

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.

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

Discharge of condition 3, 6 (ii) a) b) f) and 11

Further to the granting of the above outline planning application, please find enclosed a reserved matters application for the remaining area of the Town Park to be developed in accordance with the West of Waterlooville outline consent. Specifically, this application seeks approval of the details relating to the access, layout and the landscaping features of Phase B of the Town Park. Planning Portal Ref: PP-07508965.

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 £462 paid directly to Winchester City Council. This is because Winchester has the larger area of Town Park Phase B within its boundary. On this basis there will be no payment to Havant Borough Council for this application.

The application is submitted as a Reserved Matters Application under 6(i) c and d, conditions 3, 6 (ii) a) b) f) and 11 of planning consents APP/10/00828 and 10/02862/OUT and in accordance with section 9 (Open Space) of the S106.

Town Park – S106 Clause 9.10 – 9.12 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 landscape design and play facilities associated with Town Park Phase A were approved in 2017 and are currently under construction.

Phase B of the Town Park is required to provide the following;

- Cricket pitch
- Cricket Pavilion
- Multi Use Sports Area (MUSA)

The definitions of these facilities are set out within the S106.

In accordance with clause 9.3 of the S106, the submitted details set out the precise location, size, design and specification for the construction layout out and ongoing maintenance of the Cricket Pitch.

Excluded Land

It was agreed with Officers that the detail relating the Multi-Use Sports Area (MUSA) and pavilion building will be submitted as a separate application. This is to allow further considerations to be had in relation to the design and management of the buildings and facilities required.

To address this, the land to be used for the MUSA and the pavilion building has been removed from the red line boundary of this reserved matters application. The land retained is of sufficient space to provide the necessary facilities and associated parking, and is positioned next to the service road to ensure appropriate access can be provided. Landscaping details relating to the MUSA, pavilion and ancillary facilities will be submitted alongside a subsequent discharge of conditions and reserved matters application.

Land in the north western corner of the Town Park, opposite Plant Farm Crescent, has been identified as the area in which the Berewood art is to be installed. The final detail of this installation is yet to be confirmed. A separate discharge of conditions application under FULL 22 of the outline consent will be submitted for consideration at the relevant time. The area around the boating lake will be landscaped following its construction.

Cut and Fill

Detailed cut and fill plans are submitted for consideration alongside this application. The need to create an appropriate level for the cricket pitch, alongside the landscape mounds (to be used as viewing areas), access routes and SuDs features will result in changes to the existing land levels. As an engineering detail requiring planning consent, approval of these matters is requested as part of this application.

Full SuDs designs and drainage details are to be submitted as a separate discharge of conditions applications. This application will address 6 (ii) d) and 18 of the outline consent.

Statement of Conformity

In accordance with Condition 3 of Planning Consent 10/02862/OUT and APP/10//828, the following approved documents have been considered in the design process.

- Master Plan Design Document (November 2010)
- Design Code (March 2013)
- Environmental Statement and Appendices (November 2010)

As required by the wording of Condition 3, the Reserved Matters Application has been prepared to accord with the documents and parameters approved within the outline planning permission. The outline application was

accompanied by an Environmental Statement (ES). Therefore, a new Environmental Impact Assessment (EIA) is not required.

Ecology matters are addressed in the accompanying ecology report, with ecological enhancements suggested. These suggestions have been incorporated into the landscape design.

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) (c) & (d)	<u>Fabrik</u> - DR L400 Rev PL01 - DR L401 Rev PL01 - DR L402 Rev PL01 - DR L403 Rev PL01 - DR L001000 Rev PL02 - DR L001001 Rev PL02 - DR L001002 Rev PL02 - DR L001003 Rev PL02 - DR L001004 Rev PL02 - TP2_LG_01 - Landscape Design Statement	WCC & HBC	<u>Savills</u> Bryony Stala <u>Fabrik</u> Simon Greig
6 (ii) a) b)	<u>Fabrik</u> - DR L400 Rev PL01 - DR L401 Rev PL01 - DR L402 Rev PL01 - DR L403 Rev PL01 - DR L001000 Rev PL02 - DR L001001 Rev PL02 - DR L001002 Rev PL02 - DR L001003 Rev PL02 - DR L001004 Rev PL02 <u>Mayer Brown</u> - GTWVILLE TP2_ET_01 - GTWVILLE_TP2_ET_02	WCC & HBC	Fabrik & Mayer Brown

6 (ii) f)	Ecological Appraisal and Phase 2 Surveys – October 2018	WCC & HBC	Savills
11	Town Park Phase B Outline CEMP	WCC & HBC	Savills/ Mayer Brown

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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