

10 February 2025



Kayleigh Taylor
Planning
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Stephan Vargas-Pritchard
E: stephan.vargaspritchard@savills.com
DL: +44 (0) 238 071 3934

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ
T: +44 (0) 238 071 3900
F: +44 (0) 238 071 3901
savills.com

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 STATUTORY CONSULTEE COMMENTS

Please find enclosed a response to the outstanding consultee comments received on the above application. This letter and associated drawings seek to address the matters raised by Sports England, Hampshire City Council (HCC) Highways, HCC Countryside team and the Havant Borough Council's Tree Officer. How each matter has been addressed is outlined below.

Hampshire Highways

A response, dated 21 August 2024, was received from HCC Highways on this application, the below should be read in conjunction with this.

As seen in the updated Proposed Surface Treatments (GTWVILLE_TP2/RD/40 Rev F), the 3.0m shared use provision has now been incorporated to the footway network throughout the Town Park to facilitate an appropriate width for inclusive walking facilities for all users given, in accordance with the HCC TG10.

Staggered barriers have been omitted as requested by HCC.

HCC state that corduroy paving is shown in the wrong locations. No corduroy paving is indicated on the plans and as such no change has been made in this regard.

HCC have requested visibility splays to be provided where the proposed connections meet the existing and proposed infrastructure (Plant Farm Crescent (PFC), access to Phase 3b and Phase 5 infrastructure) in accordance with the requirements of HCC TG3.

The applicant has reviewed this document and notes that TG3 relates to the potential conflict between cyclists and pedestrians, in the case of the Town Park this would only be applicable where the non-vehicular paths connect to the north south access road which runs through the middle of the site. In this instance, the engineers have utilised a setback of 2.5m and a Y distance of 11m. The proposed Y distance reflects that the road is restricted to maintenance and emergency access only and assumes a speed of 10mph. It is considered that no further actions are therefore required to address this.

HCC state that based on the proximity of visitor parking bays to the west along Plant Farm Crescent, the path should be realigned to ensure maximum achievable visibility can be obtained. This has been considered and it

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



is noted that in all other cases connections are located at the perimeter of the site where paths meet footways or shared footway/cycleways. The location of the carriageway crossing has already been considered under the Phase 3a S38 submission and was found acceptable.

HCC state that the connection onto Phase 5 infrastructure in the north-western corner of the site should be realigned to reduce the angle currently proposed. The applicants engineers have reviewed this and it should be noted that 15m radii bends have been applied in locations where considered necessary.

It has been requested that the applicant confirms the tie in details with all existing and proposed infrastructure and that where the shared use path along Plant Farm Crescent terminates, this connects into the Town Park Phase B appropriately. It can be confirmed that all path connections will be built to abut the back of the existing edging which demarks the S38 boundary, with the tie in details confirmed as part of the s.38 process.

The diversion of Footpath 732 has been added to the Proposed Surface Treatments Plan (GTWVILLE_TP2/RD/40 Rev E).

Access through the site has been considered. The southern access (onto Milk Lane) is protected by a locked timber 5 bar gate and collapsible bollards. The northern end (Phase 7 residential site) is currently undeveloped and inaccessible to vehicular traffic. The revised plan shows a timber gate located immediately to the south of the future pavilion car park access to prevent vehicle movement further south, unless required for emergencies/maintenance.

It should be noted that none of the paths or vehicular routes within the planning boundary will be offered for adoption apart from those already included within the Phase 1 S38 Agreement.

HCC have requested confirmation as to whether the existing attenuation ponds will collect and have the capacity to collect private water draining towards PFC. The applicant has reviewed this and highlights that there is a substantial ditch which runs around the southern perimeter of Phase 7 and then continues parallel and south of PFC. This is a historical ditch which originally drained the area when it was used as farmland. Receptors for surface water run-off will still be receiving the same catchments as historically. Furthermore, the nature of the Town Park means that the permeable area will be in excess of 98% of the original permeable area. Drainage for the Pavilion has been addressed as part of a separate RMA (20/02445/REM) which was approved on 29 March 2022 and it has since been installed.

It is confirmed that the removal of the ditch is being addressed under an OWC submitted as part of the Phase 5 infrastructure road.

HCC state that a previous SUDS location is proposed to be removed in the south-western corner of the site. The applicant is not aware of SUDS provision at this location

It should be noted that the SUDS feature to the south of Phase 3b and west of Phase 8 was identified as part of the outline planning permission. It has been superseded by the Phase 8 SUDS basin and as such is no longer be required.

The Landscape General Arrangement and Planting Plans have been updated to reflect the changes set out within this letter. The location of these changes have been re-clouded on the enclosed documents but for clarity these are:

Path (permissive) alignment changes

- o North western corner of the site where the Town Park Phase B connects to the Phase 5 infrastructure road.
- o South-western corner where the path connects to the realigned Footpath 732.
- o South-west of the Multi-Use Games Area where the path connects to Footpath 732.

Footpath 732 diversion added and label added to PRoW.

Paths widened to 3m as set out in response above.
Hatch to road to east of cricket pavilion removed.
Hatches and vegetation amended to match the changes to the path alignment.

Sports England

The applicant has reviewed the comments received from Sports England, dated 2 September 2024.

The applicant welcomes the positive acknowledgement from the ECB in relation to the provision of cricket pitches. However, it should be highlighted that whilst the cricket pitch has been included within this application, it has already been built out and completed following its approval in 2019 under 19/00008/REM.

The applicant acknowledges the request for a Ball Strike Risk Assessment. This has been instructed and is currently being undertaken and will be resubmitted once completed. It should also be noted that the principle and detail of the cricket pitch have already been considered by WCC and statutory consultees and found to be acceptable, including Sports England who raised no objection as part of the approved 19/00008/REM and withdrawn 20/02520/REM application for the site.

Grainger's current intention is to deliver the Cricket Pavilion in line with the planning consent granted for it, and it is anticipated this will be commenced within the next year. As such, it is considered that there is no need to erect temporary cabins for the use of the cricket pitch.

The Section 106 (S106) Agreement signed for Berewood defines the Multi-Use Sports Pitch:

"Means the multi-use sports pitch to be available as a hireable facility for tennis and five-a-side football shown indicatively on the Social infrastructure Plan as part of the "sports provisions" and on the Town Park Plan"

The proposed Multi-Use Sports Pitch comprises provision solely for tennis and five-a-side football in accordance with the requirements of the S106. Basketball provision has been provided within Phase A of the Town Park, adjacent to the skate park. The applicant confirms in relation to the query raised by the LTA that tennis lines will be delivered as part of the proposal.

Landscape

The applicant has reviewed the comments received from WCC's Landscape Officer, dated 29 August 2024.

The play equipment has been chosen for its high-quality design and to ensure the design reflects the natural setting of the Town Park. All eibe products are manufactured in compliance with required EU standards, including DIN EN 1176-1. Please see Appendix A for a confirmation of the high-fire resistance of eibe products according to multiple international standards, including those set out by Class 3 within the United Kingdom.

The applicant acknowledges the importance of ensuring the self-binding gravel is delivered in a satisfactory manner and therefore a built-in maintenance period will be utilised to achieve this. Drainage will also be implemented in tandem with the delivery of the paths which will minimise the likelihood of standing water. Notwithstanding this, the management of these features will be addressed in accordance with the S106 requirements.

Arboriculture

The Arboricultural Method Statement document has been updated to regularise the amendment to the path alignment north of the Cricket Pavilion in order to avoid the no dig path away from a group of existing Yew trees as per the comments received from Havant Borough Council's Tree Officer.

Please find a list of the revised documents to support this resubmission within the table below. Where relevant, the documents they supersede are shown for ease of reference.

Drawing Name	Drawing Number	Previous Revision	Revised Revision
Proposed Surface Treatments	GTWVILLE_TP2/RD/40	D	F
Landscape General Arrangements Location Plan	2715-TP-LA-02	P5	P6
Landscape General Arrangements Sheets 1-8	2715-TP-LA-03	P7	P9
Landscape General Arrangements Sheets 2	2715-TP-LA-04	P7	P9
Landscape General Arrangements Sheets 3	2715-TP-LA-05	P7	P9
Landscape General Arrangements Sheets 4	2715-TP-LA-06	P8	P10
Landscape General Arrangements Sheets 5	2715-TP-LA-07	P7	P9
Landscape General Arrangements Sheets 6	2715-TP-LA-08	P7	P9
Landscape General Arrangements Sheets 7	2715-TP-LA-09	P7	P8
Landscape General Arrangements Sheets 8	2715-TP-LA-10	P7	P8
Landscape General Arrangements Cricket Pavilion Area	2715-TP-LA-11	-	P4
Detailed Planting Plans Sheet 1	2715-TP-PP-01	P7	P8
Detailed Planting Plans Sheet 2	2715-TP-PP-02	P7	P8
Detailed Planting Plans Sheet 3	2715-TP-PP-03	P7	P8
Detailed Planting Plans Sheet 4	2715-TP-PP-04	P7	P8
Detailed Planting Plans Sheet 5	2715-TP-PP-05	P7	P8
Detailed Planting Plans Sheet 6	2715-TP-PP-06	P7	P8
Detailed Planting Plans Sheet 7	2715-TP-PP-07	P7	P8
Detailed Planting Plans Sheet 8	2715-TP-PP-08	P7	P8
Detailed Planting Plans Sheet 9	2715-TP-PP-09	P7	P8
Detailed Planting Plans Cricket Pavilion Areas	2715-TP-PP-10	-	P4

Arboricultural Method Statement	JFA9524	May 2024	November 2024
---------------------------------	---------	----------	---------------

I trust you have everything required to determine this application. If you require any further details please do not hesitate to contact myself.

Yours faithfully



Stephan Vargas-Pritchard
Savills Planning

Encs.

Appendix A: eibe Fire Warranty



Villages Nature

10, Place d'Ariane
77700 Serris

Tél. : +33 (0)1 64 74 76 86

 **Spielplatz | Möblierung | Sport & Spiel**

Röttingen, 07.02.2014

Fire resistance of eibe products

To whom it may concern,

It is hereby confirmed that all eibe products have a high fire resistance according to the following classes:

Euroclass DS1d0
France M3
Germany B2
Spain M3
United Kingdom Class 3

Peter Schnabel
Technischer Geschäftsführer / CTO

eibe Produktion + Vertrieb GmbH & Co. KG
Industriestr. 1
D-97285 Röttingen

eibe
Produktion + Vertrieb
GmbH & Co. KG
Industriestr. 1
97285 Röttingen

Tel. +49 (0) 93 38 81 0
Fax +49 (0) 93 38 51-109
eibe@eibe.de

Sitz der KG:
Industriestr. 1
97285 Röttingen

Handelsregister: HRB 4017
Amtsgericht Würzburg

USt-IDNr.: DE129790013

Sparkasse Zehnertal
BLZ 670 525 05
Kto-Nr. 7161

Sparkasse Mainfranken
BLZ 750 500 00
Kto-Nr. 500 100 491

HypoVereinsbank Würzburg
BLZ 760 900 76
Kto-Nr. 3 805 333
ICAM: DE 33 7309 0076 0005 0050 00
SWIFT (BIC): HVB2333333

Frankfurter Landesbank AG
BLZ 34 000
Kto-Nr. 2 057 211
Klartext-Nr. Güterverkehrs 263/0275

Komplettcenter
eibe
Produktion + Vertrieb
Verwaltungs-GmbH
97285 Röttingen

Handelsregister: HRB 4018
Amtsgericht Würzburg

Geschäftsführer:
Tilo Lohmeyer
Peter Schnabel

www.eibe.net