

SNPL487993

5 November 2021



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Dear Lewis

**Bloor Homes Ltd – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA
(10/02862/OUT AND APP/10/00828)**

APPLICATION FOR APPROVAL OF RESERVED MATTERS: PHASE 3B

RESERVED MATTERS: 6 (i) a), b), c) and d)

CONDITIONS: 3, 6 (i), (ii) e), f), 7, 11, 16, 18

Following approval of the above outline planning applications, please find enclosed a Reserved Matters Application for the residential development of Phase 3b submitted on behalf of Bloor Homes and West of Waterlooville Developments.

The application addresses the requirements of condition 6 (i) and provides full details for the consideration of access, appearance, landscaping, layout and scale for the erection of 122 residential dwellings. In addition, details relating to the approval of conditions 3 and part of 6 (ii) (as detailed above) have been submitted for consideration. All conditions are to be discharged in full.

Statement of Conformity

In accordance with Condition 3 of Planning Consent 10/02862/OUT and APP/10/00828, the following approved documents have been considered in the design process for the Phase 3b proposal:

- Master Plan Design Document (November 2010)
- Design Code (March 2013)
- Environmental Statement and Appendices (November 2010)
- Sustainability and Energy Statements (October 2010)
- Design and Access Statement (November 2010)
- The Planning Statement (November 2010)

As required by the wording of Condition 3, the application has been produced in substantial accordance with the above listed documents. Full details of the proposal's compliance with the listed documents are set out in the accompanying Design Code Checklist and Planning Statement.

In accordance with clauses 8.30 and 8.34 of the agreed S106, an Affordable Housing Reserved Matters Strategy and an updated Affordable Housing Masterplan, are to form a separate submission to Winchester City Council for consideration alongside this Reserved Matters Application.

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

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The required Community Infrastructure Levy (CIL) Additional Information Form (Form 1) has been submitted with the Reserved Matters Application. This confirms that, due to the date of the outline approval prior to the adoption of CIL, the development is exempt from CIL payments.

This application for reserved matters straddles the district boundary between Winchester and Havant, therefore an identical application has been submitted to each authority for consideration. As the majority of the application site lies within the Winchester boundary the single fee has been paid to Winchester City Council (WCC).

The following documents are submitted for consideration:

Plans and Documents

Documents

Ecological Mitigation Strategy, LC Ecological Services (October, 2021)
 Ground Investigation Report, T&P Regeneration Ltd (December, 2018)
 Construction Environmental Management Plan (CEMP), Bloor Homes (October, 2021)
 Noise Technical Note, Mayer Brown Limited (September, 2021)
 Drainage Strategy, Mayer Brown Limited (October, 2021)
 Arboricultural Assessment & Method Statement, Barrell Tree Consultancy (October, 2021)
 Manual for Managing Trees on Development Sites, Barrell Tree Consultancy (2020)
 Highways And Utilities Provision, Mayer Brown Limited (October, 2021)
 Phase 3B Design Code Compliance, Thrive Architects (October 2021)
 Berewood Nitrates Confirmation Letter, Savills (February, 2021)
 Berewood Parcel 3B - Energy Statement, Briary Energy (October, 2021)
 Updated Nitrogen Neutrality Calculations, Holbury Consultancy Service (October, 2020)
 Accommodation Schedule – BLOO190707 Acc Sch PH3B_P5_211026
 Planning Statement, Savills (November 2021)

Plans

21154-1 – Tree Protection Plan
 25418-MBL-XX-00-DR-D-0105-P1 – Engineering Layout
 SO141-LS-001a – Site Landscaping
 SO141-LS-002a – Site Landscaping
 SO141-LS-003a – Site Landscaping Specification & Schedule
 BBS.01.pe – Bins and Bikes Store Elevations and Floor Plan
 GAR.01.pe – Single Garage Elevations and Floor Plan
 GAR.02.pe – Double Garage Elevations and Floor Plan
 SHD.01.pe – Timber Shed Elevations and Floor Plan
 View 3B-1 Phase 3B Northern Edge
 View 3B-2 Phase 3B Western Edge
 View 3B-3 Phase 3B Eastern Edge
 HT.DAW.e (Rev. A) – Housetype Dawlish Elevations

HT.DAW.p (Rev. A) – Housetype Dawlish Floor Plans
 HT.DRA.e (Rev. A) – Housetype Drake Elevations
 HT.DRA.p (Rev. A) – Housetype Drake Floor Plans
 HT.DRU.e (Rev. A) – Housetype Drummond Elevations
 HT.DRU.p (Rev. A) – Housetype Drummond Floor Plans
 HT.HAL.p (Rev. A) – Housetype Hallam Floor Plans
 HT.HAL-1.e (Rev. A) – Housetype Hallam Elevations
 HT.HAL-2.e (Rev. A) – Housetype Hallam Elevations
 HT.HAR.e (Rev. A) – Housetype Harwood Elevations
 HT.HAR.p (Rev. A) – Housetype Harwood Floor Plans
 HT.HEN.e (Rev. A) – Housetype Henley Elevations
 HT.HEN.p (Rev. A) – Housetype Henley Floor Plans
 HT.HIL.e (Rev. A) – Housetype Hillcott Elevations
 HT.HIL.p (Rev. A) – Housetype Hillcot Floor Plans
 HT.KIL.p (Rev. A) – Housetype Kilburn Floor Plans
 HT.KIL-1.e (Rev. A) – Housetype Kilnburn Elevations
 HT.KIL-2.e (Rev. A) – Housetype Kilburn Elevations
 HT.LAN.p (Rev. A) – Housetype Langley Floor Plans
 HT.LAN-1.e (Rev. A) – Housetype Langley Elevations
 HT.LAN-2.e (Rev. A) – Housetype Langley Elevations
 HT.LAW.e (Rev. A) – Housetype Lawrence Elevations
 HT.LAW.p (Rev. A) – Housetype Lawrence Floor Plans
 HT.LOC.e (Rev. A) – Housetype Locke Elevations
 HT.LOC.p (Rev. A) – Housetype Locke Floor Plans
 HT.MOR.e (Rev. A) – Housetype Morris Elevations
 HT.MOR.p (Rev. A) – Housetype Morris Floor Plans
 HT.PEE.e (Rev. A) – Housetype Peele Elevations
 HT.PEE.p (Rev. A) – Housetype Peele Floor Plans
 HT.SAT.e (Rev. A) – Housetype Satterfield Elevations
 HT.SAT.p (Rev. A) – Housetype Satterfield Floor Plans
 HT.SAX.e (Rev. A) – Housetype Saxondale Elevations
 HT.SAX.p (Rev. A) – Housetype Saxondale Floor Plans
 HT.SED(2blk).p_A – Housetype Sedley 2 Floor Plans
 HT.SED(2blk)-1.e (Rev. A) – Housetype Sedley 2 Elevations
 HT.SED(2blk)-2.e (Rev. A) – Housetype Sedley 2 Elevations
 HT.SED(4blk).e (Rev. A) – Housetype Sedley 4 Elevations
 HT.SED(4blk).p1 (Rev. A) – Housetype Sedley 4 Floor Plans
 HT.SED(4blk).p2 (Rev. A) – Housetype Sedley 4 Floor Plans
 HT.SOU(2Blk).e (Rev. A) – Housetype Southey 2 Elevations
 HT.SOU(2Blk).p (Rev. A) – Housetype Southey 2 Floor Plans
 HT.SOU(3Blk).e (Rev. A) – Housetype Southey 3 Elevations
 HT.SOU(3Blk).p (Rev. A) – Housetype Southey 3 Floor Plans
 HT.WIL.e (Rev. A) – Housetype Wilton Elevations
 HT.WIL.p (Rev. A) – Housetype Wilton Floor Plans
 HT.WOL.e (Rev. A) – Housetype Wollaton Elevations
 HT.WOL.p (Rev. A) – Housetype Wollaton Floor Plans
 HT.WYA.e (Rev. A) – Housetype Wyatt Elevations

HT.WYA.p (Rev. A) – Housetype Wyatt Floor Plans
 AHL01 (Rev. A) – Affordable Housing Layout
 BML01 (Rev. A) – Boundary Material Layout
 CSE01-1 (Rev. A) – Coloured Street Elevations
 CSL01 (Rev. A) – Coloured Site Layout
 DML01 (Rev. A) – Dwelling Material Layout
 LP01 (Rev. A) – Location Plan
 PSL01 (Rev. A) – Parking Strategy Layout
 RSL01 (Rev. A) – Refuse Strategy Layout
 SE01-1 (Rev. A) – Street Elevations
 BLOO190707 SL01 (Rev. A) – Site Layout
 HT.DRU-HT.LYT P11-12.e (Rev. A) – Plots 11-12 Elevations
 HT.DRU-HT.LYT P.11-12.p (Rev. A) – Plots11-12 Floor Plans
 HT.SYM P.20-23.e (Rev. A) – Plots 20-23 Elevations
 HT.SYM P.20-23.p (Rev. A) – Plots 20-23 Floor Plans
 HT.SYM P.27-30.e (Rev. A) – Plots 27-30 Elevations
 HT.SYM P.27-30.p (Rev. A) – Plots 27-30 Floor Plans
 HT.DRU-HT.LYT P.57-58.e (Rev. A) – Plots 57-58 Elevations
 HT.DRU-HT.LYT P.57-58.p (Rev. A) – Plots 57-58 Floor Plans
 HT.Sedley P.60-63.e (Rev. A) – Plots 60-63 Elevations
 HT.Sedley P.60-63.p1 (Rev. A) – Plots 60-63 Floor Plans Sheet 1 of 2
 HT.Sedley P.60-63.p2 (Rev. A) – Plots 60-63 Floor Plans Sheet 2 of 2
 HT.Grovier 3 Blk P.76-78.e (Rev. A) – Plots 76-78 Elevations
 HT.Grovier 3 Blk P.76-78.p (Rev. A) – Plots 76-78 Floor Plans
 HT.SOU - HT.SAF P.92-94.e (Rev. A) – Plots 92-94 Elevations
 HT.SOU - HT.SAF P.92-94.p (Rev. A) – Plots 92-94 Floor Plans
 HT.SAF - HT.SOU P.95-96.e (Rev. A) – Plots 95-96 Elevations
 HT.SAF - HT.SOU P.95-96.p (Rev. A) – Plots 95-96 Floor Plans
 HT.SOU - HT.SAF P.109-111.e (Rev. A) – Plots 109-111 Elevations
 HT.SOU - HT.SAF P.109-111.p (Rev. A) – Plots 109-111 Floor Plans

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