
Winchester Local Plan

Local Plan Examination

Hearing Statement relating to: Matter 7 – Housing allocations in South Hampshire Urban Areas (SHUA)

On behalf of West Waterlooville Development Limited (Grainger PLC)

Matter 7: Housing allocations in South Hampshire Urban Areas (SHUA)

Issue: Whether the proposed housing allocations in SHUA would be justified, effective, and consistent with national policy?

Policy SH1 Newlands (West of Waterlooville)

Q1.

What is the evidence to support the delivery of additional dwellings at this site? Where would this take place and is clarification within the supporting text necessary for soundness. What would be the consequence on the delivery of employment uses? Would the provision of additional dwellings result in high quality development that contributes to the needs of PfSH?

The Delivery Statement submitted by West Waterlooville Developments Limited (hereafter referred to as WWDL) as part of the Regulation 19 representations provides evidence presented to WCC for the delivery of additional dwellings on the site, along with the rationale for delivery of residential development on land previously identified for mixed use (page 6 of the Delivery Statement refers). The document provides a summary of the capacity and technical studies carried out to provide clarification on the quantum of additional units considered to be achievable, subject to final design considerations.

In principle, WWDL supports wording to provide additional clarity on the location of the additional units to be provided within the supporting text of the policy, but directs the Inspector to page 5 of the submitted Delivery Statement which notes that capacity testing has been carried out within development parcels of the outline consent which have not yet been sold, and as such some additional units may be delivered within these parcels.

As such, it should be clarified that reference to additional land for housing on development parcels known as “*school extension land, cemetery land, and phases M1 and M3*” is not exhaustive and some of the additional units **may** be provided in other development parcels subject to the relevant planning considerations.

Page 6 of the submitted Delivery Statement explains the approach taken to the capacity work with parcels tested in line with the approved density and height parameters of the outline consent, alongside the extant Design Code requirements. This approach was taken to ensure any additional development aligns with the design principles of the outline consent to maintain a high-quality residential development within a strong landscape setting and with access to open space.

Q2. *Should the policy map be modified to reflect the proposed changes?*

In response to Q2, WWDL reiterates the comments made in the Regulation 19 representations and requests the map is updated to reflect the allocation of additional land for housing on the development parcels within the West of Waterlooville Major Development Area referred to as school extension land, cemetery land and Phases M1 and M3.

The extra care provision is to be provided as part of the local centre under the extant consent and is not required to be identified on the plan.

Q3. Should policy SH1 require a Green Infrastructure Strategy and control its details to address mitigation of harmful impacts on European sites?

The extant outline planning consent requires open spaces to be provided across the site, consisting of formal and informal open spaces. Two community nature reserves are allocated to provide a combination of walking and cycle routes (including dog walking areas), play areas and biodiversity rich meadows designed to attract both new residents and people from the wider community thereby reducing the impact of visitors on recreational areas elsewhere within the district and along the coast.

Evidence used to inform the Habitats Regulation Assessment Screening submitted for consideration alongside the extant outline planning consent noted the provision of substantial green infrastructure designed to be accessible, diverse, rich in biodiversity, dog friendly and aiming to be car free. The green infrastructure and open space provision within the development area equates to approximately 109ha of land within a development area of 209ha, which is a significant amount of open space relative to the whole site.

The additional units sought by way of this emerging allocation will, in the main, be located within existing development parcels. As such, the ability to provide additional significant on-site open space to allow for walking routes etc, will be limited, however, additional play parks and small areas of open space are likely to be accommodated.

The strategy for delivering mitigation linked to recreational impacts and nitrogen neutrality requirements for the additional units will be considered by way of a series of options including:

- Further enhancements of green space within Berewood to allow for increased levels of recreational use
- Designing new SuDS to meet requirement to allow them to contribute towards nutrient neutrality through reducing nutrient load in water runoff from urban areas
- Purchase of off-site nutrient credits
- Financial contributions to the Bird Aware Partnership to mitigate recreational impacts
- A combination of off-site and on-site enhancement to deliver required mitigation

Based on these considerations, the requirement for a Green Infrastructure Strategy to be submitted alongside any future application is not objected to, but it is requested that the wording allows for such a strategy to demonstrate mitigation of development on European sites either by way of purchasing off-site nutrient credits and developer contributions to appropriate schemes, such as the Bird Aware Partnership, or via combination of on-site mitigation provision and off-site mitigation and financial contributions (to be agreed with WCC as competent authority).

