

8th September 2025



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Dear Kayleigh,

**NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA – RESERVED MATTERS
APPLICATION FOR 185 RESIDENTIAL DWELLINGS – PARK VIEW PHASE 8 (APP/24/00939)**

INDEPENDENT PEER REVIEW RESPONSE

On 20th June 2025, Natural England requested additional information to assess potential impacts on the Solent Special Protection Areas in connection with the Reserved Matters application for Bloor Homes' delivery of 185 dwellings. Specifically, a financial contribution was sought under the Solent Recreation Mitigation (SRM) Strategy (Bird Aware Solent). Given that previous residential phases at Berewood were not subject to this requirement, Bloor Homes sought clarification on the reasonableness of the SRM payment request.

As a result, Havant Borough Council officers instructed an Independent Peer Review to confirm whether the findings of Bloor's shadow Habitats Regulations Assessment (HRA) was sound, produced by Aspect Ecology. The Independent Peer Review was undertaken by Urban Edge Environmental Consulting (UEEC) and you kindly shared their report on 22nd August 2025. It is pleasing to note that the HRA was "considered robust" in its findings. However, the report suggested that insufficient information had been provided to demonstrate that there would be "no potential for temporary adverse effects" with recreational pressures in the immediate term.

In this letter, Bloor Homes seeks to address the concerns raised and demonstrate that sufficient Green Infrastructure (GI) has already been implemented to support the consented population, including the proposed dwellings in Phase 8. Following consultation with Officers and UEEC, this response is structured to provide: current occupation figures at Berewood, the number of consented residential units, details of open and recreational spaces delivered to date, and a ratio evidencing compliance with relevant policy requirements.

Berewood Occupation Figures

Grainger Plc are the Master Developer, who regularly monitor the occupations across Berewood and the associated forecasting. Consequently, we can confirm that 1,371 occupations have taken place to date (correct as of July 2025).

No. of Consented Units

The Outline Application for Berewood supported the development for 2,550 dwellings. To date, a number of Reserved Matters have been approved in association with the Outline Application, which includes the following residential parcels:



- Phase 1 – **194 units**
- Phase 2 – **246 units**
- PRS – **104 units**
- Phase 3a – **296 units**
- Phase 13a – **73 units**
- Phase 9b – **75 units**
- Phase 10a – **43 units**
- Phase 9a – **104 units**
- Phase 5a – **144 units**
- Phase 3b – **122 units**
- Phase 9c & 11- **190 units**
- Phase 8 – **185 units** (approved at the Joint Committee on 24th June 2025)

This equates to 1,776 units being consented to date, including Phase 8's proposed development for 185 dwellings (Correct as of August 2025).

Estimated Population

For transparency, we have outlined two possible methods to estimate the current population.

For context, the Outline-approved Environmental Statement (HBC Ref: APP/10/00828 and WCC Ref: 10/02862/OUT) states that Winchester City Council (WCC) requires 4 hectares of green space (formal and informal) per 1,000 population under the topic of 'Adherence to Relevant Green Infrastructure Guidance'. As an aside, the Partnership for Urban South Hampshire (PUSH) developed a South Hampshire Green Infrastructure Strategy (2017-2034), which recommends that there is "at least 2 hectares [of green infrastructure] in size, no more than 300 metres (5 minutes walk) from home". Berewood can clearly demonstrate its ability to meet both requirements. For example, Phase 8 abuts the Town Park and its residents would be able to easily access the Town Park, which provides 11.7ha of Green Infrastructure as per Table 9.8 of the Environmental Statement.

The Environmental Statement anticipates that the Berewood development would ultimately accommodate a population of approximately 6,360 residents, based on a total of 2,550 dwellings. While 1,371 occupations have been recorded so far, 1,776 dwellings have been consented, including the 185 dwellings in Phase 8.

Calculation A - % of Occupations

The population could be calculated based on the percentage of occupations to date. For the purposes of this calculation, assume that all 1,776 dwellings are occupied.

This would represent approximately 69.95% of the total planned dwellings (1,776 out of 2,550). Applying this proportion to the anticipated full population of 6,360 suggests a current population of approximately 4,449 residents.

Using WCC's standard of 4 hectares of green space per 1,000 population, the development would therefore need to provide at least 17.8 hectares of green space to adequately serve the current estimated population.

Calculation B – Person per Dwelling

Alternatively, the calculation could be based on an average household size. Berewood is expected to deliver 2,550 dwellings, accommodating a projected population of 6,360 residents. This equates to an average household size of approximately 2.49 persons per dwelling.

Assuming that all 1,776 consented dwellings are now occupied, the estimated current population would be 4,424 residents. Applying WCC's standard, this population would require a minimum of 17.7 hectares of green space to be adequately served.

Calculation Summary

As demonstrated above, whilst there is a minor difference, the figures largely corroborate the need to demonstrate at least 17.7ha of GI.

Implemented Green Infrastructure

The Newlands Environmental Statement (ES) was submitted in November 2010 to support the outline application for 2,550 dwellings with Winchester City Council (Ref: 10/02862/OUT) and Havant Borough Council (Ref: APP/10/00828). Chapter 9 focusses on biodiversity, exploring topics such as Green Infrastructure and Recreational Disturbance on European Sites.

The below extract from Chapter 9 of the ES features Table 9.8, which provides a breakdown of the Green Infrastructure provision within Berewood. This demonstrates compliance with policy requirements and the capacity to supporting both existing and future residents, including those in Phase 8.

Table 9.8: Newlands green infrastructure breakdown

Green Infrastructure types	Area
Existing woodland	6.2ha
Proposed new woodland (outside of CNRs) buffering existing woodland and planting around Marrelsmoor Row	5.1ha
Formal parks (including ecologically-enhanced zones)	24.3ha (11.7ha – main park [including tennis courts, MUGA, Cricket Oval Trim Trail and informal Football Pitch; 3.8ha equipped children's and young people's spaces; 8.8 – smaller mostly informal park areas including community garden areas)
Newlands Farm CNR	17.7ha (includes one 0.6ha allotment)
River Wallington CNR	17ha (includes one 0.6ha allotment)
Newlands Meadow SINC	3.9ha
Retained but ecologically enhanced farmland	21.8ha
Accessible and biodiverse cemetery	4.2ha
Total	102ha

Based on the sites detailed within Table 9.8, the following areas of Green Infrastructure could serve the existing residents of Berewood including Phase 8:

- Existing Woodland
- Town Park
- Newlands Farm Community Nature Reserve
- River Wallington Community Nature Reserve
- Newlands Meadow SINC
- Retained but ecologically enhanced farmland

Consequently, the total GI provision to date amounts to approximately 78ha.

For further details, please see the Environmental Statement which is enclosed with this letter.

Summary

It can be clearly demonstrated that Berewood would far exceed its GI compliance and the suggested threshold of 4 hectares of green space per 1,000 population. As a minimum, Berewood would need to provide 25.4ha of green space to accommodate the total population of 6,360 residents. Irrespective of that factor, the provision of 78ha would sufficiently accommodate a population of 19,575, approximately three times the required amount.

Notwithstanding the areas of green infrastructure scheduled for completion in the coming days, areas such as the Town Park with the Community Nature Reserves are already open for public use. Therefore, Berewood would significantly exceed the 17.7/17.8 hectare requirement to serve the population in the immediate term, including Bloor's Park View (Phase 8) development for 185 dwellings.

We trust this evidence demonstrates that there is no potential for temporary adverse effects associated with recreational disturbance to protected sites, as requested by the Independent Peer Review. In light of the above, we respectfully submit that the request for SRM contributions is not justified, given the demonstrable adequacy of GI provision.

Please do not hesitate to contact me if you have any questions.

Yours sincerely

A black rectangular box with a red border, used to redact the signature of JM Hopkinson.

JM Hopkinson
Savills Planning

Encl.: 2010 Outline-approved Environmental Statement