



Meeting	West of Waterlooville Forum
Date and Time	Tuesday, 10th March, 2020 at 11.00 am.
Venue	Newlands Community Hall, 70 Newlands Avenue, Waterlooville, PO7 3BX

AGENDA

OPEN TO THE PUBLIC

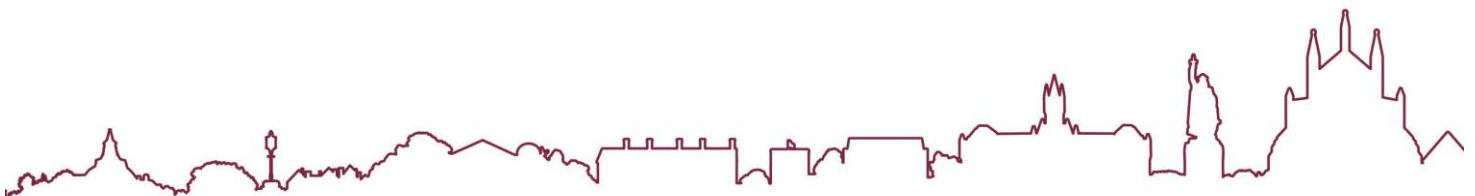
PROCEDURAL ITEMS

- 1. Apologies and Deputy Members**
To record the names of apologies given and deputy members who are attending the meeting in place of appointed Members (where appropriate).
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. Minutes of the previous meeting held on 5 November 2019 WWF115**
(Pages 5 - 10)
- 4. Public Participation**
To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum. This period is for a maximum of 10 minutes.

BUSINESS ITEMS

- 5. Progress Report on West Of Waterlooville MDA WWF114** (Pages 11 - 30)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer



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2 March 2020

Agenda Contact: Dave Shaw, Senior Democratic Services Officer
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MEMBERSHIP

West of Waterlooville Forum

Cllr Clear
Cllr Brook
Cllr Cutler
Cllr Read

Deputies: Evans and Weston

Havant Borough Council
Councillors:
Milne, Patel, Robinson
and Wade
Deputies: None

Hampshire County
Councillors:
Hughes and Stallard
Deputy: Briggs

The Parish Council of Newlands
Councillors:
Berry and Crichton

Quorum = 5 members

PROPOSED SCHEDULE OF MEETINGS FOR THE 2019/20 MUNICIPAL YEAR

The following meetings are scheduled to take place at Newlands Community Hall, 70 Newlands Avenue, Waterlooville, PO7 3BX as follows: –

11:00am Tuesday 10 March 2020

PUBLIC PARTICIPATION

General

1. There will be a period of 10 minutes maximum at the beginning of each Forum meeting when the Chairman invites the public, including interested groups, to raise any general matters of interest and/or matters relating to the work of the Forum. Detailed matters relating to the agenda will not be accepted at this point, as there will be an opportunity for these to be heard under the appropriate agenda item. As is the usual practice for general public participation, however, Officers and Members may not be able to immediately respond at the meeting to points raised by the public where these relate to non-agenda items.

Consideration of Individual Agenda Items

2. After an Officer has introduced an agenda item, the Chairman will invite public participation on matters relating to that agenda item. At this point, a period of ten minutes (subject to the Chairman's discretion) will be allowed for public comments. During this period, members of the public, including local interest groups will be able to object, support or ask questions directly relating to the agenda item and the comments of the Officer's presentation.

3. An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak, they will agree to the maximum allocation of the ten minute period for the public participation. The Committee Administrator will assist in this process before the start of the meeting. The Chairman will retain a general discretion to manage the public speakers process and may limit individual speakers to less than three minutes or take other steps necessary in order to maximise public participation in an appropriate way. The extension of the total 10 minute allowed for the public participation on any one item will be at the Chairman's discretion.

4. There will be no further opportunity for the public to comment on an agenda item once the period of public participation has ended, even if the prescribed period has not been reached. The subsequent discussion, consideration and decision on the matter is then passed to Forum Members.

5. Members and Officers will not provide immediate response to public comments raised from the floor. All comments and enquiries will be noted and the Chairman will invite Officer/Members to respond to specific points during the questions and debate period of the meeting.

6. Members of the public who wish to speak should wherever possible contact

the Committee Administrator before the start of the meeting (preferably by telephone or email prior to the day of the meeting to register their wish to speak) so that as many people as possible can speak during the public participation sessions (this list will be given to the Chairman before the start of the meeting).

7. Once the period of public participation has drawn to a close, there will be an opportunity for elected members who are not on the Forum (relevant Portfolio Holders) to speak in advance of questions and debate amongst Forum Members, at the Chairman's discretion. This may include any councillors from Winchester City Council and Havant Borough Council.

8. The Forum will then debate the item.

9. The Chairman will then invite Officers to respond to any public comments raised from the floor, where appropriate, a vote will be taken to reach a formal recommendation on the agenda item.

FILMING AND BROADCAST NOTIFICATION

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WEST OF WATERLOOVILLE FORUM

5 November 2019

Attendance:

Councillors:

Winchester City Council

Clear (Chair) (P)

Brook
Cutler (P)

Read (P)

Havant Borough Council

Milne
Patel (P)

Robinson
Wade (P)

Hampshire County Council

Hughes (P)

Stallard

Newlands Parish Council

Berry

Crichton

Officers in Attendance:

Mr S Tilbury – Strategic Director: Services, Winchester City Council
Mr S Weaver – Development Manager, Planning Services, Havant Borough Council.
Mr M Maitland - Winchester City Council Community Officer
Ms K Bone – Havant Borough Council Community Officer
Mr C Hughes - Team Leader Major Development Implementation

Apologies:

Apologies were received from:
Councillor Stallard, Hampshire County Council
Councillor Brook, Winchester City Council
Councillor Milne, Havant Borough Council
Councillor Robinson, Havant Borough Council
Councillor Berry, Newlands Parish Council
Councillor Crichton, Newlands Parish Council

1. **CHAIR'S WELCOME**

The meeting was held at Newlands Community Hall, Waterloooville, and the Chair welcomed approximately ten members of the public, local residents, representatives of amenity groups, together with District, County and Parish Councillors.

2. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Wade be appointed Vice Chair of the Forum for the 2019/20 Municipal Year.

3. **DECLARATION OF INTERESTS**

Councillor Read made a personal statement that he was a Newlands Parish Council Councillor.

4. **MINUTES**

(Report WWF113 refers)

The Forum noted a comment from Mrs Rebecca Marsden (member of the public) that there were a number of inaccuracies in the minutes in reference to her comments recorded under public participation. It was agreed that these would be addressed during public participation at this meeting. It was also commented that the reference to Julie Clements made under public participation should be amended to read Judith Clementson.

RESOLVED:

That subject to the reference to Julie Clements under public participation being amended to read Judith Clementson, the minutes of the previous meeting, held on 5 March 2019, be approved and adopted.

5. **PUBLIC PARTICIPATION**

The Chair advised that public participation would be taken after consideration of the Progress Report (Report WWF112 refers).

6. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**

(Report WWF112 refers)

Mr Tilbury and Mr Hughes introduced the report.

Mr Hughes explained that Lisa Turley from Grainger was unable to attend the meeting due to illness.

Arising out of consideration of the item relating to the commencement of works on the southern access, Forum members asked questions on the timing of the opening of the southern access from Purbrook to the Taylor Wimpey development in the context of the commencement of the proposal by AQUIND to install the high voltage 'interconnector' cable as part of a national infrastructure project.

Concerns were raised that the timing of works could lead to the Purbrook to Taylor Wimpey development access being used as a shortcut for vehicles trying to avoid disruptive installation works. This might alter driver behaviour on a long term basis and increase traffic flows through the development. A member commented that the delays caused by the recent felling of trees by the Ladybridge Roundabout gave an indication of the disruption that could arise. It was pointed out that a 'cross country' route for AQUIND works could avoid very extensive works on the public highway and reduce the scope for disruption.

The officers advised that meetings had been held between Grainger, Southwick Estates and AQUIND. AQUIND appeared to wish to deal with one public body that had authority to provide them with the necessary permits and access they required. The Forum could make representation to Hampshire County Council for them to give reassurance concerning methods to mitigate the impact of the works on traffic movements and also a submission could be made to the Planning Inspectorate as part of the proposal's consultation.

It was noted that AQUIND would be attending a meeting of the Southwick and Widley Residents Association's Annual General Meeting to be held on the 28 November at 7.15 pm.

A member stated that the traffic issues relating to the stretch of highway between Hambledon Road and the Denmead roundabout remained to be resolved. An overall strategy was required and these matters had been raised with the Executive Member for Economy, Transport and Environment at Hampshire County Council. A member further commented that a traffic movement strategy was required for the Havant area including Hambledon Road. Mr. Tilbury stated that on behalf of the Forum a letter would be sent to Councillor Humby and Stuart Jarvis (Director of Economy, Transport and Environment) at Hampshire County Council to express the Forum's concerns at this issue and that traffic be considered on a coordinated basis as a whole.

It is also stated by a member that the shoulders on Darnel Road had been included as a temporary measure during construction but had now been made permanent and this had led to car parking within them. Mr. Tilbury stated that this situation could be reviewed when Hampshire County Council came to adopt the highway as representation could then be made by Newlands Parish Council as to whether the shoulders should be removed or retained.

In addition, it was raised that the access route to the Waste Cycling Centre from Darnel Road was a temporary measure and that the intended route in

the Master Plan was access from the motorway and this had not been adhered to. Mr. Tilbury stated that signage was required and it could be raised with Hampshire County Council that the original intended access as stated in the Master Plan was now available.

At the invitation of the Chair, Mrs Tingle representing Newlands Parish Council in summary commented on the following:

- The surfacing of the main spine road would be completed by the end of the week and road marking lines required painting, including double yellow lines to help traffic through flow.
- The closure of the Sickle Way and its potential impact on traffic movements was awaited.
- The planning application for additional industrial units near the waste recycling facility was awaited.
- The new owners of the Thomas Sanderson site would be approached regarding the provision of a connecting footpath.
- Signage on Ayrshire Road needed to be in place to inform motorists that it was a dead end and did not provide access to the Recycling Centre.
- A sign should be installed on Tamworth Road stating the opening and closure times of the recycling site.

Mr Hughes stated that he would liaise with Newlands Parish Council over the resolution of these issues.

A member asked if the potential blocking off of Sickle Way and the implication for the access of emergency vehicles could be reviewed prior to its adoption by Hampshire County Council. Mr Tilbury stated that Hampshire County Council as Highway Authority could review this in the light of experience and taking into consideration the views of Newlands Parish Council and the other constituent authorities of the Forum as required.

Public participation

Rebecca Marsden

In answer to a question from Rebecca Marsden, Mr Hughes stated that the Berewood local centre consultation closed on the 1 November and further engagement would now be by the planning consultation process.

Mr Mitchell, Taylor Wimpey's Adoption Manager, stated that in respect of the trees in the meadow area that had died and required replacement he would be meeting with those involved in the landscaping of the public open space to deal with such issues and that replanting may take place next year.

It was clarified that the oak trees for Berewood had been planted near Cutler's Farm and Rebecca Marsden stated that there were further donated trees available for planting for environmental uses.

It was asked that emergency vehicle access was preserved during the AQUIND cable installation period and also at the Sickle Way access to Hambledon Road (which was to be closed).

Rebecca Marsden spoke of the future maintenance of the open area of land to be managed by Newlands Parish Council and the clarity that had been given to local residents as to whether the cost would be borne by the Parish Council through its Precept or by Winchester City Council through its Council Tax.

Mr. Tilbury explained that it was normal that under a Section 106 Agreement a commuted sum would be given to the parish for the maintenance of open space, with the parish council then undertaking a long-term maintenance programme through its own precept. If the open space was retained by the City Council it would be obliged to treat it as a special expense to be charged to the local people. The precept at Newlands Parish Council would increase over time as the commuted sum was depleted and more open space was taken on by the Parish.

Neil Lander Brinkley added that it had been clear during the formation process how the Section 106 Public Open Space charges would be apportioned and the outcome was better for the residents of the area.

Rebecca Marsden provided detail on the drainage situation in the park alongside Hambledon Road (drainage pipe between Cotswold Way and Hambledon Road) adopted by Havant Borough Council. Both foul and surface water backed up through the manhole cover causing flooding and pollution following a pressure build-up within the drainage system. This flooding flowed into the park and could also affect the drainage of nearby housing. Mr Mitchell representing Taylor Wimpey informed the meeting that there was a problem with Southern Water's sewers that were connected to the pumping station and it was Southern Water's responsibility under the Section 104 agreement to resolve. Southern Water was monitoring the situation with a view to resolution.

Rebecca Marsden continued that the problems with the sewers influenced the adoption of the estate's drainage. It was suggested by members of the Forum that Southern Water be kept informed of the drainage issues and that Ofwat, the Water Services Regulation Authority, and the Environment Agency also be informed. Rebecca Marsden asked that with the forthcoming developments of Carpenter Field and South Berewood to be approved could Southern Water be influenced through the Planning system.

Winchester City Councillor Judith Clementson added that she appreciated the work carried out by Rebecca Marsden as the drainage was a problem for residents and asked if the Forum could lead on an action plan to resolve outstanding issues, including traffic concerns on Hambledon Road.

The Chair replied that there was consensus within the Forum on the points raised and that a letter to Southern Water asking for clarification on the points discussed would be sent on the Forum's behalf.

Councillor Judith Clementson continued that she agreed with earlier comments regarding the shoulders on Darnel Road and that a barrier was required to stop car parking, including parallel car parking. This situation was repeated on other parts of the development including the entrance to Newlands Park and required action as it was dangerous.

RESOLVED:

That the Progress Report be noted and on behalf of the Forum:

1. That a letter be sent to Councillor Humby (Executive Member for Economy, Transport and Environment) at Hampshire County Council and Stuart Jarvis (Director of Economy, Transport and Environment) at Hampshire County Council to express the Forum's concerns at traffic issues relating to the stretch of highway between Hambledon Road and the Denmead roundabout and that traffic in the Waterloo area be considered on a coordinated basis as a whole.
2. That a letter be sent to Southern Water asking for clarification on the points discussed regarding drainage.
3. That representation be made to Hampshire County Council to seek reassurance concerning methods to mitigate the impact of the AQUIND works on traffic movements on London Road and/or the Berewood Estate and to consider making a submission to the Planning Inspectorate as part of the proposal's consultation.

7. **FUTURE PROGRAMME OF MEETINGS OF THE WEST OF WATERLOOVILLE FORUM FOR 2019/20**

The Forum agreed that the meeting on the 10 March 2020 be preceded by a walk of the development for members of the Forum.

The Chair also stated that she would give consideration as to whether an additional meeting of the Forum would be required in the 2019/20 Municipal Year.

RESOLVED:

That the following meeting take place at Newlands Community Hall during 2019/20: – Tuesday 10 March 2020 at 11:00am

The meeting commenced at 11.00am and concluded at 12:30pm

Chair

REPORT TITLE: PROGRESS REPORT ON THE WEST OF WATERLOOVILLE
MDA

10 MARCH 2020

REPORT OF CABINET MEMBER: Councillor Jackie Porter – Portfolio Holder for
Built Environment and Wellbeing

Contact Officer: Chris Hughes Tel No: 01962 848 375 Email
chughes@winchester.gov.uk

WARD(S): NEWLANDS; SOUTHWICK AND WICKHAM; DENMEAD;
WATERLOOVILLE; STAKES ROAD

PURPOSE

To provide an update on progress at West of Waterlooville, the development process, and future works

RECOMMENDATIONS:

1. That the contents of the report be noted

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

Tackling the Climate Emergency and Creating a Greener District.

- 1.1 The West of Waterlooville MDA is an urban expansion – it is located close to existing services, employment and education facilities making it possible for people to access daily services by foot, cycle or bus.

Homes for all

- 1.2 40% of the homes built in the MDA are affordable, increasing the provision in the district of homes available to rent or buy.

Vibrant Local Economy

- 1.3 3500 new dwellings will provide opportunities for more people to live and work in the district. The local centre and employment land being developed as part of the scheme will provide a range of business and employment opportunities.

Living Well

- 1.4 Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

Your Services, Your Voice

- 1.5 The increase in the number of homes in the district will increase the council tax revenue for the City Council

2 FINANCIAL IMPLICATIONS

- 2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Provision of an update report as to the current implementation of the approved development at West of Waterlooville provides an important communication between the developer, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 None.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The City Council has declared a climate emergency and on December 23 adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 The planning consents for West of Waterloo ville cannot be amended but future phases of development can take account of emerging technologies and opportunities to reduce carbon emissions within the scope of the planning consent and Building Regulations.

8 EQUALITY IMPACT ASSESSEMENT

8.1 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and otherconduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

There are no protected characteristics affected by the decisions in this report.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None Required

10 RISK MANAGEMENT

10.1 None

11 SUPPORTING INFORMATION:

Implementation

- 11.1 Chris Hughes is the primary contact at the City Council for matters relating to West of Waterlooville (chughes@winchester.gov.uk 01962 848385 ext 2057).

Wellington Park (Taylor Wimpey site)

- 11.2 The housing at Wellington Park is now complete. A number of issues still need to be resolved, largely relating to the adoption of highways and sewerage infrastructure which underlies these roads. The bodies responsible for completion and adoption of this infrastructure are Taylor Wimpey (as the constructor of properties and services), Hampshire County Council and Southern Water as the statutory drainage service provider. As the Forum knows, the City Council did not provide building control inspections for this site and therefore had no statutory responsibility for the assessment of works nor for the adoption process. The Council does however continue to make representations on behalf of residents to try to ensure a timely and effective resolution of the problems that have been experienced.
- 11.3 Hampshire County Council and Taylor Wimpey are also working closely to complete the adoption of those highways which are to become maintained at public expense. This includes all the main roads in the development.

Berewood (Grainger Site)

- 11.4 **Phase 9A** (ref 18/01351/REM), a reserved matters application comprising 104 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping was granted planning consent on 26 February 2020.
- 11.5 Consent was granted following an Appropriate Assessment carried out to determine the impact of the development on the Solent European Sites.
- 11.6 An application to discharge the relevant conditions for the development of the **Western Link Road** (which will eventually connect the two ends of Marlesmore Avenue) was submitted in December 2019. Winchester City Council's Development Management Team will be able to discharge the relevant conditions when some minor additional information has been provided to consultees.

Berewood Nitrates Assessment

- 11.7 Following last summer's updated guidance from Natural England relating to the impact of nitrates on the Solent European Sites, Grainger commissioned a report to evaluate the overall impact of the development on the levels of nutrients potentially discharged.

- 11.8 The assessment, which has been reviewed and agreed by Natural England, showed a significant net reduction in the amount of nitrogen entering the Solent European sites as a result of the completed development. This means that housebuilding can continue at West of Waterlooville even though other development in the area has had to be paused as a result of the difficulties in achieving nutrient neutrality.
- 11.9 All land which has been identified as 'mitigation' (including public open space and the nature reserve elements) have been secured in perpetuity by Winchester City and Havant Borough Councils.
- 11.10 The Forum may be interested in the Berewood nutrient assessment which is attached as Appendix 1.

Tree planting event

- 11.11 Between 31 January and 1 February volunteers planted hundreds of new trees in Waterlooville as part of Winchester City Council's pledge to improve the environment and tackle the climate emergency.
- 11.12 More than 30 volunteers gathered at Newlands Walk Open Space in Waterlooville for a community tree planting event. A total of 342 trees were planted including 42 larger and 300 infant trees. The new trees include a range of varieties such as oak, sweet chestnut, birch and hornbeam.
- 11.13 The volunteers included local residents, members of Winchester Action on Climate Change (WinACC), University of Winchester students and council staff. Local businesses also took time out to help plant the trees with staff from IBM, Winchester BID, HSBC and other local organisations rolling up their sleeves to take part.
- 11.14 Winchester City Council has pledged to plant hundreds more trees across the district as part of its Carbon Neutrality Action Plan. Trees provide a range of environment benefits and absorb carbon emissions as they grow.



Arts Panel

- 11.15 The West of Waterlooville Arts Advisory Panel Met on January 23 2020. The draft minutes of the meeting are attached in Appendix 2.

Southern Water

- 11.16 As discussed at the last Forum meeting, a letter requesting an update on the Southern Water infrastructure on Hambledon Road was sent to the company's Chief Executive. A copy of the letter is attached in Appendix 3.

11.17 The Chair will provide an update on further correspondence at the meeting.

Implementation Officer Post

11.18 The funding for the full time Implementation Officer who acted as a link between the developers, local authorities and the community has now been exhausted. The Section 106 provided sufficient funds for the post in the early years of the development and Grainger have extended this funding whilst there was a commercial justification for them to do so but have now decided that there is no further necessity for them to do so.

11.19 This post will not therefore continue and the City Council and Havant Borough Council will provide support to the planning and development process through existing resources within their respective teams. Specialist community development work will continue whilst funding from the Section 106 provides for this.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WWF112 – 5 November 2019

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Nitrate Report

Appendix 2 – Draft Arts Panel Minutes

Appendix 3 - Letter to SW Chief Executive

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Project Note

Project: Berewood **Date:** 31st October 2019

Subject: **DRAFT:** Nitrogen neutrality calculations **Author:** Jeff Picksley

1.0 Introduction

- 1.1. This briefing note has been prepared to test whether the approved Berewood outline application would achieve nitrogen neutrality if assessed under the current nitrogen neutrality model developed by Natural England.
- 1.2. Natural England has developed a model for the Solent sites that specifically addresses the nitrogen balance relevant to development proposals¹. Natural England are advising Local Planning Authorities to use this model when undertaking appropriate assessments under the Habitats Regulations.
- 1.3. Individual development parcels within the approved outline application boundary are unlikely to be able to demonstrate nitrogen neutrality due to the nature of the applications. Large areas of strategic green space are being delivered outside the development parcels and these are being progressed through separate planning applications.
- 1.4. The information within this briefing note is intended to demonstrate that the overall scheme can achieve nitrogen neutrality. This note provides background information about the contribution made by the strategic greenspaces approved under the outline planning permission towards achieving overall nitrogen neutrality across the scheme. This will provide the context needed when competent authorities assess reserved matters applications for housing under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).
- 1.5. This note sets out the results of the nitrogen neutrality calculations using the Solent nitrogen reduction methodology for Welborne.

¹ Advice on achieving nutrient neutrality for new development in the Solent region for Local Planning Authorities. Version 2. June 2019. Natural England.

2.0 Nitrogen neutrality calculations for Berewood using the revised Solent methodology

Nitrogen neutrality calculation with water use at 110 litres per person per day

- 2.1. These calculations have been undertaken using information contained in chapter 9 of the submitted ES (the Phase 1 Habitat survey), the schedule of accommodation that formed part of the consented outline application and mapping showing areas of built development, infrastructure and SuDS alongside and future development areas as of October 2019. Only occupants of housing and the proposed hotel are included in the assessment, in line with Natural England guidance. The inclusion of occupants of other land uses such as the schools and businesses is likely to result in double counting by including people resident off-site within the catchment or capturing residents who live and work on site.
- 2.2. It is assumed that all waste water from the development will flow to Budds Farm Waste Water Treatment Works (WWTW). Budds Farm WWTW has already been upgraded to achieve a level of 9.7mg/l (total nitrogen of treated water) following a Habitat Directive Review of Consents in 2012.
- 2.3. Land where no changes in current land use are proposed have been excluded from the calculations. This excluded land covers retained farmland within the red line, including the brent goose compensation area, and areas of established woodland. The developed area of Plant Farm and the gas compound have also been excluded.
- 2.4. The following assumptions are used for calculations to establish the amount of land required to off-set nitrogen produced by development (see Box 1):
 - Natural England and the Environment Agency have agreed to use 90% of the consent value for the neutrality calculations
 - Budds Farm WWTW consented discharge level is 9.7mg/l
 - 2.4 occupants per house (the same occupancy figure is used for flats)
 - Maximum hotel occupancy of 100 people
 - Water use of 110 litres per day per person.
 - A general cropping figure of 25.4kg/N/ha/yr has been applied to the pre-development improved grassland areas. The fields were used for finishing beef cattle and show evidence of agricultural improvement including reseeded and application of fertiliser
 - Post development land use changes (loss of arable, improved grassland and small areas of other habitats) assumed to have post-development leaching rate of 14.3kg/N/ha/yr (urban land)
 - Post development leaching rate of 5kg/N/ha/yr for the community nature reserves (CNR)/other semi-neutral greenspaces (OSNG)/SUDS/informal open space
 - Post development leaching rate of 26.9kg/N/ha/yr for allotments
- 2.5. Box 1, sets out the relevant calculations.

Box 1: Berewood amount of land required to off-set nitrogen produced by development using the Solent method

Stage 1 – Total nitrogen load from new development

Total number of new residents at Berewood

2646 dwellings x 2.4 occupants per dwelling = 6350 occupants
Additional hotel occupancy = 100 occupants

Total new occupants of Berewood (6350 + 100) = 6450 occupants

Total annual post treatment discharge of N on completion of development

$6.19431912 \times 365 = 2261 \text{ kg/N/yr}$

Stage 2 – Total nitrogen load from current land use

Land use – nitrogen leaching for cereals = 31.2 kg/N/ha/yr

Land use – nitrogen leaching for general cropping (improved grassland) = 25.4 kg N/ha/yr

Conversion of arable to urban: 104.48ha

Conversion of improved grassland to urban: 28.61ha

Conversion of arable to CNR/OSNGS = 28.01ha

Conversion of improved grassland to CNR/OSNG = 9.4ha

Total loss of arable land = 132.49ha

Total loss of improved grassland = 38.01ha

Total nitrogen load from current land use lost to development = 5099.142 kg/N/yr.

Stage 3 – Total nitrogen load accounting for post-development land uses

Nitrogen leaching from urban land = 14.3 kg/N/ha/yr

Nitrogen leaching from CNR/OSNGS = 5 kg/N/ha/yr

Nitrogen leaching from allotments = 26.9 kg/N/ha/yr

New urban area (converted from all habitats) = 140.54ha*

New CNR/OSNGS area (converted from arable and improved grassland) = 38.14ha

Conversion of arable and improved grassland to urban/CNR/OSNG: 179.96ha

Allotment area = 1.28ha

Total nitrogen load from proposed land uses = 2234.854 kg/N/yr.

Stage 4 – Calculate nitrogen load offset

Stage 2 minus Stage 3

5099.142 kg/N/yr - 2234.854 kg/N/yr = -2864.288 kg/N/yr.
Post development run-off is less than current land use run-off resulting in a negative as the change in land use will generate less nitrogen

Stage 5 – Nitrogen budget

Stage 4 plus Stage 1

-2864.288 kg/N/yr + 2261 kg/N/yr = -603.288kg/N/yr

Stage 6 – Application of 20% buffer

-603.288kg/N/yr - -120.6576 = -482.6304 kg/N/yr

*** Figure includes land converted from other habitats**

- 2.6 Box 1 demonstrates that the approved outline scheme at Berewood not only achieves nitrogen neutrality but actually delivers a reduction in the amount of nitrogen entering the European sites compared to the baseline conditions.

3.0 Summary

- 3.1 The modelling work undertaken using the latest Solent methodology shows that the approved Berewood development will result in a reduction in nitrogen entering the European sites along the Solent.
- 3.2 Under the scenario assessed, all waste water from Berewood will be treated at Budds Common. The approved outline development will achieve better than nitrogen neutrality without the need for additional mitigation measures.
- 3.3 Any changes to the assumptions regarding treatment of waste water used in this paper will require reconsultation with Natural England.

4.0 References

Anon (2016) Nitrate vulnerable zone (NVZ) designation 2017 – Eutrophic Waters (Estuaries and Coastal Waters). Portsmouth Harbour, Langstone Harbour and Chichester Harbour. Environment Agency.

Anon (2019) Advice on achieving nutrient neutrality for new development in the Solent Region for Local Planning Authorities. Natural England.

West of Waterlooville Arts Advisory Panel Meeting

Minutes of Meeting held at 12noon on

Thursday 23 January 2020

Grainger Office, 70 Newlands Avenue, Waterlooville, PO7 3BX

Present

Councillor Neil Cutler	WCC (Chair)
Councillor Caroline Brook	WCC
Councillor David Crichton	Newlands Parish Council
Chris Hughes, Implementation Officer	WCC/HBC
Katie Bone, MDA Officer	HBC
Lisa Turley, Project Manager	Grainger
Tom Kendall	Wayward
Carol Hussey, Economy & Arts Support Officer	WCC

Apologies

Andrew Gostelow, Service Lead – Economy & Tourism	WCC
Jaime Bridges, Community Development Officer	HBC
Tony Daniells, Parish Clerk	Newlands Parish Council

1.	<p>Welcome and introductions</p> <p>Cllr Cutler welcomed everyone to the meeting.</p> <p>Minutes of the last meeting and matters arising</p> <p>The minutes were accepted as a true record of the last meeting.</p> <p><u>WoW Pod</u> – Spinney Hollow have now dismantled and collected the WoW pod wood. Cllr Cutler gave thanks to Carol for funding the suitable home for the WoW pod.</p> <p><u>Play equipment inspections</u> – Susan Lord confirmed that a contractor could be appointed to deliver a course specifically but the cost would be £1100 for up to 10 people. There is then a charge of £100 should they wish to take the exam to receive an RPII Certificate of Achievement and be registered with RPII for 3 years. Candidates can choose not to take the exam. This could be opened up to other parish councils.</p>	
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	<p>There is a course taking place in Weston Super Mare on Tuesday 25 February at £150 per person.</p> <p>Another option is to wait until WCC undertake the next training for it's inspectors in Winchester around November 2020. Details of the training options to be forwarded to the Newlands Parish Clerk closer to the date.</p> <p><u>Norse play equipment contact</u> – Norse inspections are carried out under a simple invoice arrangement, usually confirming 3 months at a time. There is no termination arrangement and they are not part of a wider contract. WCC is looking to transfer the inspection responsibility to Newlands parish council when it is ready.</p> <p><u>Community Engagement funds</u> – WCC have raised an invoice to transfer the £7,500 currently held by HBC to WCC. The panel will liaise with WCC regarding where the funds will be held to ensure they are ring fenced.</p>	
<p>2.</p>	<p>Newlands Walk</p> <p><u>Review of the project</u> – Tom Kendall gave a presentation of the latest design updates (to be issued with these minutes):</p> <p><u>Boating pond</u> -</p> <ul style="list-style-type: none"> • A planting scheme around the pond has been created which will go to WCC planning for approval • Concrete edging to the pond will be raised, suitable for people to sit on • Wayward have been working with play safety experts and plans have been ok'd by RoSPA – details will be submitted to WCC Planning Dept and Susan Lord • The pond pump will be powered by a solar panel on a pump house, located approximately 30 mtrs from the boating pond. The pump house will be constructed on a steel frame with charred timber cladding approx. 3.6 mtrs high, with a steep pitched roof to deter people climbing on it. The solar panels will be on the roof • The pump will run continuously. A regime for maintenance and filter changing will need to be set up, along with a monthly inspection and clearing process for the pond 	

	<p><u>Engagement</u> – The original plan was to plant 700 oak trees. Of the 200 acorns that were collected, 60 saplings have been planted. Issues became apparent following the acorn planting regarding watering and maintenance of the plants. Grainger paid for the initial watering and planting but going forward it needs a designated person to be employed.</p> <p>There need to be an assessment of suitable areas for planting before further acorns are collected.</p> <p><u>Model boat building and Nautical Forest</u> – the progress of these aspects of the project would be dependant on what budget is left.</p> <p>Tom confirmed that Wayward will be happy to wait for further instruction before proceeding on the project.</p> <p>Cllr Cutler raised concerns on how the cost of the boating pond project has escalated since the original forecast. There is uncertainty on the section 106 deed of variation and there needs to be detailed investigation to establish a timeline of when art panel decisions were made in respect to authorising spend.</p> <p>Lisa explained that the Deed of Variation was proposed following the first instalment of the Section 106, £100,000 plus indexation being paid to WCC. Bridge funding would have been required following an overspend on the first stages of the arts development and that all further spend would be carried out by Grainger, but only with clearance though the Arts Advisory Panel. The DOV is still waiting to be finalised.</p> <p>Cllr Cutler asked what the consensus is on whether the project is still suitable for the area. Cllr Crichton will speak to the Newlands Parish Council Amenities group for their views on the suitability of the boating pond as a project they feel is beneficial and in character for the area.</p> <p>Confirmation to deliver of the Gateway in its relocated position was given in November 2018.</p> <p>Going forward, the Arts panel will need a budget which addresses the costs of specialist maintenance and repairs on the pond and pump for the 25 year life expectancy of the pond.</p>	<p>Cllr Crichton</p>
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	No decisions on the project progress will be made until the governance and decision making audit have been completed.	
3.	Berewood update Included above.	
4.	Finance Lisa Turley will provide an update on Grainger's spend to date and will add an extra budget tab to the WCC cost spreadsheet. There is currently £511k in the pot, including indexation. There needs to be a cap on the boating pond project. Costs are predicted to be £425k but she will look into ways to bring the costs down. Cllr Brook commented that a maximum spend for the boating pond was set at £350k. WCC has £17,054.15 WoW funds held on the finance balance sheet.	Lisa Turley
5.	Deed of Variation The progress of the DOV was last recorded in the panel meeting Monday 3 September 2018 as being with Grainger's solicitors.	
6.	Community development update Bookings are being taken to use the community building. 60 saplings have been planted. A method of maintaining and monitoring their progress needs to be instigated. A further 42 trees are being planted in two sessions, 10am and 1pm, at Newlands Walk on Saturday 1 February. Details of the planting day will be sent to Denmead School.	
7.	Any other business	

	Lisa Turley announced that she will be leaving Grainger at the end of March 2020.	
	Date of next meeting: The date for the next meeting will be confirmed once the governance, finance and forecasts for have been investigated and established and there is clarity on where the project is headed.	

DRAFT

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Mr Ian McAuley
Chief Executive - Southern Water
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX

Your Ref:
Our ref: WoW/SW letter
Contact: Steve Tilbury
Direct Line: 01962 848 256
Email: stilbury@winchester.gov.uk

02 March 2020

Dear Mr McAuley,

Waste Water Infrastructure - Hambledon Road, WaterlooVille

I write to you as Chair of the West of WaterlooVille Major Development Area Forum. The Forum has a membership of elected Members from Winchester City Council, Havant Borough Council and Hampshire County Council combined committee and provides oversight of the West of WaterlooVille Major Development Area, which includes the Grainger Berewood and Taylor Wimpey Old Park Farm sites totalling 3,000 dwellings.

It was brought to the attention of the Forum at our last meeting that there have been two recent flooding incidents on the Hambledon Road (B2150), adjacent to Sickle Way in the West of WaterlooVille MDA. Our understanding is that the flooding incidents were caused by a lack of capacity in the foul water sewerage pipes during particularly heavy rainfall which has backed up in the existing infrastructure.

The potential for future flooding events is of significant concern to the local residents, both of newly built properties and in the older residential area.

At the moment about half of the planned properties have been built, and clearly the issue capacity of the local drainage system is one which will become more rather than less severe in the future.

As such, I would be grateful if you would be able to advise:

1. Does Southern Water consider that the existing network in the WaterlooVille area, with particular reference to Hambledon Road, has sufficient capacity to deal with the additional waste water load currently generated and how will that be impacted by further development in the area (not all of which is at West of

Waterlooville of course).

2. What plans for future investment in your infrastructure in the area do you have and what factors are significant in decision making?

Whilst I would ask for a reply that I can relay to the Members of the Forum in due course, if any of your team would like to discuss the issues raised by this letter with the City Council then either Steve Tilbury, our Strategic Director (stilbury@winchester.gov.uk) or Chris Hughes our Team Leader for Major Development Implementation (chughes@winchester.gov.uk) would be pleased to hear from them.

Yours sincerely,

Councillor Angela Clear
Chair of the West of Waterlooville Forum