to WCC in September 2021, and a meeting with Planning Officers was held virtually on 10 September within which the proposals and upcoming reserved matters submission were discussed. A written response was provided by WCC on 29 September 2021.
- 3.3. The WCC officers confirmed that the principle of development at the site had been established through the location within the West of Waterlooville Major Development Area (MDA), and therefore development at Phase 3b is considered acceptable provided it accords with other Development Plan Policy, unless material considerations indicate otherwise.
- 3.4. In relation to design of the proposals Officers noted that with the site being located in two Character Areas the application documents would need to provide more clarification to demonstrate how the key differences between these areas is achieved. In addition concerns were raised relating to garden boundaries fronting along the main road, and a request for dwellings to address the road as much as possible, which had been achieved within the southern portion of the site but not within the north.
- 3.5. The Officer's response noted that on plot parking should be set behind frontages to principle and residential streets, and it was recommended that parking within the north east corner was rearranged.
- 3.6. Although limited Landscaping information was provided at the pre-application stage, the Council's Landscape Officer noted that the Design Code requires that stock brick walls are used around public areas within the Market Town Area, including of parking courts, and therefore only limited amounts of close boarded fencing would be considered acceptable. The parts of the site within the Garden Suburb area should incorporate greener boundaries and larger setbacks, and details of this should be provided within the application.
- 3.7. In conclusions the Officer's response stated that the proposals at the time were generally in line with the masterplan and the Design Code for Berewood, and should the application be submitted with the requested additional information and some changes to street scenes, it is likely that the proposals could be supported by Officers.

Havant Borough Council

- 3.8. A pre-application submission was made to HBC in September 2021 with a virtual pre-application meeting held on 27 September 2021. The HBC Planning Officer noted that they had already discussed the proposals with WCC and viewed the notes of the WCC pre-application meeting which had occurred a few weeks prior.

- 3.9. Within the pre-application meeting with HBC the main discussions related to the administrative considerations for the proposals. As Phase 3b is divided across the boundaries for Havant and Winchester authority areas a separate reserved matters application would be required for submission to each authority, with the fee payable to WCC as the larger portion of the site is located in Winchester. Within this meeting it was also confirmed that the joint committee for West of Waterlooville/Berewood had been recently reinstated.
- 3.10. A written response was received from HBC Officers following the meeting which stated that the concerns raised by WCC in relation to street scenes did not relate to the part of the site within the Havant administrative area. Furthermore the response states that, subject to the confirmation and ensuring the use of high quality materials and detailing, it is considered that the proposed elevations of the dwellings would integrate well into this part of the wider development and is similar to other phases of Berewood.
- 3.11. In relation to affordable housing the Officer's response states that the tenure split of the 49 affordable homes within Phase 3b at 63%/37% in favour of rented homes is acceptable, despite deviating from the split set out within the Affordable Housing Masterplan Strategy (2019) as there will be opportunities to redress this balance on future phases. In addition the housing mix would meet the current identified need for both rented and shared ownership homes demonstrated through the Council's waiting list and the current applicants to the Help to Buy South register.
- 3.12. It is noted within the response that the proposed houses fall approximately 5sqm short of the Nationally Described Space Standards across all house types.

Design Evolution

- 3.13. The meetings with the officers of each Local Planning Authority (LPA), as well as the subsequent written responses, have been used to inform the design evolution for the proposals.
- 3.14. The main concerns raised during the pre-application related to the street scenes within the north of the proposal, including the lack of frontage to the main roads and the perceived dominance of parking.
- 3.15. As a result, within the north west of Phase 3b, plots 24-26 have been moved to address the road, with parking for these units located to the rear. Similarly the block for Plots 18-19 has moved to the north to ensure this building is fronting the primary street, and the parking is set behind the frontage, to the site. Finally within this area Plot 38 has been re-oriented to provide a strong feature property along this primary street corner. The differences between the pre-application and final layout can be seen within Figure 2.



- ### Figure 2: Phase 3b North East Design Evolution



- 3.17. Only minimal changes have been made to the southern portion of the site, as this was considered suitable by all officers.
- 3.18. Following Officer's comments, and in compliance with the Design Code, private gardens (side/rear) adjoining the public realm have been designed with a 1.8m brick wall rather than close boarded fencing.
- 3.19. A number of changes have been made to the design layout to address issues raised in discussions with both WCC and HBC. The amendments respond directly to the requirements of the Design Code and aspirations of the Masterplan Design Document in providing a development which reflects the two character areas of the site. Additional changes discussed at the pre-application are evidenced within the submission documents supporting this reserved matters application.

Public Consultation

- 3.20. Prior to the submission of the planning applications and as part of the early stakeholder engagement, communication was initiated with the respective ward and neighbouring ward members of both Winchester City Council (Southwick and Wickham Ward and Denmead Ward) and Havant Borough Council (Waterloo Ward and Stakes Ward) to offer virtual meetings with Bloor Homes and the project team. Bloor Homes also attended the West of Waterlooville Forum providing a presentation and overview of the proposed development.
- 3.21. A detailed summary of the public consultation carried out is provided as **Appendix A**.

4. Compliance with Approved Planning Documents

- 4.1. 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).
- 4.2. This RM application seeks 122 dwellings on 3.2 hectares of land, providing a development density of 38 dwellings per hectare in accordance with the approved phasing plan and density parameters.

Masterplan Design Document

- 4.3. The Masterplan Design Document (MDD) contains the masterplan principles approved as part of the site-wide outline and Phase 1 Planning Permission in 2012, incorporating 2, 550 new homes, employment, missed 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 house builder and both LPAs in determining planning applications for each phase and sub phase of development within the Berewood MDA.
- 4.4. 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

- 4.5. Phase 3b lies within an area approved for delivering buildings of up to 12m (3 storeys) in height. With a maximum of 3 storeys proposed on a limited number of buildings the design is in compliance with the Parameter Plans and Design Code in this regard. The majority of buildings are to be of 2 storeys in height, and only three units are higher (Plots 84-86). A Storey Heights Plan has been included within the Design Compliance Document for consideration.

P.47 Residential Density Strategy

- 4.6. The MDD identifies Phase 3 for a residential development at a density of between 29-36 dwellings per hectare (dph) and 37-45 dph, depending on which Character Area boundary the phase is in.
- 4.7. The residential density strategy in the MDD for the Garden Suburb Character Area identifies a slightly lower density. This approach was to manage the interface of development adjacent to areas of public open space such as the Town Park.
- 4.8. As set out earlier in this Statement, the 122 dwellings proposed equate to an overall density of 38 dph, however as shown within the Design Compliance Document this is spread across the Phase as a density of 38 dph in the north (Market Town Character Area) and 33 dph in the south (Garden Suburb Character

Area). This strategy reflects the lower density desired for the Garden Suburb Character Area and it is therefore considered that the scheme is in substantial accordance with the MDD and Parameter Plans.

P.51 Pedestrian and Cycle Strategy

- 4.9. The design and layout of Phase 3b accords with the legibility and hierarchy of the streets shown within the MDD Parameter Plans. In addition, improved pedestrian links between the neighbouring areas of the Town Park have been design into the housing layout, reflecting key desire-lines to this area of public open space.

P.59 Land Use Strategy

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

P.61 Biodiversity Strategy

- 4.11. The proposed residential layout accords with the biodiversity strategy set out within the MDD. Mitigation measures for protected species include bats, dormice, Great Crested Newts, nesting birds and hedgehogs have been included within the proposals, as set out within the Ecological Mitigation Strategy (Lindsay Carrington Ecological Services, October 2021), submitted in support of this application. The mitigation largely relates to the retention and (if necessary) improvement of two existing hedgerows within the site which provide roosting, foraging and security habitat for the listed species.

P.77 Tree Strategy

- 4.12. 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 the location are met. In particular enhanced planting has been included within the boundaries of the site both in the north east and in the south.

P.85 SUDS Strategy

- 4.13. Details of the SUDS have been approved by way of the Infrastructure application submitted by Grainger PLC. The principles of the SUDS Strategy set out within the MDD are therefore met.

P.89 Lighting Strategy

- 4.14. As per drawing 82 of the MDD, residential street lighting will be provided within the proposed development. A street lighting plan will be submitted to the local planning authority for consideration.

P.95 Strategic Phasing Plan

- 4.15. 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 of 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 or conditions that 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 that

'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)

- 4.16. 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. The ceiling figure tested for the ES has not been reached and the capacity of the development remains within the tested parameters.
- 4.17. Overall, the quantum of development within Phase 3b is within substantial accordance with the MDD.

Design and Access Statement

- 4.18. 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

- 4.19. 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. The review of the Design Code within this Statement cross references the Design Code to the proposal, both in respect of matters of principle, but also in regard to specific features.
- 4.20. The design of Phase 3b has not been conceived in isolation but has reviewed the wider land uses associated with Phase 3 in the form of public open space and its landscaped setting, as well as considering its connectivity with the site wide MDA. The detailed design of the layout has been developed in accordance with Section two of the Design Code. A Design Code Compliance document is submitted with this application and should be read alongside this statement.

Regulating the Development Parameters and Regulating Plan

- 4.21. As per Pages 8 and 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 MDD. Commentary has already been provided within this Statement to demonstrate compliance with these broad principles.
- 4.22. The Regulating Plan contains elements that future phases should be in substantial accordance with. For development of Phase 3b this largely only states residential buildings up to 3 storeys in height and a density of up to 36 dph. As per the previous commentary provided in relation to these plans, there is no conflict with the Regulating Plan.

Market Town Character Area

- 4.23. The description within the Design Code used to identify the Market Town Character Area states: *"a higher density area which incorporated the mixed-use quarter of the local centre, with its range of local shops, primary school, health and community facilities set around a square. The area also includes residential areas, as well as commercial and employment to the north and east. The area creates a connection and*

gateway towards Waterloo town centre as part of the main northern entrance into Berewood from Maurepas Way” (Paragraph 2.1.1).

- 4.24. As set out within the accompanying application documents and this Statement the scheme is compliant with the parameters of the Design Code. Houses are oriented to face the primary roads, taking advantage of the views across the Town Park and existing hedgerow features of the site. Parking is set back from the road, either to the side of or behind properties to ensure it does not dominate the street scene.
- 4.25. The built form is a mix of short terraces, semi-detached and detached units, with an appropriate mix of dwelling sizes. Within this Character Area all of the proposed dwellings are 2-storeys in height, meeting the threshold set within the Design Code.

Garden Suburb Character Area

- 4.26. The description within the Design Code used to identify the Garden Suburb Character Area states: *“This medium density residential led area will need to respond to the existing strong landscape characteristics in terms of vegetation and landform. East of Plant Row is defined by gentle sloping topography and relatively more open landscape. To the west of Plant Row there is a more dominant hedgerow structure to the field patterns and, although sloping, it has a more regular landform. The Garden Suburb straddles Plant Row, the wooded spine to the development. It also includes the Town Park and the interface with London Road to the east. Finally Plant Farm, the historic farmhouse, forms an important part of the identity of the development, adjoining the Town Park. Whilst it is also within the Garden Suburb, its historic relevance will mean that new development will need to be responsive to the farm setting of the Listed Building to create a special place within the local townscape of the area” (Paragraph 2.1.2).*
- 4.27. Compared with the Market Town Character Area in the north, the south of Phase 3b is a lower density development, characterised by smaller mews streets providing access to small clusters of housing. The houses along the west of the Character Area are oriented to face the Town Park, creating a strong street scene in this area with high quality materials and detailing. Parking is set back from the road, either to the side of or behind properties to ensure it does not dominate the street scene.
- 4.28. The built form is a mix of short terraces, semi-detached and detached units, with an appropriate mix of dwelling sizes. Within this Character Area the majority of the proposed dwellings are 2-storeys in height, with only three units at 2.5-storeys in height, meeting the threshold set within the Design Code. Proposed building materials meet the Design Code requirements.
- 4.29. With regards to the design of dwellings, non-compliance with the Design Code is identified in three specific areas, namely MT04.01.02 (variation of the roof line), GS04.01.03 (Roof planes on occasion to continue to ground floor level) and GS05.01.02 (bay windows over 2 storeys commonly used as a feature to the frontage).
- 4.30. MT04.0.1.02 is not strictly met due to all dwellings being two storey in height. However, the varying house types with alternative roof pitches and forms result in a variation to the roof lines when viewed with the street scene. The differing plot depths and use of projecting gables add interest to the buildings and reflect the typical Market Town style of dwelling the Design Code seeks to achieve. The proposed house types

have been chosen to reflect the style of property delivered within Phase 3a which does not incorporate roof planes which continue to ground floor level or provide bay windows over 2 storeys.

- 4.31. A high quality UPVC window is to be used in accordance with the Non-Material Amendment to the Design Code agreed with Winchester and Havant Borough Councils.
- 4.32. Whilst not in strict accordance with the limitations afforded to the use of parking courts within the design code, the inclusion of larger parking areas is a direct result of responding to Council design comments front houses on to the roads and pavements.

5. Planning Policy Considerations

Conformity with National Planning Policy

- 5.1. The National Planning Policy Framework (NPPF) sets out the Government's presumption in favour of sustainable development, and states that local planning authorities should approve development proposals that accord with the statutory plans without delay (paragraph 14). This reserve matters application follows the approval of outline application which established the principle of this quantum of residential development (122 units) and confirmed compliance with the Winchester City Council Local Plan Part 1, the Havant Borough Council Core Strategy and the core ambitions of the NPPF (paragraph 17), including:
- To enhance and improve places
 - To support sustainable economic development
 - To secure high quality design
 - To promote the vitality of urban areas
 - To encourage public transport, walking and cycling

Development Plan

- 5.2. The current Development Plan for Winchester City Council consists of the Local Plan Part 1 – joint Core Strategy (March 2013) and Local Plan Part 2 – Development Management and Site Allocations (LPP2) adopted 5 April 2017. As this is a reserved matters application it does not require assessment against Local Plan Part 2 which was adopted after the outline consent was granted.
- 5.3. Policy CP2 of the Local Plan Part 1 requires new residential development to provide a mix of housing, with the majority of homes in the form of 2 and 3 bed houses unless local circumstances indicate an alternative approach should be taken, including where there is an imbalance of housing types and sizes in particular parts of the District. In terms of housing mix, a majority 2 and 3 bed provision is provided for within Phase 3b.
- 5.4. The Development Plan for Havant Borough Council is comprised of the Havant Borough Council Adopted Core Strategy (2011), Havant Borough Council Local Plan Allocations document (July 2014), the Emerging Local Plan, Borough Design Guide (2011), Housing SPD (2011), Parking SPD (2016).
- 5.5. Adopted policy CS9 requires a mix of dwelling types, sizes and tenures to be provided along with the requirement of 30-40% of housing to be provided as affordable. The proposed development is compliant with these requirements.
- 5.6. Whilst this application sits under an outline planning consent, which is the overriding material considerations, it is important to note that the scheme fits within the current planning policy framework. This application has been designed in accordance with the requirements of the outline planning consent and the

Planning Statement

Berewood Phase 3b



policies set out above. There are no recent updates to national or local planning policy which are considered to require additional consideration at this time, or, have been addressed elsewhere in this statement.

6. Conclusion

- 6.1. This Reserved Matters Application is submitted by Bloor Homes Ltd for the development of Phase 3b of the Berewood Major Development Area (formerly known as West of Waterlooville Major Development Area). Grainger Plc retain the role of Strategic Developer for delivery of the site wide Major Development Area.
- 6.2. 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.
- 6.3. 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.
- 6.4. Condition 6 (i) relates to information required to be submitted for each phased reserved matters application and the submission has been prepared in compliance with these requirements.
- 6.5. Phase 3b is the eighth area of residential development within Berewood, located to the east of the Town Park and to the south of Phase 1, which received full planning consent at the time of the outline permission.
- 6.6. The northern and largest area of Phase 3b is situated within the Market Town identity area, whilst the linear form of land located to the east of the Town Park sits within the Garden Suburb character area of the approved Design Code. There is therefore a clear difference in design of the development between the north and the south. The north is characterised by a higher density, with parameter block designs, and parking set to the side of properties. The south is a lower density, reflecting the more open character adjacent to the Town Park. In addition, in the south of the site, mews streets provide access and parking to smaller clusters of houses, reflecting the different Character Area in this location.
- 6.7. As well as crossing two Character Areas, Phase 3b also crosses the District Boundary between Winchester and Havant authority areas. As a result two pre-application submissions were made. Winchester City Council (WCC) Officers raised concerns regarding the street scenes and urban design of the proposals within the north, and these have been incorporated into the proposals with design changes including the re-orientation of plots to face primary streets and the movement of parking to the side or behind plots, instead of in front. Havant Borough Council (HBC) did not raise the same concerns, however did request for additional information to be submitted in support of the proposals which has been included within this reserved matters application.
- 6.8. Parking has been designed in accordance with both Winchester and Havant local planning policy, with a total of 188 allocated parking spaces, 57 unallocated and 22 visitor parking spaces proposed.
- 6.9. A landscape scheme accompanies the application demonstrating opportunities to provide enhanced visual links to the adjacent allotments to the east and Town Park to the west. Furthermore an Ecological Mitigation Strategy has been prepared under Condition 6 (ii) (f) of the outline consent for Phase 3b to demonstrate that the proposals will retain hedgerows, include bat boxes within the walls of new dwellings, utilise

hedgehog friendly gravel boards with holes of 13cm x 13cm, and use native shrubs and grassland seed mixes to ensure general site enhancements and improved ecological connectivity.

- 6.10. This Statement has demonstrated that the proposed development has been designed 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). Furthermore the submitted documents include a Design Compliance Document (October 2021) which demonstrates a Design Code Matrix to ensure substantial compliance. It is therefore respectfully requested that this application is approved.

APPENDIX A: RESERVED MATTERS PLANNING APPLICATIONS FOR LAND AT BEREWOOD, WEST WATERLOOVILLE – PHASES 3B AND 5A

OVERVIEW

This addendum summarises ongoing and planned communication by Bloor Homes to support two reserved matters planning applications on land at Berewood, West Waterlooville.

With outline planning permission secured in 2012, the proposals by Bloor Homes will bring forward the delivery of high quality residential led development on two parcels of land known as phases 3b and 5a. Importantly, the masterplan principles are approved, as contained in Newlands Masterplan Design Document (MDD). As such Bloor Homes are working within an established policy framework which also accords with the approved Design Code and original outline planning consents to which the reserved matters will be required to comply.

Bloor Homes continues to believe that local knowledge, in addition to engaging with and updating the community and key stakeholders helps to inform the planning application process and ultimately results in better-planned and more appropriately thought-out proposals.

The community will be able to continue to monitor progress of the planning applications online and make comments during the Council's own application notification and consultation process. In addition and to ensure the local community remain updated and informed, Bloor Homes will be issuing an update newsletter which will include details regarding the both applications and contact details for the team including a freephone information number: [0800 232 1794](tel:08002321794) and email address: info@politicaldevelopments.com following submission of the reserved matters applications. This will ensure the community and stakeholders can provide feedback and contact Bloor Homes and the project team as required.

Bloor Homes has employed PDI, a specialist engagement and public relations company, to help manage stakeholder relations, in addition to the communication initiated directly by Bloor Homes with respective local authority officers.

1.PROGRAMME OF STAKEHOLDER ENGAGEMENT

1.1 Meetings with Winchester City Councillors and Havant Borough Councillors

Prior to the submission of the planning applications and as part of the early stakeholder engagement, communication was initiated with the respective ward and neighbouring ward members of both Winchester City Council (Southwick and Wickham Ward and Denmead Ward) and Havant Borough Council (Waterloo Ward and Stakes Ward) to offer virtual meetings with Bloor Homes and the project team. Meetings took place via MS Teams on Monday 18th October, Tuesday 19th October and Wednesday 20th October, 2021.

Each meeting covered the following topics with a presentation and overview of the proposals provided by Bloor Homes and the team.

- Bloor Homes & Project Team Introductions
- Progress and work to date including Pre-Application Communication with Officers
- Overview of RM Proposals
- Engagement and Communications
- Questions and Feedback

APPENDIX A: RESERVED MATTERS PLANNING APPLICATIONS FOR LAND AT BEREWOOD, WEST WATERLOOVILLE – PHASES 3B AND 5A

- Next Steps and AOB

In addition to the agenda items above, key points referred to and discussed during the meetings included the following.

- Character Areas (those established and approved at outline/design stages).
- Design and Masterplan Code and document compliance.
- Officer communication to date including changes resulting from the initial pre-application feedback.
- Strategic infrastructure in place to support future residential development.
- Specific site characteristics and site boundary considerations relating to both sites.
- Materials proposed relating to house types for each parcel and character areas.
- Additional application documents that will be submitted including contextual plans and CGIs.

Questions and feedback were invited throughout the meetings with feedback noted by the team to help inform future communication.

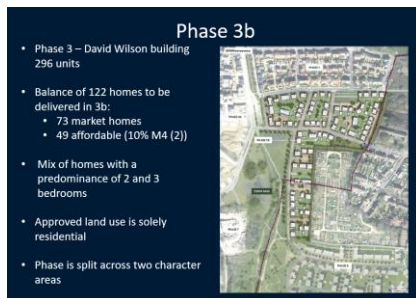
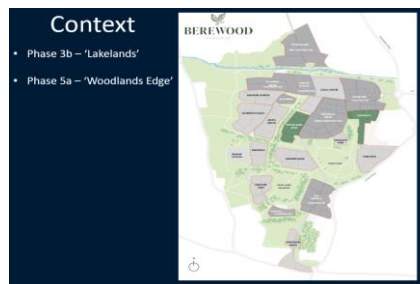
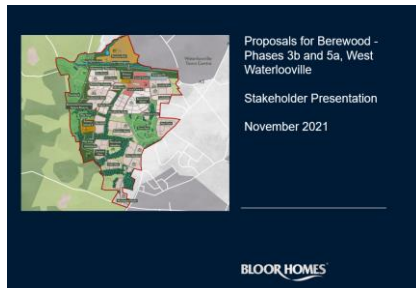
1.2 Meeting with West of Waterlooville Forum Members

Following communication with Winchester City Council's Service Lead team and ward members, Bloor Homes and the project team attended a meeting with the West of Waterlooville Forum on Tuesday 2nd November, 2021. The meeting was held via MS Teams and followed the format below with a presentation and overview of the proposals provided by Bloor Homes and the team.

- Bloor Homes & Project Team Introductions
- Progress and work to date including Pre-Application Communication with Officers
- Overview of RM Proposals
- Engagement and Communications
- Questions and Feedback

APPENDIX A:

RESERVED MATTERS PLANNING APPLICATIONS FOR LAND AT BEREWOOD, WEST WATERLOOVILLE – PHASES 3B AND 5A



Examples of the slides presented at stakeholder meetings

As part of the stakeholder engagement, communication was also initiated with the clerk of Newlands Parish Council to provide an update on the emerging proposals and offer a meeting to the Parish Council. Given that members of the Parish Council attended the West of Waterlooville Forum meeting held on 2nd November, 2021, it was felt a separate meeting with the Parish Council was not required. However, Bloor Homes confirmed that the option of a future meeting remains open and communication will be maintained with the Parish Council as the proposals continue to progress.

1.3 Stakeholder, Community Updates and Engagement

To coincide with and following application submission, Bloor Homes will further update ward and neighbouring ward members including members of Newlands Parish Council to ensure that additional opportunities for engagement continue to be undertaken as required.

Regarding community engagement, Bloor Homes will be issuing an update newsletter. This will be distributed to immediate and surrounding neighbouring properties with a copy provided to local councillors and stakeholders. In addition, Bloor Homes will ensure that distribution of the newsletter also accords with the Council's own neighbour and stakeholder notification list for the planning applications.

1.4 Capturing and Responding to Feedback

The update newsletter will include details of the applications and further background information. This will also include the freephone information line number [0800 232 1794](tel:08002321794) and dedicated email address info@politicaldevelopments.com. This will ensure that people can either respond or provide feedback directly to the project team, additionally directly to the Council as part of their own consultation relating to the applications.

APPENDIX A: RESERVED MATTERS PLANNING APPLICATIONS FOR LAND AT BEREWOOD, WEST WATERLOOVILLE – PHASES 3B AND 5A

1.5 Ongoing Engagement and Communication

Bloor Homes and the professional consultant team have positively engaged with key stakeholders and will continue to monitor feedback. The team will remain responsive to comments received to help inform further communication with Officers and statutory consultees. The freephone 0800 number and email address will continue to be in operation to ensure the community and key stakeholders can contact the team, in addition to having the opportunity to formally commenting on the application as part of the Council's own notification and consultation.

Bloor Homes are fully committed to ongoing engagement with the community, site neighbours and stakeholders following submission of the planning applications.

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