

SNPL262227

18 November 2016

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HAVANT BOROUGH
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Dear Steve

**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 PHASE 2 - TOWN PARK

RESERVED MATTER 6 (i) a), c) & (d)

Further to the granting of the above outline planning application, please find enclosed a reserved matters application for the area of the Town Park to be developed in conjunction with Phase 2 of the approved Master Plan. Specifically, this application seeks approval of the details relating to the access, layout and landscaping features of Phase A of the Town Park. Planning Portal Ref: PP-05635445.

In accordance with DCLG Circular 04/2008 paragraphs 73 and 74 the application has been submitted to Havant Borough Council and Winchester City Council for determination, with the fee of £385 paid directly to Havant Borough Council. This is because Havant has the larger area of Town Park Phase A within its boundary. On this basis there will be no payment to Winchester City Council for this application.

This application seeks revisions to the previously approved Town Park Phase A RMA application as approved on 22 July 2014. As discussed with officers by way of the current Deed of Variation application, Grainger is proposing a 'hybrid' building within the Town Park which will have a community and sports function. The review of facilities within the Town Park has resulted in the MUGA being relocated from the north of the Town Park to the south (phase A). As such it is necessary to revise the previously approved layout and landscaping detail. In addition, approval is sought for the access points to this section of the park.

There is no change proposed to the location of the approved skate park or LEAP. Minor changes have been made to the landscaping arrangement and also slight amendments to the contouring of the town park to provide a change in level that defines the spaces.

There is no change proposed to the approved play equipment or skate park. The details approved by way of application 10/02862/OUT (W19499/01B) and App/14/01265 are therefore extant.

The submitted Masterplan document shows an indicative layout for the remaining phases of the Town Park and should be considered for illustrative purposes only.

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Town Park – S106 Clause 9.10 – 9.12 which states:

Prior to the Commencement of Phase 2 Phase 3 Phase 5 Phase 7 and Phase 8 the Developer shall submit to the Relevant Authority for its approval in writing the precise amount composition layout and location of the Open Space within the Town Park associated with such Phased Area.

*The Developer shall lay out and develop the Town Park in accordance with details approved pursuant to Clause 9.10 and also in accordance with the Town Park Plan which:
identifies the facilities to be provided within the Town Park; and sets out the various Phased Areas as part of which the Town Park will be provided.*

The Developer shall provide as Open Space such part or parts of the Site as agreed with the Relevant Authority (and including in any event the Town Park) in accordance with the Design Code and the relevant Phased Area Strategy (including any approved timetable) and any Reserved Matters Approval.

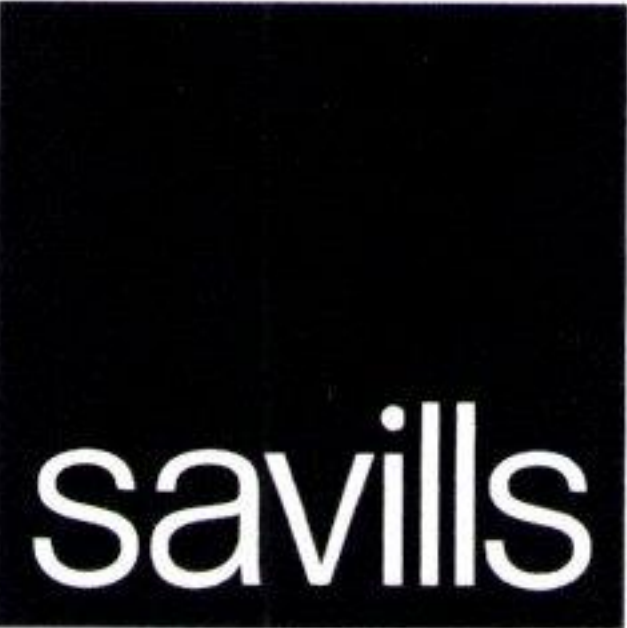
The submission provides a wider Master Plan for the Town Park in its entirety, with specific focus given to Phase A of the Town Park.

The Reserved Matters Application (RMA) for Phase A of the Town Park is submitted in accordance with clauses 9.51, 9.61 and 9.71 of the S106.

The accompanying Landscape Design Statement identifies how the design of the Town Park relates to the approved Master Plan Design Document and Design Code. In addition, the application has been designed in accordance with the Environmental Statement agreed under the outline application.

Listed below for your information and ease of reference are all of the documents being submitted in order to determine this application.

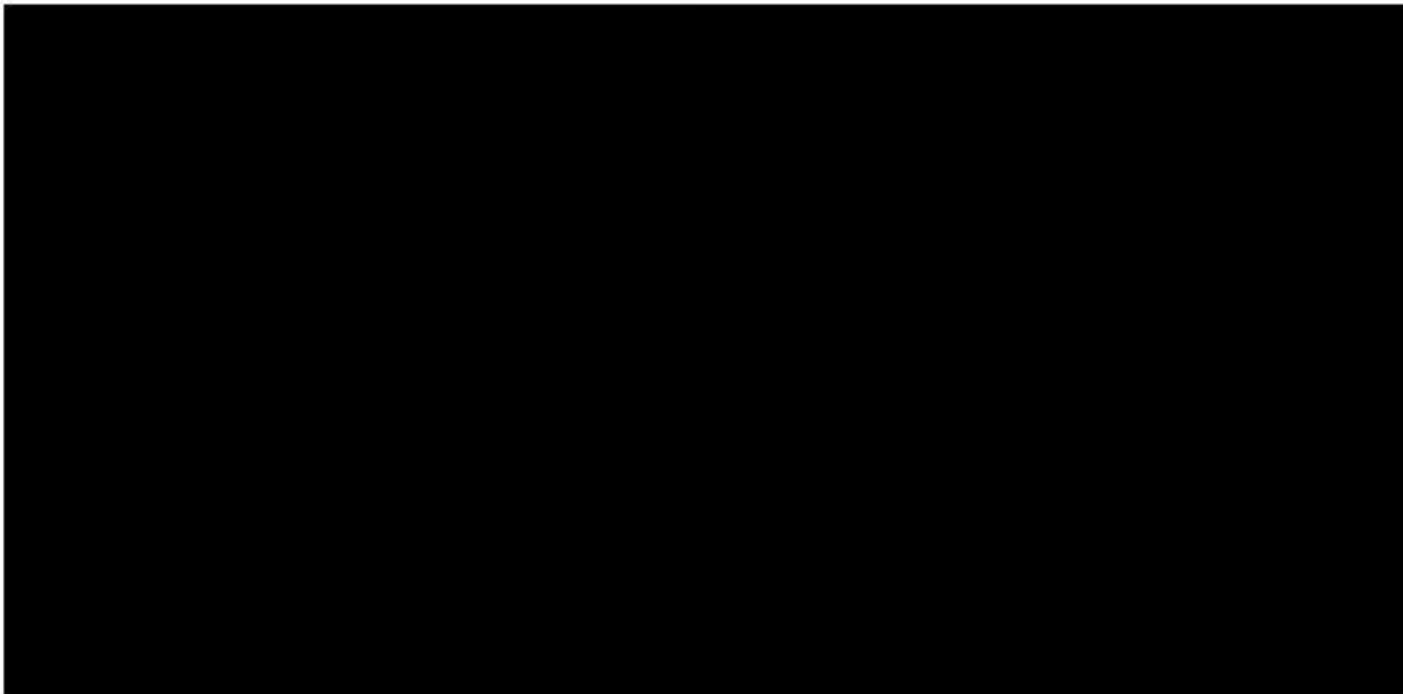
	Plans and reports	Discharging Authority	Key Grainger contact
Reserved Matter 6 (i) (a) (c) (d)	L.100	WCC & HBC	<u>Savills</u> Bryony Stala <u>Fabrik</u> Simon Greig
	L.110		
	L.200		
	L.201		
	L.202		
	L.203		
	L.204		
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	L.206		
	L.301		
	L.302		
	L.303		
	L.305		
	L.306		
	L.450		
	L.451		



	L.452		
	L.453		
	L.454		
	L.455		
	Landscape Design Statement addendum		

I trust you have all the necessary information to enable approval of the Reserved Matters Application. However, should you require any further information please do not hesitate to contact me.

Yours sincerely



Bryony Stala
Savills Planning

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