

Simon Davis

From: [REDACTED]
Sent: 14 March 2025 18:14
To: Simon Davis
Cc: Robert Collett; David Jobbins; lynn.pack@bdwhomes.co.uk; Lobacz, Harriet
Subject: AL/143/24/RES - Woodgate Phase 1 - Amended scheme

Categories: For future upload

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Hi Simon,

I am supporting Rob Collett and BDW Southampton with the current application at Woodgate (Phase 1). Further to your correspondence to Rob on 7th March 2025, please accept this email as the submission of updated architectural and housing layout details, along with landscaping, ecology, and highways information (WeTransfer link below).

Proposed Description Update

I propose the following revised description:

“Approval of reserved matters following outline consent AL/129/21/OUT for 93 residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure, and works. This application is in CIL Zone 3 and is CIL liable as new dwellings.”

Does this accurately capture the changes, and do you agree with the revision?

Scheme Revisions

Following feedback from yourself and various statutory consultees, we have revisited the scheme and made significant alterations to address the concerns raised. An updated planning documents schedule is attached for reference. The remaining engineering details (highways, lighting, drainage, etc.) will follow next week, alongside a further updated schedule.

Updated scheme [REDACTED]

Key Housing Layout changes

- Reduction in unit numbers to 93 (a loss of two units), resulting in a lower density.
- Improved garden lengths, with all now exceeding 10m.
- Reconfiguration of parking arrangements for the apartment building (Plots 76-81) to accommodate the required communal amenity space.
- Reconfiguration of Plots 76-81 to improve separation from Plots 67/68, meeting the required interface standard.
- Reconfiguration of Plots 39-40 to meet the required interface standard.
- Reconfiguration of Plot 42 to improve separation from Plot 36, ensuring compliance with the interface standard.
- Plots 43 & 48 amended to provide two-storey dwellings, ensuring a smoother transition to the 2.5-storey properties at Plots 44-47.

- Enhanced visitor parking provision, with the scheme now delivering 194.5 spaces overall (174 allocated, 5.5 garage spaces, and 15 visitor spaces), including improved provision in the northern part of the site.
- Widened footpath to the east of Plots 27-16.
- New footpath link from the front of Plots 1-9 to the adjacent foot/cycleway.
- M4(3) parking spaces now annotated with disabled parking symbols (3 visitor spaces distributed throughout the site).
- Southern road resurfaced as a shared surface to enhance pedestrian and highway safety.
- Bollards introduced where the farm track crosses the northern road to prevent site traffic from accessing the track.

We propose to retain the existing footpath in the northeast section (without introducing a cycle path), as cycle access is directed down Lidsey Road and into the site via the main entrance, where pedestrian and cycle routes diverge to serve both the scheme and future development.

Ecology, Landscaping, and Open Space Enhancements

- **Open Space:** See drawing GLS_020_170_P1_1900 Open Space Area Plan (Rev B) for POS quantum details.
- **Play Areas:**
 - The LEAP and northern LAP have been merged, with a timber post-and-rail fence now separating the LEAP/LAP from the SuDS feature.
 - Bins and benches have been relocated together in both the LEAP and LAP.
 - The eastern LAP has been extended to meet policy requirements, with revised equipment to improve inclusivity.
 - LEAP and LAP provide a diverse range of activities, including balance, dramatic play, jumping, pulling and pushing, rocking, rotating and spinning, sensory engagement, swinging, and social interaction.
 - A variety of surfacing treatments have been introduced to enhance durability and year-round accessibility.
- **Ecological Measures:**
 - Hedgehog holes will be incorporated.
 - Bat and bird boxes will be installed.
 - Planting mixes have been revised and species diversity increased per ecologist recommendations as shown on the landscaping plans.

Condition 4 of the outline consent requires compliance with Sections 5 and 6 of the EIA, which outline recommendations and mitigation measures. As the condition refers only to these sections, we consider that there is no requirement to update the underlying species surveys, as this matter has already been addressed. The proposed scheme has been designed to ensure compliance with Condition 4 and the specified EIA sections.

Conclusion

The amended scheme ensures compliance while, in certain areas, exceeding requirements—most notably, with 65% of dwellings now designed to meet M4(2) standards, significantly increasing the provision of accessible and adaptable homes. We have taken all feedback into account and now present an improved proposal that better aligns with policy and consultee expectations.

We trust that these revisions are acceptable and will enable the scheme to be viewed favourably when presented to the committee. We look forward to your feedback and I will follow up next week with the outstanding engineering details.

Kind regards,

Clare Whitehead BA(Hons) MA MRTPI (She/Her)
Principal Planning Consultant



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