
Site Address: Berewood Phase 2 Development Site, London Road,
Purbrook, Waterlooville

Proposal: Reserved Matters Application for landscaping of Phase A of the Town
Park (under Condition 6(i)d), together with discharge of Condition 6(ii)(f)(ecological
mitigation) and condition 3 (Compliance with outline documents) of Planning
Permissions APP/10/00828.

Application No:	APP/14/00061	Expiry Date:	17/04/2014
Applicant:	Mr C Fletcher	Team:	Team 1
Agent:	Ms B Stala	Case Officer:	Sally Smith
Ward:	Stakes		DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

Introduction

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

1 Site Description

- 1.1 The site is located to the west of London Road and to the north of Milk Lane, Waterlooville. The eastern side is defined by the London Road and the north an open field which is shown as a development parcel referred to as Phase 8. To the west the site faces more open land which will be further parts of the Town Park whilst to the south is the area subject to the Redrow application for 246 dwellings. The site is almost equally split between the administrative areas of Havant and Winchester.

2 Planning History

- 2.1 The outline permission for the site is **10/02862/OUT** for Winchester and **APP/10/00828** for Havant. The approved outline permission was for:

Outline application for the development of approx 2550 no dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre comprising retail, community building, land

for healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting.

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

- 2.2 The context for this current application is provided by the documents that were included in the application the primary ones being:

The Design and Access Statement
The Masterplan Design Document
The Planning Statement
The Environmental Statement and Appendices
The Sustainability and Energy Statements

- 2.3 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters showed this area as being open space and part of the Town Park for the development. The S106 requires that different areas of the Town park are implemented during different adjacent housing phases. Phase A the subject of this application is to be provided with Phase 2 of the Residential schemes which is being proposed in its entirety by the Redrow application. The Town park outline masterplan provided for a skateboard park, a youth shelter, an informal kickabout space and a local equipped area of play in Phase A.

- 2.4 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under **APP/12/01297** for Havant and **10/02862/OUT** for Winchester for the outline area, named Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The Town Park lies within the Garden Suburb identity area and identified the following activities for inclusion in the whole of the Town Park - multi-use sports area, multi-use games area, local equipped area of play, skateboard park, local area of play, trim trail and informal landscape. planting and hardsurfacing guidance is also provided..

- 2.5 Other applications submitted since the approval of the outline and of relevance are:

10/02862/OUT (WCC) and APP/12/01322(HBC) - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved

14/00068/REM (WCC) and APP/14/00032 (HBC) - Reserved matter application for 246 dwellings, phase 2 of the Berewood development, together with the discharge of conditions 3, 4, 11 and 16 of the outline permissions - Current

3 Proposal

- 3.1 The application includes a masterplan for the entire Town Park in order to provide the context for the application for Phase A. For the entire Park the following landscape

elements are provided (the numbering corresponds to the numbering on the Masterplan for the Town Park)

1. An orchard
2. An arboretum
3. A series of connecting swale features.
4. Grassed amphitheatres
5. A skateboard park and associated youth shelter
6. Locally equipped area of play
7. A cricket pitch
8. A village green
9. Multi-use Games Area and Multi-Use Sports Area
10. Mown routes through wildflower meadow swards
11. Trim trails

The overall Park also includes vehicular access to Plant Farm, differing pedestrian routes including a circular path, dog walking routes and provision for cyclists.

- 3.2 This application provides the detailed landscaping proposals for Phase A of the Park, as required by condition 6(i)(d) and includes a layout to provide for the future provision of the skateboard park, youth shelter, locally equipped area of play (LEAP) and an informal kickabout area. The detailed design of these areas will be submitted through a discharge of conditions application under condition 6(ii)(o). In addition Phase A includes part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Details of hard surfacing, boundary treatments, street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging.
- 3.3 The application also seeks the discharge of condition 6(ii)(f) with respect to ecological mitigation and condition 3 with respect to compliance with the outline documents, Masterplan Design Document, The Design Code and the Environmental Statement.

4 Policy Considerations

As per Redrow report

5 Statutory and Non Statutory Consultations

Havant Borough Council

Landscape Team

The landscape plans are agreed following amendments.

Development Engineer

No comments. No highway implications

Winchester City Council

Landscape

I have received a copy of the amended plan of the Town Park planting details from Savills (D2050 L.TPA.301 Rev A) I have checked it and can confirm that the changes that were requested (with respect to changes to more native planting) have been made.

Other Responses

Sport England

No objection to the landscaping nor to the principle of a cricket pitch as shown in the masterplan for the park. Advice provided in respect of the ground condition requirements for the cricket pitch.

County Archaeologist

The archaeology conditions of the outline are relevant to this area as the proposals involve groundworks. Some archaeological mitigation has already been undertaken and if the applicant is of the opinion that no further archaeological work is necessary then this should be demonstrated by the submission of an archaeological impact assessment that addresses the archaeological potential of the site, the impact of the proposed works upon that potential and what mitigation works have been completed.

County Ecologist

6 Community Involvement

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

Number of neighbour notification letters sent: 0

Number of site notices: 3

Statutory advertisement: 31/01/2014

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Landscaping considerations
- (iii) Ecological considerations
- (iv) Archaeological considerations
- (v) Other matters

- (i) Principle of development

7.2 The principle of the development of this area for a Town park has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD) together

with the requirements of the S106, with respect to phasing of the Park, and the subsequent Design Code. Through these documents the siting of the Park and the intended uses within it and the approach to the landscaping have been established. the submitted application accords with these principles.

(ii) Landscaping considerations

- 7.3 This application is a reserved matter application for the landscaping of the first phase, Phase A, of the Town Park as required by condition 6(i)(d). In that respect the landscaping details include for Phase A part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Details of hard surfacing, boundary treatments, street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging. Amendments to change some originally submitted species from ornamental to natural have been made and both the Landscape officers of Havant and Winchester consider the submitted proposals acceptable. The submission also includes a Landscape Management and Maintenance Plan

(iii) Ecological considerations

- 7.4 A Protected Species Mitigation Advice Note has been submitted for the Phase A area which details potential impacts and mitigation for habitats (European sites, hedgerows, water features and new habitat creation) and for fauna (badgers, bats, great crested newts, reptiles and breeding birds). This establishes that Phase A landscaping can be implemented without harm to existing ecology and future habitats.

(iv) Archaeological considerations

- 7.5 Whilst there has been archaeological investigations in the area of the Town Park the reporting has not been completed and condition 10 has not been discharged at the time of writing this report. As the application involves the creation of a skate park area there maybe disturbance of original top soil and/or excavations. In order to ensure there is no potential damage to archaeology as a result of the proposals a condition is proposed that notwithstanding the details submitted there should be no change in the original ground levels by removal of top soil or excavation prior to the discharge of condition 10 of the outline permission.

(v) Other matters

- 7.6 This application does not cover the details of the play facilities within Phase A. The detailed designs will subsequently be submitted under the requirements of condition 6(ii)(o).

8 Conclusion

- 8.1 It is considered that the landscaping proposals are acceptable for Phase A of the Town Park subject to it being established that there are no archaeological implications from the proposed groundworks. it is also considered that the submissions made meet the requirements of the ecological mitigation (condition 6(ii)(f) and complies with the outline documents (condition 3))
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment at Havant Borough Council be authorised to **GRANT PERMISSION** for application APP/14/00061 and the Head of planning management at Winchester City Council be authorised to **GRANT PERMISSION** for application 10/02862/OUT subject to the following conditions:

- 1 Notwithstanding the details hereby approved no disturbance of the original top soil nor any excavations shall be undertaken until the applicant has secured the implementation of a programme of archaeological mitigation of impact, if appropriate, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Reason: - To ensure provision of a satisfactory development.

Appendices:...