

healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting.

The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way which are currently under construction. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

- 2.2 The context for this current application is provided by the documents that were included in the application the primary ones being:

The Design and Access Statement
The Masterplan Design Document
The Planning Statement
The Environmental Statement and Appendices
The Sustainability and Energy Statements

- 2.3 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters showed this area as being open space and part of the Town Park for the development. The S106 requires the Town Park to be provided in stages and these relate to different adjacent housing phases. Phase A, the subject of this application, is to be provided in conjunction with Phase 2 of the Residential scheme which is being proposed, in its entirety, by the Redrow application. The Town Park outline masterplan provided for a skateboard park, a youth shelter, an informal kickabout space and a local equipped area of play in Phase A.
- 2.4 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under **APP/12/01297** for Havant and **10/02862/OUT** for Winchester for the outline area, named Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The Town Park lies within the Garden Suburb identity area and identified the following activities for inclusion in the whole of the Town Park - multi-use sports area, multi-use games area, local equipped area of play, skateboard park, local area of play, trim trail and informal landscape. The approved Design Codes also give guidance on planting and hardsurfacing. .
- 2.5 Other applications submitted since the approval of the outline and of relevance are:

10/02862/OUT (WCC) and APP/12/01322(HBC) - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved
14/00068/REM (WCC) and APP/14/00032 (HBC) - Reserved matter application for 246 dwellings, phase 2 of the Berewood development, together with the discharge of conditions 3, 4, 11 and 16 of the outline permissions – also on the agenda for this joint committee to determine.

3 Proposal

- 3.1 The application includes a masterplan for the entire Town Park in order to provide the context for the application for Phase A. The master plan indicates the following facilities being provided within the Town Park, although it should be noted that only a skateboard park, a youth shelter, informal kickabout space and a local equipped area of play will be delivered as part of Phase A. (the numbering corresponds to the numbering on the Masterplan for the Town Park)

1. An orchard
2. An arboretum
3. A series of connecting swale features.
4. Grassed amphitheatres
5. A skateboard park and associated youth shelter
6. Locally equipped area of play
7. A cricket pitch
8. A village green
9. Multi-use Games Area and Multi-Use Sports Area
10. Mown routes through wildflower meadow swards
11. Trim trails

The Town Park is being developed primarily to meet the needs of the new community, but the choice of location and the facilities on offer will provide a facility which will benefit the whole community and help with the integration of the MDA with the surrounding area. The Park also includes vehicular access to Plant Farm, differing pedestrian routes including a circular path, dog walking routes and provision for cyclists.

- 3.2 This application provides the detailed landscaping proposals for Phase A of the Park, as required by condition 6(i)(d) (reserved matter) and includes a layout to provide for the future provision of the skateboard park, youth shelter, locally equipped area of play (LEAP) and an informal kickabout area. The detailed design of these areas will be submitted through a discharge of conditions application under condition 6(ii)(o) at a later date. In addition Phase A includes part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Details of hard surfacing, boundary treatments, street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging.
- 3.3 The application also seeks the discharge of condition 6(ii)(f) (other matters) in respect of ecological mitigation and condition 3 in respect of compliance with the outline documents, Masterplan Design Document, The Design Code and the Environmental Statement.

4 Policy Considerations

As per Redrow report

5 Statutory and Non Statutory Consultations

Havant Borough Council

Landscape Team

The landscape plans are agreed following amendments.

Development Engineer

No comments. No highway implications

Open Spaces Development Manager

I am happy that the plan submitted for the town park is in accordance with all the principles we have established regarding the content and location of sports and play facilities within the park as are the landscape elements of the plan.

Winchester City Council

Landscape

An amended plan of the Town Park planting details has been received from Savills

(D2050 L.TPA.301 Rev A). It has been assessed and the changes that were requested (with respect to changes to more native planting) have been made. There is no landscape objection to the proposals.

Other Responses

Sport England

No objection to the landscaping nor to the principle of a cricket pitch as shown in the masterplan for the park. Advice provided in respect of the ground condition requirements for the cricket pitch.

County Archaeologist

The archaeology conditions of the outline are relevant to this area as the proposals involve groundworks. Some archaeological mitigation has already been undertaken and if the applicant is of the opinion that no further archaeological work is necessary then this should be demonstrated by the submission of an archaeological impact assessment that addresses the archaeological potential of the site, the impact of the proposed works upon that potential and what mitigation works have been completed.

County Ecologist

The Protected Species Mitigation Advice Note is acceptable. In terms of the landscape proposals the following queries are raised:

- Whether works to trees are proposed.
- There is some overlap with proposals in the Infrastructure approval
- Some discrepancies between the landscape Masterplan and the detailed drawings with respect to the distribution of wildflower planting in phase A
- Queries with respect to the extent of wildflower planting in the arboretum and orchard areas
- The need for dog constraints raised with respect to biodiversity corridors.

Officer comment: These matters are addressed below at 7.4.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 32

Number of site notices: 3

Statutory advertisement: 31/01/2014

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Landscaping considerations
- (iii) Ecological considerations
- (iv) Archaeological considerations
- (v) Other matters

(i) Principle of development

7.2 The principle of the development of this area for a Town Park has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD) together with the requirements of the S106, with respect to phasing of the Park, and the subsequent Design Code. Through these documents the siting of the Park and the intended uses within it and the approach to its landscaping have been established. The submitted application accords with these principles.

(ii) Landscaping considerations

7.3 This application is a reserved matter application for the landscaping of the first phase, Phase A, of the Town Park as required by condition 6(i)(d). In that respect the landscaping details include for Phase A part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Details of hard surfacing, boundary treatments, street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging. Amendments to change some originally submitted species from ornamental to natural have been made and both the Landscape officers of Havant and Winchester consider the submitted proposals acceptable. The submission also includes a Landscape Management and Maintenance Plan. This phase of the Town Park has been designed with the wider park and context in mind and will provide some substantial native tree planting as well as open green areas. There will be public access throughout and the park will provide a good level of amenity for new and existing residents. The planting and design of the park responds to the existing mature landscape framework of the site including the area of ancient woodland in Plant Row.

(iii) Ecological considerations

7.4 A Protected Species Mitigation Advice Note has been submitted for the Phase A area which details potential impacts and mitigation for habitats (European sites, hedgerows, water features and new habitat creation) and for fauna (badgers, bats, great crested newts, reptiles and breeding birds). This establishes that Phase A landscaping can be implemented without harm to existing ecology and future habitats and this is considered acceptable. With respect to the other points raised by the County Ecologist a revised Landscape Design Statement has been submitted to address the inconsistencies and have confirmed:

- no specific tree works are proposed in Phase A
- the phase A detailed drawing supersedes the Infrastructure proposals; the planting previously approved for the southern area of the Park have not been implemented
- The drawings do not specify specific palettes for the wildflower grassland outside of Phase A
- There are no designated dog walking routes within Phase A of the town park and no area in which it is envisaged dogs should be particularly restrained. The issue will be addressed when Phase B of the Town Park is designed.
- With regard to the extent of wildflower planting within the arboretum, this is not proposed in its entirety as it will not allow for a useable arboretum with access for all members of the community. In order to compensate for a lack of wildflower planting within the centre of the arboretum, additional wildflower planting is proposed on the periphery of the arboretum, the Town Park and within the swales.

Whilst the planting plans have been revised the County Ecologist has commented that a further landscape plan is required to show that the additional wild flower planting to be provided elsewhere within the park is sufficient and in an appropriate place to compensate for the proposed mown paths which are now to be provided through the

arboretum. Once this amended plan has been received then the proposed planting can be approved.

(iv) Archaeological considerations

- 7.5 Whilst there has been archaeological investigations in the area of the Town Park the reporting has not been completed and condition 10 has not been discharged at the time of writing this report. As the application involves the creation of a skate park area there maybe disturbance of original top soil and/or excavations. In order to ensure there is no potential damage to archaeology as a result of the proposals a condition is proposed that, notwithstanding the details submitted, there should be no change in the original ground levels by removal of top soil or excavation prior to agreeing a programme of archaeological mitigation as appropriate in accordance with a Written Scheme of Investigation.

(v) Other matters

- 7.6 This application does not cover the details of the play facilities within Phase A. The detailed designs will be submitted as details in compliance at a future date as required by condition 6(ii)(o). However for the purposes of this application the position of the facilities and skate park are as originally proposed in the outline and have been located to be convenient to future users but also respecting the residential amenity of occupiers of dwellings near the site. The potential for future noise nuisance from any of the proposed facilities has been considered and found to be acceptable. The details will therefore be approved at a later date.

8 Conclusion

- 8.1 It is considered that the landscaping proposals are acceptable for Phase A of the Town Park subject to it being established that there are no archaeological implications from the proposed groundworks. It is also considered that the submissions made meet the requirements of the ecological mitigation (condition 6(ii)(f) and complies with the outline documents (condition 3))

8 RECOMMENDATIONS:

That subject to revised landscaping plans being received to demonstrate how wildflower planting will be accommodated within the Town Park including a comparison plan which proves that the overall area of habitat compensation is not compromised through the reduction of the wild flower area in the proposed arboretum;

(A) That the Executive Head of Planning and Built Environment at Havant Borough Council be authorised to **GRANT PERMISSION** for application APP/14/00061 and the Head of Development Management at Winchester City Council be authorised to **GRANT PERMISSION** for application 14/00092/REM subject to the following conditions:

- 1 Notwithstanding the details hereby approved no disturbance of the original top soil nor any excavations shall be undertaken until the applicant has secured the implementation of a programme of archaeological mitigation of impact, if appropriate, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due

regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Documents to be entered

Reason: - To ensure provision of a satisfactory development.

(B) That the Executive Head of Planning and Built Environment at Havant Borough Council and the Head of Development Management at Winchester City Council be authorised to **APPROVE** the discharge of Condition 6(ii)(f)(ecological mitigation) and condition 3 (Compliance with outline documents) of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT.

Appendices:

- A) Application Site and Location Plan
- B) Phasing Plan
- C) Town Park Masterplan and Phasing
- D) Landscape Masterplan
- E) Phase A