

WEST OF WATERLOOVILLE FORUM

23 JUNE 2005

PROGRESS REPORT ON THE APPLICATION FOR DEVELOPMENT OF LAND FOR RESIDENTIAL (450 UNITS); LIVE/WORK (24 UNITS); EMPLOYMENT (7.29 HA INCLUDING B1, B2 AND B8); MIXED USE INCLUDING RETAIL, FOOD AND DRINK, FINANCIAL/PROFESSIONAL AND HEALTH; OPEN SPACE/RECREATIONAL PURPOSES AND THE CONSTRUCTION OF TWO ACCESSES FROM HAMBLEDON ROAD (OUTLINE) AT THE MDA WEST OF WATERLOOVILLE, HAMBLEDON ROAD.

REPORT OF DIRECTOR OF DEVELOPMENT- WINCHESTER CITY COUNCIL AND HEAD OF PLANNING AND DEVELOPMENT SERVICES – HAVANT BOROUGH COUNCIL

Contact Officer: Julie Pinnock Tel No: 01962 848567

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

This report updates the Forum as to the status of the current outline planning application submitted by George Wimpey UK Ltd to develop the northern part of the Major Development Area to the West of Waterlooville.

It outlines progress to date in terms of consultations with relevant bodies and the neighbour notification process including the exhibitions.

RECOMMENDATION:

That the report be noted.

WEST OF WATERLOOVILLE FORUM

23 JUNE 2005

PROGRESS REPORT ON THE APPLICATION FOR DEVELOPMENT OF LAND FOR RESIDENTIAL (450 UNITS); LIVE/WORK (24 UNITS); EMPLOYMENT (7.29 HA INCLUDING B1, B2 AND B8); MIXED USE INCLUDING RETAIL, FOOD AND DRINK, FINANCIAL/PROFESSIONAL AND HEALTH; OPEN SPACE/RECREATIONAL PURPOSES AND THE CONSTRUCTION OF TWO ACCESSES FROM HAMBLEDON ROAD (OUTLINE) AT THE MDA WEST OF WATERLOOVILLE, HAMBLEDON ROAD.

REPORT OF DIRECTOR OF DEVELOPMENT- WINCHESTER CITY COUNCIL AND HEAD OF PLANNING AND DEVELOPMENT SERVICES – HAVANT BOROUGH COUNCIL

DETAIL:

1 Introduction

- 1.1 On 7 March 2005 George Wimpey UK Ltd submitted outline applications to Winchester City Council and Havant Borough Council for development of the northern part of the Major Development Area to provide 450 residential units of accommodation; 24 live work units, 7.29 ha of employment, including B1, B2 and B8; mixed use including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road.
- 1.2 Winchester City Council and Havant Borough Council have adopted a joined approach, with Winchester City Council acting as lead authority for administrative purposes. The two authorities have jointly appointed independent consultants, Atkins, to deal with the application process and fully assess the proposal, including the Environmental Statement and Transport Assessment.
- 1.3 A joint consultation exercise and neighbour notification exercise along with Exhibitions was arranged by Winchester City Council and Havant Borough Council.

2 Consultation process

- 2.1 Over 70 organisations and agencies were invited to comment on the planning application, Environmental Statement and the Transport Assessment. A list of the consultees is attached at Appendix One.
- 2.2 The consultations responses are now subject to on-going discussions and negotiations between the local authorities and the applicant.
- 2.3 In addition to the consultation exercise, a full neighbour notification exercise was undertaken and a number of exhibitions were held. The exhibitions were held at Waterlooville Library and Denmead Community Centre. There were 7 manned sessions where Members of the public could discuss the proposal with Officers from both Winchester City Council and Havant Borough Council.
- 2.4 The manned exhibitions were well attended. The key concern by most local residents is the traffic implications, and how the existing road network will be able to accommodate traffic arising from the development.

2.5 Over 1500 local residents were notified of the proposal and as a result 39 letters of representation have been received, including Denmead Parish Council, Southwick and Widley Parish Council, Denmead Village Association, Purbrook and Widley Area Residents Association.

2.6 The key areas of concern/objection are summarised at Appendix Two.

### 3.0 Assessment of the Environmental Statement

3.1 Following consultation with statutory bodies, Atkins have recently advised that there are key omissions in the Environmental Statement and Officers have therefore requested 'further information' from the applicant under Regulation 19 of the Environmental Impact Assessment Regulations 1999. The information required to fully assess the Environmental Statement are:

a) *Ecology* – No Wintering Bird Survey was originally submitted with the application. It should be noted that a Wintering Bird Survey has recently been submitted by the applicant.

b) *Hydrology and Water Quality* - The flood risk assessment is incomplete and further work is required (and ongoing) to enable a full assessment of the impacts and for mitigation measures to be fully investigated within the hydraulic flood model. The full assessment, including the location of flood attenuation measures, should also be agreed by the Environment Agency along with evidence of relevant consultation responses.

c) *Archaeology* – The desk based information is generally adequate. However the lack of field evaluation constitutes a lack of baseline information in relation to archaeological remains, their extent and significance, whether known or unknown. In this respect the Environmental Statement is considered to be incomplete until such further information is provided.

d) *Landscape and Visual Impact* - Whilst it is considered that the assessment has adequately identified landscape impacts, some of the adverse visual impacts of new buildings and landscape works from long distances may be underestimated particularly when the inadequacy of the photographs included and lack of consultation is taken into consideration. Visual aids such as photomontages or artist's sketches are required to enable clear communication of impact significance and the effects of mitigations on the surrounding area and wider landscape.

3.2 In addition a number of other key factors have been identified as needing clarification and detail. A detailed letter has been sent to the agent acting for George Wimpey UK Ltd to request this information. The deadline for receipt of all the information is 8 July 2005.

3.3 Upon receipt of this information, a further consultation exercise will be undertaken to enable consultees the opportunity to further comment on the information submitted.

### 4.0 Future Work

4.1 Atkins is continuing the assessment process which includes on-going negotiations with statutory bodies and agencies and internal professionals within both Councils.

The complexity of some detailed matters necessitates the co-ordination of more than one professional view point to ensure holistic decision making.

- 4.2 Both Councils will need to reach a decision on the proposal. No formal arrangements have been made for decision making, although it is suggested that consideration be given by Members of both Councils to hear one joint presentation, and then each Council holds its own Development Control Committee (one after the other) to determine the application.
- 4.3 The application is unlikely to be determined before Autumn 2005, and is dependent upon the resolution of outstanding matters detailed above, the receipt of the Inspector's report on the Winchester Local Plan and a judgement as to whether the application can be dealt with in isolation from the remainder of the MDA.
- 4.3 There is still no firm indication from the Grainger Trust as to when a planning application for the southern sector of the MDA will be submitted.

OTHER CONSIDERATIONS:

5.0 CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 Winchester City Council's Corporate Priorities 2005 - 2008 includes six key service areas relating to the provision of affordable homes in safe and pleasant environments; community safety; minimising pollution and waste and making efficient use of resources; social inclusion; economic prosperity and; improving access to cultural and sporting activities.
- 5.2 Havant Borough Council's Corporate Strategy 2003 –2008 has similar focus relating to planning the community's land use and development; strengthening the economy, enhancing the environment, making safer & healthier communities; enabling better housing, working with young people and supporting the improvement of educational achievement in the Borough.
- 5.3 Building a sustainable community at Waterlooville will directly help both Councils to achieve their corporate objectives.

6.0 RESOURCE IMPLICATIONS:

- 6.1 Consultants fees will need to be met from within existing budgets.

7.0 BACKGROUND DOCUMENTS:

- 7.1 None

APPENDICES:

Appendix One - List of Consultees

Appendix Two - Summary of Public Comments

## Appendix 1

### List of Consultees

#### **Internal WCC**

- Archaeology
- Parks and Recreation
- Landscape/Trees
- Policy
- Housing Enabling Officer
- Housing - for RSL consortium
- Environmental Health
- Conservation
- Drainage
- Highways (Dan Massey)
- Winchester 4 Business - Richard Lawrence

#### **Internal HBC**

- Access Officer
- Community
- Regeneration
- Community Safety
- Environmental Health
- Policy and Landscape/ Design
- Engineers
- Parks and Open Spaces
- Waste Management
- Highways
- Estate Management

#### **Internal HCC**

- HCC - Highways
- HCC - Rights of Way
- HCC - Planning
- HCC - Ecology
- HCC - Education

- HCC - Minerals and Waste
- HCC - Recreation and Heritage
- HCC - Integrated Access Progress Manager - Jo Hale

#### **Adjoining Councils**

- Portsmouth City Council
- East Hampshire District Council

#### **Public Services**

- Hampshire Constabulary
- Hampshire Fire and Rescue
- Countryside Agency
- English Nature
- Environment Agency
- GOSE X 3 c
- SEEDA
- East Hants Primary Care Trust
- Forestry Commission
- Highways Agency
- DEFRA
- Sport England
- NHS Health care Trust

#### **Private Services**

- Portsmouth Water
- Southern Electric
- Transco

#### **Others**

- Portsmouth Chamber of Commerce
- Portsmouth and South East Hants Partnership
- CPRE
- Hampshire Wildlife Trust

- RSPB
- Ramblers Assoc.
- Purbrook and Widley Environmental Stewards (PAWES)
- Denmead Parish
- Southwick Parish
- Diocese of Portsmouth
- Denmead Community Centre

**Copies of application for display/ deposit**

- Waterlooville Library
- Service Point Waterlooville
- Havant Council Offices
- Winchester City Council - Colebrook Street
- Winchester City Council - Avalon House
- Members Library Winchester
- Members Library Havant

## Appendix 2

### Summary of Public Comments

- Site should be retained as green fields and not developed
- Lack of school provision and medical/dental facilities
- Existing road unable to cope with additional traffic
- Additional traffic / pedestrian safety
- Speed limit should be reduced to 30 mph on Hambledon Road
- Impact of construction traffic / heavy machinery
- Buses – who will convince bus company to follow suggested route
- Detailed guidance on cycling schemes
- No cycle route between Denmead and Waterlooville (a school route)
- Southern approach road must be complete before any building works take place
- If access is not from a southern approach, Closewood road will become a rat-run and impact on the B2150 will be intolerable
- Prefer the Wimpey layout to the Council's master plan in terms of the layout for the industrial and public open space
- A bio mass plant at this site would create extra traffic / large lorries
- Proximity of development and recreation area to power lines
- Should be direct access from the site to Brambles Farm Business Park
- Application is premature – no infrastructure and over intensive housing
- Employment for B8 should not feature on this site as it will result in visual intrusion and does not generate sufficient employment
- Piece meal development
- The opportunities and constraints used as a baseline for the development do not take into account those of the southern part of the MDA
- The application does not address the infrastructure for the whole development – application should be not considered in isolation from remainder of site
- Implications of development across the whole MDA must be taken into consideration at every stage of the development



- Archaeology – on site trenching should be undertaken
- The proposals of water management do not address ‘take-off’ to the south and east
- Insufficient information in the Environmental Statement on projected green house gas emissions
- Noise and air pollution
- Subsistence
- Loss of habitat for local wildlife, including deer, foxes, rabbits, badgers and birds
- Site has bats – what about other local protected species
- Children’s play area too close to the road and only a LEAP for 470 houses – no provision for teenage children
- Retention of existing trees on site
- Size, height and mass of four storey development unacceptable
- The town square is welcomed, although there is a conflict between cars and pedestrians at this busy junction
- Should be a buffer between the existing development and the new development
- Flat roof development is not acceptable as shown in pictorial reference material
- Should create a village atmosphere