



24 April 2006

Mr S Tilbury  
Director of Development  
Winchester City Council  
Avalon House  
Winchester SO230HU

Dear Mr Tilbury

**George Wimpey UK Ltd: Application Revision  
Residential, employment, mixed use and open space areas with access and  
associated infrastructure, Old Park Farm, Hambledon Road, Waterlooville**

An outline application for development at Old Park Farm (OPF) was submitted along with an Environmental Statement and Masterplan Statement in March 2005. The site is some 38 hectares (94 acres) and, as you know, OPF is the northern sector of the Structure and Local Plans allocated West of Waterlooville Major Development Area (MDA).

Following analysis of comments from consultees, the requests for additional environmental and design information from Winchester City, Havant Borough and Hampshire County Councils and the process of re-appraisal and refinement which has taken place over recent months via the Councils' initiative of the joint *Steering Group* and its associated *Project Teams*, we are pleased to enclose revised and addendum material related to the original proposal and its associated documents. In this connection we are providing for WCC the following:

- Site Area Plan, RPS/900-03B – the 'red line' drawing (61 copies);
- Proposed Access off Hambledon Road drawing, WSP/39/D (61 copies);
- Illustrative Master Plan drawing RPS/501-01K (61 copies);
- Complete Addendum documents to the Environmental Statement with Non Technical Summary (20 copies);
- Addendum documents to the Environmental Statement, less the Transport Assessment and Flood Risk appendices, with Non Technical Summary (16 copies);
- Design Addendum to the Masterplan document (40 copies);
- Additional Non Technical Summary leaflets of the Environmental Statement Addendum (50 copies);
- Two sided information leaflets for enclosure with consultee letters or for planning reception use (150 copies);
- 10 CDs of all material  
- along with 60 copies of this covering letter.

The same information has been sent, with a similar covering letter, directly to HBC in the appropriate quantities to meet its recent request.

The application remains in outline form and now comprises:

- 450 homes (and 24 live/work units)
- 1950 m2 of uses such as retail, food and drink, offices, community buildings etc

- 7.1 hectares of varied employment uses, including 0.75 hectares for a Household Waste Recycling Centre
- 17.2 hectares of open space
- Two junctions to Hambledon Road and internal roads, footpaths and cycleways

We are not submitting further planning application forms as we feel this will unnecessarily complicate matters. However, please accept this letter as making slight modification to the *Proposals, Brief Description* section, which should now read:

*“Development of land for residential (450 units); live/work (24 units); employment (7.1 hectares including B1, B2, B8 and a Household Waste Recycling Centre); mixed uses including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road.”*

We trust that the material is self-explanatory. Much remains unchanged – for example, housing numbers and the broad quantum of most of the main uses. As before, all detailed design matters are reserved for future consideration with the exception of means of access to the site from Hambledon Road. There are, however, 8 scheme changes we should highlight from the March 2005 proposal:

1. Revised access positions are shown onto Hambledon Road with the point close to the power lines at the north west now being the main site entrance.
2. The mixed use area on Hambledon Road has been reduced in floor area with less retail space and a more convenient public parking area is provided.
3. A Household Waste Recycling Centre (HWRC) is now included in the south west corner of the site and the employment land layout is more suited to smaller units.
4. The main road pattern within the site has been amended.
5. Alterations have been made to the minor road pattern within the scheme.
6. The site is to provide more informal landscaping, ponds and areas of ecological interest than previously planned.
7. A new bridleway is shown along the eastern edge and a potential pedestrian link into Brambles Business Park to the west.
8. Wimpey has undertaken that it will build all properties to the ‘Eco Homes’ standard of Very Good and encourage a sense of community by funding and instigation of relevant initiatives.

The two-sided publicity leaflet, which is being circulated to local households, explains the rationale for these changes. In summary they help to integrate with existing development, more closely meet the needs of the wider area, improve internal circulation arrangements, enhance bio-diversity and generally improve sustainability both in the physical and community development senses.

The Environmental Statement Addendum (ESA) reviews each topic chapter noting and explaining where change is applicable. The ESA incorporates all the information called for in both the Regulation 19 request of 15<sup>th</sup> June 2005 and picking up Regulation 19 matters as a result of more recent changes to the Illustrative Masterplan and hence the Assessment Plan. Your letter of 29<sup>th</sup> March 2006 refers.

Of particular note is that fact that the following is incorporated in the ESA:

- Winter bird survey
- Full flood risk assessment
- Archaeology field evaluation report
- Photomontages
- Revised transport assessment
- The implications of the newly proposed Household Waste Recycling Centre
- More detailed ecological assessment
- Updated air quality and noise chapters

The Design Addendum (DA), like the ESA, has to be read with the original material (the Masterplan document) although a summary of what was said previously is incorporated within each chapter. The DA's role is to add more illustrative detail to the proposals, whilst acknowledging that this is an outline application, and to address specific points that were raised by consultees and/or the authorities. We would draw specific attention to the document's:

- Explanation of compliance with best masterplan creation and sustainable development practice and the Steering Group and West of Waterlooville Forum shared vision and development objectives;
- Justification for refinement of the Forum's approved Masterplan Layout and the resultant land use budget;
- Density and legibility strategy;
- Analysis of character areas and visionary proposals including specific residential areas, the mixed-use sites and employment locations;
- Highway hierarchy and parking strategy;
- Further comprehensive landscape design material with cross sections;
- Detailed proposals for the stream corridor;
- Local Equipped Area of Play, site selection justification;
- Sustainable energy section with the scheme's enhanced passive solar gain opportunities;
- Approach to implementation;  
- all supplemented by considerable illustrative material and images

We trust that this information enables your authority, in combination with HBC, to progress with presentation of this application to Members for favourable resolution and we look forward to continued constructive dialogue concerning the approach to the release of the outline consent in the context of mutually acceptable Section 106 mechanisms and contributions. It is clear that delivery of homes from this allocated site should be a priority and the proposals and information now before the Councils should enable a release of an outline planning permission safe in the knowledge that the scheme is compliant with policy, environmentally benign, technically sound and forms the framework for a future development of the highest quality.

We would be pleased to assist should queries arise.

Yours sincerely



**Doug Cramond** BSC MRTPI  
Director