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DC/wvcl/0503

Mr S Tilbury Acting Dir of Development Services Winchester City Council Chesil Street Winchester Hampshire SO23 0HU	Mrs J Batchelor Head of Planning & Development Havant Borough Council Civic Centre Road Havant Hampshire PO29 2AX
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Dear Mr Tilbury and Mrs Batchelor

**George Wimpey UK Ltd: Major Development Proposal
Old Park Farm, Hambledon Road, Waterlooville**

We are pleased to enclose an outline planning application relating to the above.

In summary the application proposes:

- 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 facilities
- Open space / recreational purposes
- Construction of two accesses from Hambledon Road
- Associated infrastructure

All matters are reserved in this outline application with the exception of means of access. However, considerable detail is enclosed with the application, and has been subject to Environmental Impact Assessment, such that all parties will be able to envisage the content, scale and form of the development proposed.

In terms of the submission the following papers and documents produced by the consultant team which includes RPS and WSP have, in total, been lodged with the two authorities:

70 copies:

- Part 1 Planning Application Forms
- Part 2 Planning Application Forms
- Ownership / Tenant Certificate re Article 7
- 'Red-line' Site Area Plan (no.0457-900-03B)
- Access Junctions Plan (no.11090187/02)

- Illustrative Masterplan drawing (no.0457 11/24-01)
- Planning Support Statement
- Masterplan Design Document
- Copies of this letter

42 copies:

- Environmental Statement (ES), main document

27 copies:

- Environmental Statement Appendices, excluding Transport Assessment (TA)

15 copies:

- Environmental Statement Appendices, excluding Hydrology & Water Quality and TA

21 copies:

- Transport Assessment (2 volumes)

2,000 copies:

- Non-Technical Summary of Environmental Assessment

12 copies:

- CDs of Environmental Assessment with Appendices and Transport Assessment

along with:

- a fee cheque: £8,250.00 payable to Winchester City Council

We have also prepared, and enclose herewith, 1,500 brief factual leaflets that are to accompany consultation letters to be issued by Havant Borough Council to local residents and businesses.

On behalf of Wimpey we will be discussing with you how we can continue to play an active part in the ongoing consultation and community involvement.

The Old Park Farm (OPF) site forms the northern part of the allocated, adopted, Major Development Area (MDA) known as West of Waterlooville. The sustainability, environmental and technical pedigree of site is excellent. Rather than have lengthy re-iteration of matters related to this, which are encompassed in documents with the application, we would highlight 10 points made in the Planning Support Statement:

1. The proposal accords with planning policy; with the statutory / emerging development plans as well as central government planning guidance.
2. The development will be sustainable in all respects from the location, accessibility and development mix to the drainage and general building proposals.
3. The scheme brings forward much needed housing (including affordable homes), employment land and other uses – it can be delivered by 2011 and in parallel with, or ahead of, development on the southern part of the MDA.
4. The development can be constructed without significant harm to the environment.
5. There is a commitment by Wimpey to high quality design of the layout, buildings, urban realm, landscape and open spaces.



6. The Wimpey Masterplan adheres to the principles and land-use area totals embodied in the West of Waterlooville Forum's adopted Masterplan.
7. Transportation issues, including those associated with the overall MDA have been considered in great detail – opportunities for movement without cars are substantial and no unacceptable traffic impacts will arise.
8. The gap between Denmead and Waterlooville will be maintained, the entrance to Waterlooville will be greatly enhanced and integration with Waterlooville generally and its town centre in particular, are fundamental to the proposals.
9. An implementation strategy has been devised which includes logical phasing and staged provision of all other uses alongside housing provision; Wimpey will guarantee appropriate facilities and infrastructure with maintenance and other contributions via legal agreement.
10. Wimpey has worked closely with the authorities and key stakeholders / organisations during evolution of the proposals and will continue to play its part in community engagement as plans move to more detailed stages.

The scheme has been tested via a lengthy design process. It will provide for a range of house types, sizes and tenure (including 35% affordable properties) along with locally important employment land and community, business and recreational facilities. Residential density is at an average of between 45-50 dwellings per hectare in PPG3 terms.

The strategic and local planning authorities and many of the key consultees and stakeholders have been consistent in their support for the West of Waterlooville MDA concept and the details of its content. Wimpey urges the authorities to continue with their commitment and trusts that a planning permission can be issued promptly. It is in the interests of all that this high quality, much needed, development at OPF can be a thriving new community by 2011.

Wimpey will do everything it can to assist in the planning process. The Company looks forward to continued dialogue over matters such as the requisite conditions and Planning Contributions Agreement.

Should you have any queries concerning any aspect of this planning application please do not hesitate to contact me.

Yours sincerely

Doug Cramond BSc MRTPI
Director