


## **Statement of Common Ground**


**Havant Borough Council / Winchester City Council & Grainger plc**

**Havant Borough Council**  
**Examination into the Core Strategy**  
**West of Waterlooville respondent ref. 06/0642(A)**

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 savills grainger plc

 Winchester  
CITY COUNCIL

 **Havant**  
BOROUGH COUNCIL

## 1 Introduction

- 1.1 This Statement of Common Ground (SoCG) is provided in respect of the identification of the West of Waterlooville MDA as a strategic site within Policy CS16 and Strategic Site 4 (page 103-107) within the Havant Borough Submission Core Strategy (HBSCS). The statement is structured to provide the Inspector with a summary of the areas of agreement between Havant Borough Council (HBC), Winchester City Council (WCC) and Grainger plc (hereafter called 'Grainger') in respect of the principles for the submitted CS.
- 1.2 In October 2005 a shared 'Vision' for the West of Waterlooville (WoW) MDA was agreed at the West of Waterlooville Forum (Forum 3 October 2005 WWF23 Appendix 1). The Vision was developed by key stakeholders and members of the local community, and represents a set of high level principles which are shared by the Local and County Councils, the developers, and the local community. The Vision guides the development principles for the WoW MDA and all parties to continue to deliver the Vision.

## 2 Summary of the broad position

**Grainger plc and Havant Borough Council/Winchester City Council agree on:**

### 2.1 Site Allocation

- All parties agree that the MDA is 'available, suitable and achievable' to deliver an urban extension as part of the spatial strategy contained within Winchester District's emerging CS and Havant Borough's Submission Core Strategy. The allocation of about 3,000 dwellings with associated physical and social infrastructure (Policy CS16/ Strategic Site Area 4) supports this statement.
- Through the outline approval of 450 dwellings on land owned by Taylor Wimpey at the West of Waterlooville (WoW) MDA and the extant outline approval for 1,550 dwellings on Grainger's land, both Councils have shown a commitment to delivering residential dwellings at the MDA. Taylor Wimpey has commenced development on the MDA with the first residential units completed and occupied.
- Grainger is confident that they can deliver early in the plan period and can deliver the net number of dwellings identified in policy CS16 and the Strategic Site 4 (not including Taylor Wimpey).
- As a result of the extensive technical evidence to inform the former Hampshire Structure Plan, the adopted saved Local Plans for both Havant Borough and Winchester District where the WoW MDA has been allocated, and the extant outline permission, it is considered that there is a justified evidence base to support its allocation within the HBSCS. Therefore a separate SPD or Area Action Plan will not be required as stated in paragraphs 4.6 and 4.7 of PPS12.
- Sufficient physical, social and green infrastructure has been identified through a variety of evidence base in support of PPS12 requirements.

### 2.2 Housing Justification

- HBC has allocated WoW MDA (about 3,000 dwellings with approximately 600 in Havant Borough Council boundary and the remaining 2,400 dwellings in Winchester City Council boundary) within their Submission Core Strategy. Whilst WCC's CS is at an early stage in its development, the WoW MDA has been identified as a strategic site within its draft version. There was a previous allocation in the Havant Borough Local Plan and Winchester District Local Plan, which remain protected via the Saved Policies. HBC within their Legal Opinion, provided at the Pre-Examination Hearing at the Inspectors request, remain committed to delivering the housing figures for HBC

as part of the Partnership for Urban South Hampshire (PUSH) strategy. WCC in their Cabinet (LDF Committee) meeting held on the 22 July, also confirmed that the PUSH housing targets and WCC housing allocation formed the most appropriate basis for taking forward the emerging CS and specifically in relation to the allocation of the WoW MDA. Both LPAs rely on the current adopted PUSH economic strategy as a sound bases for these figures.

- The housing justification for WoW MDA can also be seen through the increasing requirements for affordable dwellings. Affordable housing requirements in 2006 were identified through the Winchester District Housing Market Assessment which indicated a backlog of need of around 850 households. The study took no account of newly arising need. In the progress report to the West of Waterlooville Forum in July 2010, Council Officers reported that limited development in the area since 2006 means it is probable that unmet need has increased, and will likely increase further over the lifetime of the MDA.
- The WoW Forum July report further states that over 10,000 households are on the Hampshire Home Choice register, and as a consequence there were 79 bids for each 1 bedroom affordable unit on the Taylor Wimpey scheme, and 149 bids for each 3 bedroom property. The market popularity of the Taylor Wimpey scheme also demonstrates that the WoW MDA is meeting a need for high quality new market housing in the area.
- It is agreed by all parties that the MDA should provide a range of house types and tenures that provide a range of household sizes, with an emphasis on family housing, to support a balanced community. The South Hampshire Housing Market Assessment (2006) shows a growing requirement for the PUSH sub-region to deliver family sized affordable housing to attract skilled workers and try to curb in commuting.
- The allocation of approximately 600 dwellings within Havant Borough's boundary for the MDA, which is inclusive of Taylor Wimpey and Grainger Land, is considered consistent with figures produced by both developers.
- There are no areas of disagreement with regards to the provision of affordable housing on-site at the WoW MDA. Affordable housing will be delivered on a phased approach with an overall target of 40% affordable dwellings across the WoW MDA.

### 2.3 Employment

- Employment at the MDA should provide a range of premises to serve the local or neighbourhood market and should not impact upon other strategic sites such as Dunsbury Hill Farm. This will incorporate a range of B class uses along with other public and community uses that will provide employment opportunities to meet a range of requirements with the vision of generating wealth and/or economic outputs for the neighbourhood. These aims are in line with sustainable economic growth objectives as identified through Planning Policy Statement 4 and the currently adopted PUSH economic strategy.
- Employment provision will facilitate 25 to 40% self containment on-site. Currently, the master plan prepared by Grainger to support the future hybrid planning application for land within Grainger's control identifies employment floorspace that will service over the predicted quantum of self-containment and therefore employment uses will also support the existing neighbourhood within 1.5km of the sites boundary. Exact floorspace has not been identified at this stage and therefore can not form part of the Havant Borough Core Strategy.

### 2.4 Town Centre Integration

- The Waterlooville Town Centre Integration Project (including the relocation of ASDA and the development of the Blue Star land) is not currently considered to be

commercially viable and represents a long term aspiration. The MDA is not dependant on bringing forward the wider integration project.

- Integration of the WoW MDA itself with the town centre and adjoining areas is considered an important component of sustainable development and a successful master plan. The proposed master plan for land within Grainger's ownership consisting of 2,550 dwellings that forms part of the WoW MDA, has given careful consideration to how the site integrates, the key components to achieve this include:

#### Social

- A Town Park that integrates the site with the existing community;
- A new community building within the local centre;
- A Community Development Worker for the WoW MDA
- The provision of two primary schools on site;
- The provision of youth facilities such as a skateboard site at the MDA;
- A new Healthcare Centre;
- Green Infrastructure linking the site to the wider countryside, the forest of Bere and town centre/local neighbourhood;
- The provision of a new cemetery for Havant Borough;
- A nursery on-site;
- Restoration of the River Wallington and the creation of a nature reserve on-site;
- Extensive biodiversity across the site that enhances existing site designations;
- A new public House located within Plant Farm;
- The restoration of the Listed Building at Plant Farm that will be incorporated into the scheme;
- An extensive food growing strategy including formal allotment space and community gardens;
- Contributions to the existing leisure centre at Waterlooville to include an artificial turf pitch

#### Physical

- New and improved pedestrian and cyclist links between the WoW MDA and Waterlooville town centre to promote non-car accessibility and attain reduced traffic growth;
- Proposed crossing at Maurepas Way directly into the ASDA site;
- The extension of the number 42 bus route to circuit the site and the option of either a shuttle bus or the re-routing of the 39 bus to ensure appropriate integration to the town centre and wider area;
- Upgrading of the pelican crossing adjacent to the Forest End roundabout has been undertaken and a shared footway/cycle track has been constructed adjacent to the northbound carriageway of Maurepas Way (South) which will also contribute to the sites integration;
- Safe links to Crookhorn secondary school

#### Economic

- Provision of employment uses to meet local neighbourhood requirements;
- Financial contributions towards improving employment and skills in the area; and
- Restricted retail provision on-site to serve day-to-day local needs and help ensure that the emerging population at the WoW MDA uses existing retail provision within Waterlooville town centre.


**3 Conclusion**

- 3.1 For the benefit of the inspector, all three parties agree on the principle of the allocation of the WoW MDA within both emerging Core Strategies for Havant Borough and Winchester District. It is important that policies relating to the WoW MDA are succinct and consistent between both Strategies. Sufficient evidence produced in accordance with the Hampshire County Structure Plan Review, Havant Borough and Winchester District Local Plans, and both emerging Core Strategies show that the WoW MDA is 'available, deliverable and achievable' as required by PPS3 Paragraph 54. Both local authorities and Grainger Plc are committed to bringing forward the strategic site in accordance with the relevant development plans and contribute to early delivery in the plan period.

I hereby certify that I agree with this Statement of Common Ground.

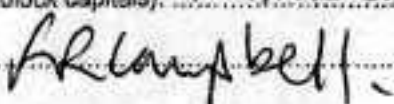
Winchester City Council

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Havant Borough Council

Name (printed in block capitals): FRANK CAMPBELL

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Savills on behalf of Grainger plc

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