
Statement of Community Involvement

Blue Star Land, Waterloooville

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1. Community Involvement & Public Consultation

- 1.1. This Statement of Community Involvement (SCI) has been prepared on behalf of West Waterlooville Developments (Grainger Plc) Ltd to support a hybrid application for the proposed residential development of Blue Star Land (Hereafter 'the Site') between Waterlooville Fire Station and the Berewood Major Development Area (MDA).
- 1.2. In accordance with paragraph 132 of the NPPF, a Statement of Community Involvement has been submitted alongside this application and sets out how and when the community around the Site was engaged with, and how the supporting information that comprises this application seeks to ensure that issues raised are addressed. The community engagement is summarised below.

Havant Borough Council

- 1.3. A request for pre-application advice (ref: GEN/23/00157) was made to Havant Borough Council (HBC) in February 2023 and a case officer was assigned on 6 March 2023. Limited pre-application feedback was received via consultee comments on the proposed scheme:

Pre-Application Consultee Comments Received
Havant CIL
Havant Planning Policy
Havant Environmental Health
Hampshire County Council Archaeology
Hampshire County Council Countryside Services
Hampshire County Council Education
Hampshire County Council Highways
Hampshire County Council Lead Local Flood Authority
Hampshire & Isle of Wight Constabulary Designing Out Crime
Environment Agency
Southern Water

- 1.4. The design team has considered these responses and changes made to the scheme to incorporate comments where appropriate, as referenced in section 6 of the accompanying Planning Statement.

Local Residents and Councillors

- 1.5. The Applicant is committed to working with and gauging the opinions of local residents as part of the planning process to ensure that their schemes have a positive impact in the areas in which they are located. As such, the Applicant engaged in a programme of consultation with local residents, the parish and Councillors to shape the emerging development proposals.
- 1.6. A letter drop consultation was undertaken on the week commencing 13 March 2023 for residents in the immediate vicinity of the proposed development. The letter drop comprised a covering letter which provided

details of the proposed developments as well as contact details welcoming comments and questions from residents and local stakeholders. A copy of the information issued to residents is attached as Appendix 1. It also contained a working site layout plan to enable residents to visualise the proposal. Bespoke letters comprising the same information as above were sent to the Fire Station and Local Councillors.

- 1.7. In total, 7 responses were received via email as a result of the public consultation. The table below sets out the matters raised and provides a response from the project team to each matter.

Public Comment Issues Raised	Project Team Response
Loss of green space	The site has long been allocated for much needed housing and is in a sustainable location adjacent to the boundary of the town centre. Green space would be lost to development, but quality multifunctional public open space would be provided on site.
Road accessibility to the site	The application is supported by a Transport Assessment that considers vehicular accessibility to the site.
Increased traffic	The Transport Assessment finds that the traffic generated by the proposed development would result in 48 vehicle trips in the AM peak and 47 in the PM peak which would not have a material impact on the operation of the highway network.
Unsuitability of Laxton Leaze to accommodate increased vehicles and the impacts of pedestrian safety	The Transport Assessment and detailed access drawings show the level of traffic that would be generated from the site and how cycle and pedestrian traffic would be discharged safely from the site from a 3m shared path.
Impact on biodiversity and wildlife	The application is supported by an ecology report that fully assesses the site for biodiversity and ecological importance. The proposals fully take account of the interests on the site.
Impact on mature trees	The application is supported by a Tree Survey that identifies all of the trees on the site. The proposals would retain perimeter trees and hedging to enable the development parcel.
Potential abuse of the emergency access by Ellisons Crescent	The full details drawings demonstrate that the emergency access would be bollarded for use only by emergency services.
Overflow of car parking into Laxton Leaze	The development proposals target reducing reliance on private cars through a suite of measures set out in the outline Travel Plan. Additionally the sustainable location of the site should reduce reliance on private cars as facilities are in close proximity and easily accessible by more sustainable forms of transport.
Lack of community service provision for additional residents	The site is within easy access of the facilities of Waterlooville town centre plus those of the Berewood.

Consultation with Newlands Parish Council

- 1.8. The project team presented the proposals to the Newlands Parish Council (NPC) at its Annual Meeting on 30 March 2023 and answered questions from Councillors and the public. Ahead of the meeting details of the proposal and the public presentation of the plans in a poster form were sent to NPC, so they were able to be displayed for members of the public to see. This can be found in Appendix 2. The same details were posted on the Berewood website on 13 March 2023. This can be found in Appendix 3.
- 1.9. During the meeting, Parish Councillors made comments in relation to the access to the site, the importance of ensuring appropriate emergency access was provided to the site, and sought an understanding of whether a joint application would need to be made to both Havant and Winchester Councils. Comments made by residents in attendance echoed the comments provided in individual responses issued by residents as set out in paragraph 1.8 of this report.

Design Evolution

1.10. The differences between the pre-application proposals and final illustrative layout can be seen below.

Figure 1: Blue Star Land Design Evolution – Pre-application version



Figure 2: Blue Star Land Design Evolution – Final Illustrative Layout



- 1.11. It will be noted that the layout is predominantly the same. However, changes have been made to the parameter plans in relation to the south western corner of the site to accommodate a buffer zone for a sensitive ecological receptor. This, in turn, has increased the amount of open space available on site and allows for an increase in both useable open space and additional planting, alongside the opportunity for community planting. The existing footpath and cycleways are retained within the proposed layout, ensuring that the way in which the land is currently be used by local residents would not be altered.
- 1.12. A detailed ecological report accompanies the application to address matters of ecology and biodiversity net gain.

- 1.13. Information relating to the detailed design of the access arrangements is provided in full with the planning application, whilst the parameter plans identify a suitable quantum of development sought on-site in terms of density, scale and height.
- 1.14. A detailed Transport Assessment and Travel Plan is submitted in support of the application and addresses matters relating to the suitability of the access and parking arrangement for the future reserved matters applications.
- 1.15. The detailed design elements of the proposed residential development will be submitted as part of a future application for Reserved Matters Approval, allowing residents to provide further comments in relation to the detailed elements of the scheme at that time.

2. Conclusion

- 2.1. This Statement of Community Involvement demonstrates that a comprehensive consultation process has taken place during the preparation of the planning application and prior to the submission of the hybrid application for Blue Star Land.
- 2.2. In accordance with paragraph 132 of the NPPF, consultation has taken place with key stakeholders, the local authority, and members of the public, to gain views and feedback on design proposals prior to the submission of the application.
- 2.3. A variety of communication methods have been utilised to enable the views of individuals to be obtained and considered with changes incorporated into the scheme to address comments as and where possible. Consultation has been carried out with the Local Planning Authority and relevant Statutory Consultees to inform this outline planning proposal.

Appendices

Appendix 1.0

Consultation Letter to Residents

7 March 2023

To the occupier

Dear Resident,

PROPOSED DEVELOPMENT: BLUE STAR LAND, WATERLOOVILLE

On behalf of Grainger PLC, we are writing to advise you of development proposals that are being worked up to enable the submission of an outline planning application on Blue Star land for up to 90 dwellings plus associated drainage and public open space.

The site, known as Blue Star Land, is located immediately to the north west of the Waterlooville Fire Station as shown on the accompanying site location plan.

As you may be aware, the Blue Star Land has been allocated for development by Havant Borough Council for nearly a decade. Firstly within the adopted Havant Borough Local Plan (Allocations) July 2014, for mixed use development of housing and main town centre uses and then within the local plan that was withdrawn in March 2022 for residential development of about 90 dwellings. The Havant Housing Delivery Position Statement (March 2022) identifies Blue Star land as site WV4 where the principle of development is accepted for an indicative amount of 90 dwellings.

We enclose current working plans that show how development areas could be laid out on the site while retaining the trees around the perimeter and footpaths that cross it. Multi-purpose public open space is also shown that would enable the site to drain sustainably and provide for areas of play.

Vehicular access to the site would be taken from Laxton Leaze within the Berewood development and potential for an emergency only access is being explored from the corner of Ellisons Crescent and Peasgood Lane.

As someone who may have an interest in any proposals to redevelop the site, Grainger PLC welcome you to provide your views on the development proposals.

Please send any comments or enquiries by 24th March 2023 to: southamptonplanning@savills.com, or call, Savills on 02380713900.

We look forward to hearing from you.

Yours sincerely

Oliver Woolf
Savills Planning

Appendix 2.0

Public Consultation Poster

PROPOSED DEVELOPMENT PRESENTATION

Grainger PLC is submitting development proposals for two areas of residential housing.

The Blue Star Land sits next to the Berewood development and is recognised by Havant Borough Council as a suitable parcel of land for future housing development.

The land adjacent to Berewood primary school is to be developed as part of the ongoing Berewood development.

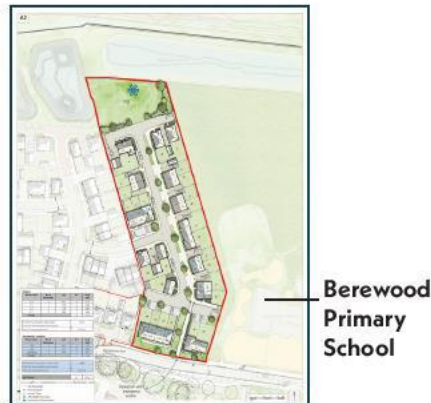
The two schemes will provide 117 new homes.

Both areas have already been earmarked for development and will not impact the nature reserve or green spaces at Berewood.

Blue Star Land



School Extension Land



A public presentation of the plans will be taking place at:

Newlands Parish Council AGM
Thursday 30th March, 7:30pm, Newlands Community Hall
Residents are invited to attend

Further information at www.berewoodhampshire.co.uk

Appendix 3.0

Extract from the Berewood Website



Proposed Development of Blue Star Land

Monday, March 13, 2023

Development proposals are being worked up to enable the submission of an outline planning application on Blue Star land for up to 90 dwellings plus associated drainage and public open space.

The site, known as Blue Star land, is located immediately to the north-west of the Waterlooville Fire Station as shown on the site location plan below.



The Blue Star land has been allocated for development by Havant Borough Council for almost a decade. Firstly, within the adopted Havant Borough Local Plan (Allocations) July 2014, for mixed use development of housing and main town centre uses, and then within the Local Plan that was withdrawn in March 2022 Blue Star land for residential development of about 90 dwellings. The Havant Housing Delivery Position Statement (March 2022) identifies Blue Star land as site WV4, where the principle of development is accepted for an indicative amount of 90 dwellings.

Below are plans that show how development areas could be laid out on the site while retaining the trees around the perimeter and footpaths that cross it. Multipurpose public open space is also shown that would enable the site to drain sustainably and provide for areas of play.

Vehicular access to the site would be taken from Laxton Leaze within the Berewood development, and the potential for emergency only access is being explored from the corner of Ellisons Lane and Peasgood Place.

Please send any comments or enquiries by Friday 24 March 2023 to southamptonplanning@savills.com, or call Savills on 023 8071 3900

A public presentation of the plans will be taking place at:

Newlands Parish Council AGM
Thursday 30th March, 7.30pm
Newlands Community Hall

Residents are invited to attend.



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