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SNPL262227



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Dear Lewis

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

APPLICATION FOR APPROVAL OF RESERVED MATTERS OF TOWN PARK PHASE B

REF: APP/20/01055

Please find enclosed documents submitted in support of the current reserved matters application (RMA) for the Town Park Phase B within the West of Waterlooville Major Development Area (Ref: APP/20/01055). This resubmission has been made following comments from Havant Borough Council (HBC) officers, Hampshire County Council (HCC) officers and other statutory consultees since validation of the application in November 2020.

The application seeks consent for reserved matters under 6 (i) a), b), c) and d), and Conditions 3, 6 (ii) a), b), e), f), i), 7, 10 and 11 of planning consents APP/10/00828 and 10/02862/OUT and in accordance with section 9 (Open Space) of the Section 106.

This response has been prepared jointly with Grainger and Mayer Brown, and sets out the additional information that has been submitted in support of the application in response to the comments received.

Drainage and Flooding

HCC, as Lead Local Flood Authority (LLFA), has provided comments on the flooding and drainage strategies for the application. This section has been set out to follow the order of the letter received 22 February 2021.

Firstly clarification was sought in relation to the proposed surface water runoff, as it was considered unclear which drainage strategy was sought for approval. Mayer Brown has confirmed that the geocellular storage tank proposed is to provide attenuation from the car park so that discharge can be limited to 5l/s. The storage tank is an integral part of the single proposed drainage strategy to restrict discharge to the greenfield rate.

Additional information regarding the connection of the surface water runoff from the proposed Pavilion Building with the drainage system for the car park has been included within drawing GTWVILLE_TP2/DR/02 Rev C which is submitted in support of this application.

The information requested by the LLFA in relation the calculations for the existing discharge rates and volumes is contained within the Pavilion Flood Risk Assessment (Mayer Brown, October 2020) which has also been included within this resubmission pack.

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Play Equipment

As noted this application seeks consent for parts (ii) a), b), e), f), i) o) of Condition 6, with part o) relating to the provision of play equipment. At the time of submission of the RMA the details of play equipment set out within Section 10 of the Landscape Design Statement (Allen Pyke, October 2020) was thought to provide sufficient detail to discharge this part of the condition. However the comments received since validation of the application confirm that more detail would be required related to the precise types of play equipment and the exact location.

It is currently not feasible to provide for this level of detail. Unlike the similar RMA for Town Park Phase A the final management body of Town Park Phase B is not currently known. Therefore the details of the play equipment, MUSA and the location of the football pitch cannot be confirmed by Grainger until the future management is formally confirmed.

We would therefore like to request the removal of Condition 6 part (ii) o) from the description of this application to allow for these details to be reserved for future consideration.

Highways

Updated access plans demonstrating a revised access road and tracking information are provided to address Hampshire Highways comments.

Hampshire Countryside

Hampshire Countryside has recommended that the application shouldn't be determined until the S257 application for the diversion has been submitted for consideration alongside this application. This application is currently being determined by Winchester City Council.

The comments suggest that the red line of the application needs to be altered in order to account for the East – West section of the path. Grainger do not agree with this as the East –West section of the path as proposed was approved under application 16/03168/REM (made to Winchester City Council) and is in place on site.

The footpaths are to be maintained by Grainger up until the overall management of the Town Park is taken on by either Winchester City Council or the Parish Council. Such an approach accords with the S106.

Landscape

In response to comments made by Havant's landscape officer, it is confirmed that the main paths provided within the Town Park have been design to accommodate both pedestrians and cyclist. This approach accords with the overall movement strategy set out within the outline masterplan documents and ensures connectivity with all cycle routes being delivered within the development.

Grainger will ensure a consistent use of materials for all footpaths.

Cycle storage facilities can be provided as part of a future application. As with the play equipment detail, it is considered that the final provision of such equipment should be applied for once the management of the park has been agreed by all relevant parties. Cycle storage is provided within the Pavilion proposal.

For information purposes only, drawing GTWVILLE_SW_LG_40B which sets out how all existing and proposed footpaths within the Berewood development will connect with each other.

Conditions

A number of the consultee comments to the application have referred to the requirement to attach conditions to the consent, and we would politely request the ability to review the wording of any proposed conditions if you feel these are necessary for the proposed development.

Resubmission Material

Please find enclosed the following documents submitted in support of this RMA:

- GTWVILLE_TP2/RD/40 Rev B
- Town Park Phase B Drainage Strategy
- GTWVILLE_TP2/DR/02 Rev C Pavilion Car Park Drainage Section A-A
- GTWVILLE_TP2/VT/01 - Pavilion Refuse Vehicle access
- Pavilion Flood Risk Assessment (Mayer Brown, October 2020)
- CS J 0161 Berewood Geotech

The Ground Investigation Report is submitted to ensure compliance with condition 7 of the outline consent.

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

Yours sincerely



Bryony Stala
Savills Planning

Encs.