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SNPL 262227



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Dear Kayleigh

West of Waterlooville Developments LTD – Newlands West of Waterlooville Major Development Area

Hybrid Planning application 10/02862/OUT and APP/10/00828

Application for approval of details reserved by condition in relation to Infrastructure connecting Phase 4 with the Southern Access Junction and Purbrook Heath Road.

Conditions 3, 4, 6 ii) e), f)

This letter accompanies an application for the approval of details reserved by condition in relation to works associated with infrastructure connecting the Phase 4 Infrastructure works with the Southern Access Junction and Purbrook Heath Road. Principally, this discharge of conditions application seeks approval of the ecology and tree information required to prepare the area of works and acts as an updated to previously approved information.

Background

An application was submitted to both Winchester City Council and Havant Borough Council in 2016 in relation to the Phase 4 and 13 infrastructure works. This application was approved in two parts on 21st April 2017 and 10th May 2017 and sought to fully discharge conditions associated with works for the central access road and spur roads serving Phases 4 and 13.

A subsequent application was submitted in 2019 to address design changes required to the Phase 4 infrastructure package as a result of changes and additions to the design of the Southern Access Junction. The design changes are a result of discussions with Hampshire Highways in relation to the S.278 works for the Southern Access Junction. The discharge of conditions for all relevant matters was approved by Winchester on 11 October 2019 and by Havant Borough Council on 8th October in relation to drainage, 17th October 2019 in relation to trees and CEMP, 18th October 2019 in relation to ecology and 5th February 2020 in relation to the road layout.

At that time, the application referred to as Phase 4 infrastructure included the southern section of the infrastructure road which links to the offsite works associated with the Southern Access junction. To allow works to progress on site, the planning packs for the Phase 4 Infrastructure and Southern Access Junction works

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have been split with two separate applications to be submitted for consideration. This application seeks consent for the ecology and tree works associated with the southern access junction requirements, the red line planning boundary of which is defined on accompanying drawing S4 P03.

A separate application has been submitted to Winchester City Council for updated information relating to the Phase 4 infrastructure area.

All of the conditions are to be discharged in full.

Statement of conformity with the outline documents

The design of the road network, footpaths and cycleways will accord with the Masterplan design document approved under the outline planning application.

The primary road referred to as Main Street within the MDD runs through the centre of Phase 4. The road links the development with the site's southern access. It forms a strategic road through the development and forms part of the site-wide strategic transport network. Main Street links Phase 4 with Phase 2 and 13 and continues through the development towards the northern part of the site, where it links with the Town Park and beyond to the local centre. Main Street also forms the primary cycleway and footpath through the development.

Footpath 35 crosses the proposed infrastructure for Phase 4. The route of this footpath will not be altered by the development.

The layout of the infrastructure road and associated SUDS substantially accords with the requirements of the Design Code and the ES. Whilst the ancient woodland of Marrlesmoor Coppice is not specifically referenced in the Design Code, the provision of SUDS within the required buffer from the woodland to development is considered an acceptable form of development in this location.

The retention and projection of Marrlesmoor Coppice meets the requirements of the ES.

Submitted Documents

Document Title	Reference	Key Contact
Covering Letter	This Document	Savills
Planning Boundary	24314-MA-XX-XX-DR-C-0157-S4-P03	Gleeds
Tree removal plan	24314-MA-XX-XX-DR-C-0156-S4-P06	
ECIA	Ecological Impact Assessment_Southern Access_14.08.2025[19]	Jeff Picksley
AMS	Arboricultural assessment	James Fuller
For information only, works area boundary	24314-MA-XX-XX-DR-C-0155-S4-P06	

Conditions to be Discharged

Condition Number	Purpose of Condition	Summary
3	Statement of Conformity	Statement of Conformity provided in this cover letter to demonstrate accordance with outline documents.

4	Design Code Compliance	Covered in Statement of Conformity
6 ii) a)	Layout of paths including widths, cross sections and longitudinal sections and associated infrastructure	Proposed road alignment and design detail is provided with this application.
6 ii) e)	Tree removal	Tree removal is proposed to facilitate the delivery of the infrastructure road
6 ii) f)	Ecological Mitigation	Ecology Appraisal

Conditions not for Consideration

Condition Number	Purpose of Condition	Reasoning
1	Implementation deadline for outline consent	Deadline is March 2027 for Reserved Matters to be submitted.
2	Implementation deadline for Reserved Matters	Phase 2 was submitted in 2014
5	Occupation Triggers	Currently, total occupations stands at around 1300.
6 i) a)	Siting of buildings	No buildings proposed
6 i) b)	Appearance of buildings	No buildings proposed
6 i) c)	Means of access including layout, construction and sight lines	The tie-ins will be permissive paths meaning they will not be adopted.
6 i) d)	Landscaping	Landscaping will be submitted for consideration as a separate application
6 ii) b)	Ground levels of buildings	No buildings proposed
6 ii) c)	Access facilities for the disabled	No buildings proposed
6 ii) d)	Layout of foul sewers and drainage	Details to follow in separate application
6 ii) g)	Interpretation Boards	No interpretation boards to be installed
6 ii) h)	Means of Enclosure	No means of enclosure required.
6 ii) i)	Hard surfacing	Details to follow in separate application
6 ii) j)	Vehicle and Cycle Parking	No vehicular parking required for the delivery of the road
6 ii) k)	Storage and Removal of Refuse	The infrastructure will not be attributed to the production of household waste.
6 ii) l)	Street lighting	Details to follow in separate application
6 ii) m)	External Lighting	No external lighting proposed in this application.
6 ii) n)	Chimney Flues	No dwellings are proposed with this application so chimney flues are not warranted.
6 ii) o)	Play and Sports Equipment	This application does not include any play or sports equipment.
7	Contamination	Previously discharged in 2020

8	Remedial Strategy Contamination (Pre-occupation)	N/A
9	Discovery of Contamination	This is an informative condition.
10	Archaeology	Details discharged in 2018.
11	CEMP	Details to follow in separate application
12	River Wallington Nature Reserve Details	River Wallington Nature Reserve does not feature within this application.
13	Bridges over River Wallington	River Wallington sits outside of this application.
14	Protecting public sewers	The foul sewer is existing and was installed as part of the Phase 2 infrastructure. Sewer arrangements are subject to LEEP approval under S104 of the Water Industry Act.
15	Ensuring roadways are laid out sufficiently prior to occupation of dwellings	This condition will be complied with at the relevant time. There are no dwellings to be built as part of these infrastructure works.
16	London Road Noise Mitigation	This condition is relevant to residential applications only.
17	Southern Access Road	The Southern Access Road detail will be considered by way of a separate application.
18	Drainage	Details to follow in separate application.
19	Cemetery Buffer Planting	The Cemetery is not associated with this application.

It is requested that the conditions listed as not relevant to the considerations of this application are confirmed as being met on the decision notice to be issued for this application.

The application has been submitted via the planning portal [PP-14263514](#).

Yours sincerely



Bryony Stala
Director