

30 April 2025



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Dear Kayleigh,

WEST OF WATERLOOVILLE DEVELOPMENTS LTD – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (APP/10/00828 & 10/02862/OUT)

RESERVED MATTERS OF TOWN PARK PHASE B – APP/24/00578

RESPONSE TO HAMPSHIRE HIGHWAYS' COMMENTS

Please find enclosed a response to Hampshire Highways' comments, dated 11th March 2025. Hampshire Highways reviewed the initial response in the covering letter dated 10 February. Updated plans and documents have been provided to address comments made in relation to visibility splays, drainage, and footpath alignments with clarifications provided on other matters.

Each matter raised by Hampshire Highways, and the subsequent revisions made, have been outlined below.

Walking and Cycling Infrastructure

Further details were requested in relation to the footpath widths. The attached "Proposed Surface Treatments" (GTWVILLE_TP2/RD/40 Rev G) plan has been revised to clearly indicate in the key where 3m footways have been applied. It confirms that a 3m width would be applied for all primary paths within the Town Park Area. Additionally, there are 2m path proposed but these are intended for pedestrian use only, accessing particular Town Park features and/or passing through the 'quieter' areas of the park.

With regard to the staggered barriers adjacent to Phase 3B, these have been omitted.

As requested, visibility splays have been provided where shared-use paths connect to Plant Farm Crescent, Phase 5 and Phase 3B, provided on the Cyclist Visibility plan (GTWVILLE_TP2/RD/42 Rev A). In addition, visibility splays have been provided for the emergency access crossing.

Hampshire Highways referenced the tie in details for Phase 3A. As previously highlighted, intervisibility relating to vehicular traffic on Plant Farm Crescent falls within the Phase 3A S38 design, which has received technical approval, and falls outside the scope of this application.

Materials and Construction Details

Clarity was sought in relation to the existing paths and surfacing treatments. Within this application for Town Park Phase B, there is only a small section of existing footpath, parallel to the boundary of Phase 8. It can be confirmed that the path will remain as existing and no further works are required. Other existing paths are located within Town Park Phase A and were secured and implemented under planning approval (14/00092/REM).

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Landscaping Proposals

Hampshire Highways requested that Phase 8's proposed masterplan should be overlayed in order to establish the potential impact of tree planting to visibility splays in the Town Park. However, the proposed development of Phase 8 sits outside the redline of the Town Park, outside of the applicant's control and it has not received planning permission and may be subject to change

Levels and Drainage

Hampshire Highways have requested a number of details in relation to levels and drainage, but these details are not relevant nor required in association with this planning application.

In addition, Hampshire Highways requested confirmation as to how the drainage features are to be maintained. The relevant maintenance responsibilities and access has already been considered and planning has been secured in that respect. Furthermore, Ordinary Watercourse Land Drainage Consent was granted in relation to the Phase 5 Infrastructure Road on 6th August 2024 (Consent No: OWC/2024/0303).

The status of the SUDS feature to the south of Phase 3B and west of Phase 8 was raised again, seeking confirmation in relation to its construction details. Echoing our previous response letter dated 10th February 2025, there was an error on the plan (2715-TP-LA-07 P6) which referred to a historic plan to install a SUDS basin. This was never installed as it was superseded by the Phase 8 SUDS basin. For ease of reference, I have enclosed the decision notice for the discharged condition dated 12th October 2020 and the SUDS plan (GTWVILLE_TP2/SK/08), which confirms that the adventure trail will not be influenced by any SUDS infrastructure. Therefore, there will be no impact to pedestrian safety in association with the SUDS feature. As such, an amended Landscape General Arrangement Plan (2715-TP-LA-07 P10) has been submitted, which removes the reference to the historic SUDS location to avoid confusion.

Construction Traffic Management Plan (CTMP)

Hampshire Highways flagged the requirement for a CTMP to be agreed with the Highway Authority, either through this planning application or through a condition discharge. Please see attached the revised CTMP, which is to be agreed with Hampshire Highways in the first instance.

List of Enclosed Documents

Please find a list of the revised documents to support this resubmission in the table below. Where relevant, the documents to be superseded have been referenced:

File Name	Reference Number	Previous Revision	Revised Revision
Proposed Surface Treatments	GTWVILLE_TP2/RD/40	F	G
Cyclist Visibility	GTWVILLE_TP2/RD/42	N/A	A
Construction Traffic Management Plan (CTMP)	GTWVilLeTPB2(CTMP).1/CTMP01R2	Final	Final Rev 2
Landscape General Arrangements Sheet 5 of 8	2715-TP-LA-07	P9	P10
Phase 8 SUDS Pond Location Plan	GTWVILLE_TP2/SK/08	N/A	N/A

SUDS Discharge of Condition Decision Notice	N/A	N/A	N/A
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I trust that the above amendments sufficiently address the comments raised in Hampshire Highways' response dated 11th March 2025. If you require any further details please do not hesitate to contact myself.

Yours sincerely



JM Hopkinson
Savills Planning