

6th November 2025



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Dear Kayleigh

WEST OF WATERLOOVILLE DEVELOPMENTS LTD – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (10/02862/OUT)

ON BEHALF OF WEST WATERLOOVILLE DEVELOPMENTS LIMITED

DISCHARGE OF CONDITION 5 – DESIGN CODE & SUSTAINABILITY STATEMENT

This application is submitted as a discharge of condition application in relation to the discharge of condition 5 of planning consents 10/02862/OUT and APP/10/00828 and in accordance with the Section 106 Agreement dated 30th March 2012.

Condition 5 states;

Upon approval of 750 and 1500 dwellings or such other numbers as may be agreed in writing by the local planning authority, the developer shall submit a review of the following documents;

- *Design code*
- *Sustainability and energy statement*

The submitted review shall be agreed in writing by the local planning authority.

Reason: To take full account of changing circumstances and technologies and to ensure the satisfactory comprehensive development and proper planning of the area.

Design Code

The Berewood Design Code dated 12 March 2013 (version 1) was approved By Winchester City Council (WCC) and Havant Borough Council (HBC) on 16 April 2013.

Since the date of approval, minor updates have been made to the document as follows,

1. NMA approved to substitute granite kerbs for precast concrete kerbs in the Employment Hub (application ref:15/02918/NMA & APP/15/01399).
2. NMA to amend the fenestration detail of the design code to reflect advances in materials for windows and doors (application ref:16/03411/NMA & APP/16/01260).



Notwithstanding the minor amendments referred to above, the Design code, as originally approved has and is being successfully used to inform the design principles for all reserved matters applications. It is considered that the current Design Code, as approved with amendments, is suitability written to support the considerations of the remaining phases of the development and as such no further updates are required. Discharge of the condition is sought on this basis.

Sustainability and Energy Statement

For domestic buildings, the approved Sustainability and Energy Statement requires development to meet Code for Sustainable Home Level 3. The Code for Sustainable Homes was suspended in 2015 and Part L of the Building Regulations was elevated as the principal benchmark for energy efficiency in England.

In June 2022, further updates were made by the Government to Part L of the Building Regulations, requiring developers to deliver a saving of 31% in CO2 emissions. In addition, the changes made required stricter fabric efficiency standards, place a greater emphasis on improving the buildings physical structure, including insulation and airtightness to reduce energy demand and introduces new methods for calculating energy and updated reporting mechanisms to demonstrate correct installation of mitigation requirements within properties, all of which exceed standards set out in the approved document.

Matters relating to the fabric first approach and energy and water efficiency standards as required by the Sustainability and Energy statement are also addressed by Part L of the Building Regulations, and/or, Local Planning Policy.

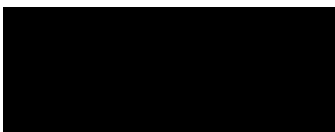
Residential reserved matters applications submitted for the Berewood development since 2015 have sought to confirm compliance with the relevant Building Regulation standards and, as necessary, comply with adopted sustainability and energy policies of either the Winchester or Havant's Local Plans (as relevant to the application).

This approach has been successful and has allowed the local authorities to agree an appropriate approach to the energy provisions for each development parcel.

For non-domestic buildings the approved document requires development to follow the nationally planned incremental changes in Part L2 of the Building Regulations. Part L2 of the Building Regulations was last updated in June 2022 requiring a significant increase in the required carbon reduction for new non-domestic buildings. Compliance with these standards will continue as agreed.

The requirement for developers to accord with Part L and L2 of the Building Regulations for domestic and non-domestic buildings is considered to negate the need to update the Sustainability and Energy Statement, with discharge of condition 5 sought on this basis.

Yours sincerely

A solid black rectangular box used to redact the signature of Bryony Stala.

Bryony Stala
Director