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Dear Kayleigh

WEST OF WATERLOOVILLE DEVELOPMENTS LTD – NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (APP/10/00828)

FULL APPLICATION – FOOTPATH CONNECTION

On behalf of West of Waterlooville Developments Ltd, we are pleased to submit a full planning application for a new footpath connection within the Town Park, linking existing pedestrian routes approved under previous permissions to the location of the London Road Toucan Crossing. This proposal forms a key component of the sustainable transport strategy for the Berewood Major Development Area and responds to obligations set out in the approved outline consent and Section 106 Agreement. The London Road Toucan Crossing itself does not form part of this planning application and will be delivered separately as off-site highways works under a Section 278 Agreement, in accordance with the outline consent and associated legal obligations.

Planning Context

The outline application (Havant: APP/10/00828 and Winchester: 10/02862/OUT) served to establish the precedent of delivering a toucan crossing, close to the site of the former Goodwillies Timber Merchant. The requirement for a toucan crossing on London Road is established by items such as:

- The Pedestrian and Cycle strategy found on page 51 of the Newlands Masterplan Design Document, which is an approved document as confirmed by condition 3 of the outline consent.
- Within the S106, the London Road Toucan Crossing works are defined as follows: "*London Road Toucan Crossing Works*" means works for the construction of a new toucan crossing on London Road to provide a link from the Site to Waterlooville town centre as shown for indicative purposes coloured dark blue and referred to as "*London Road Toucan Crossing*" on the S106 Highway Works Plan and as shown in principle on drawing number GTWVILLE/TP 12206 PR01 at Appendix 10.
- Clauses 20.33–20.36 in the S106, define the London Road Toucan Crossing Works and requires delivery prior to commencement of Phase 8.

The Environmental Statement and Transport Assessment accompanying the outline application identified the need for enhanced pedestrian and cycle connectivity between Berewood and Waterlooville Town Centre. The proposed crossing location aligns with the approved Movement Parameter Plan and S106 Highway Works Plan (Appendix 10).



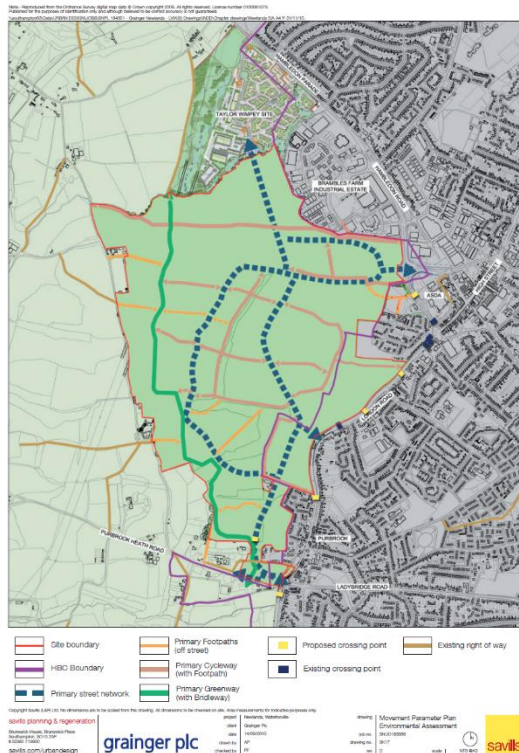
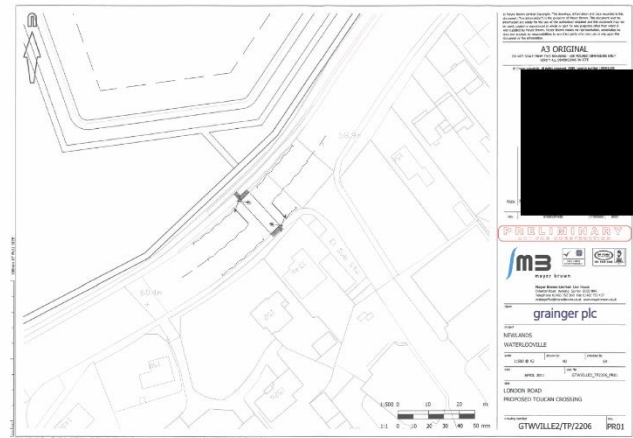


Figure 2.7 Movement Parameter Plan



S106 Appendix 10: London Road Proposed Toucan Crossing

Movement Parameter Plan

It is considered that a full planning application represents the most appropriate mechanism for delivering the footpath connection within the Town Park. This approach ensures that all relevant planning considerations such as design, ecology, and highways are sufficiently assessed. While the outline consent and Section 106 Agreement establish the principle of the pedestrian link, the detailed works involve engineering operations and the creation of a new access onto London Road which warrants a full application. Furthermore, the approval of the Reserved Matters Ref: APP/14/00061 (HBC) and 14/00092/REM (WCC) in July 2014 for Town Park Phase A has been implemented, meaning the park layout and landscaping are fixed under that consent. As a result, it is no longer possible to pursue a Non-Material Amendment or Discharge of Condition to secure the link, given the nature and extent of the works required. A full application will be able to address the hedgerow removal, landscaping, and biodiversity measures to provide a link to the crossing. The crossing itself will be delivered via Section 278 under the Highways Act 1980.

Ecology

The proposed works have been designed to minimise ecological impacts and deliver measurable biodiversity enhancements in accordance with the Environment Act 2021 and the National Planning Policy Framework (December 2024). A Biodiversity Net Gain (BNG) Assessment has been undertaken using the Statutory Biodiversity Metric (Defra, published February 2024), which confirms that the scheme will achieve a net gain of 10.86% for habitats and 21.04% for linear features, meeting and exceeding the mandatory 10% requirement.

While the hedgerow is a priority habitat, it is not irreplaceable and will be partially removed to facilitate the link. Mitigation measures include the creation of new mixed scrub and species-rich hedgerow, alongside enhancement of modified grassland to neutral grassland, delivering a net increase in biodiversity units. These mitigation measures are largely proposed along the boundary to the Phase 8 development, which will be delivered by Bloor Homes under their recently approved scheme (APP/24/00939).

To secure these outcomes, a Habitat Management and Monitoring Plan (HMMP) will be implemented for a minimum 30-year period.

Landscaping

The landscaping strategy has been developed to integrate the new pedestrian link into the existing green infrastructure network, while delivering biodiversity and amenity benefits. In accordance with the Arboricultural Method Statement, two trees and a section of grouped trees will be removed to facilitate the footpath link. Consequently, the planting plan includes:

- 6 new larger trees;
- 33 smaller trees;
- Species-rich hedgerow planting, grassland and mixed scrub areas designed to complement the Town Park landscape and enhance ecological value;
- Deliver a 3m link, which ties into the London Road Toucan Crossing and Town Park Phase A.

These measures will ensure that the scheme contributes positively to the character of the area and supports the long-term sustainability of the Town Park.

To aid your determination, the following reports have been submitted with this application:

Document	Reference
Covering Letter/Planning Statement	This Document
Construction Environmental Management Plan	20369 GPBerewoodLRTC: FINAL
Construction Traffic Management Plan	GTWVileToucan(CTMP).1/CTMP01
Landscape Planting Plan – Sheet 1	A097730-TTE-00-ZZ-DR-L-001 P04
Landscape Planting Plan – Sheet 2	A097730-TTE-00-ZZ-DR-L-002 P02
Biodiversity Net Gain Assessment Toucan Crossing	Dated 08/01/2026
Ecological Impact Assessment Toucan Crossing	Dated 08/01/2026
Proposed Application Site Plan	GTWVILLE_LRTC/GA/05 P4
Proposed Path Connection General Arrangement	GTWVILLE_LRTC/GA/11 P2
Proposed Path Connection Levels & Drainage	GTWVILLE_LRTC/GA/41 P2
S.278 Highway Works Existing Layout	GTWVILLE_LRTC/GA/02 P2
S.278 Highway Works Location Plan	GTWVILLE_LRTC/GA/01 P3
Scheme Layout	GTWVILLE_LRTC/GA/06 P1
Arboricultural Method Statement	JFA9525 January 2026
Toucan Crossing Statutory Metric	Dated 10/12/2025
CIL Form 1	Dated 16/01/2026

The application has been submitted via Planning Portal (PP-14587954) to Havant Borough Council, with the requested fee of £681. Please note that Winchester City Council will also be notified of the submission for their records.

I trust this information is sufficient to approve the full planning application to deliver the landscaping. If you require any further information, please do not hesitate to contact me.

Yours sincerely



JM Hopkinson
Savills Planning