

7 December 2021



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Dear Lewis

APP/21/01259 Phase 3B West of Waterlooville MDA, Land adjacent to and north of the Allotments, Forest End, Waterlooville

This note has been prepared to be read alongside the Reserved Matters submission for the development of Phase 3b at Berewood, West Waterlooville. It addresses matters relating to Solent Recreation Mitigation and Nitrate neutrality.

Solent Recreation Mitigation at Berewood

The Habitats Regulation Assessment (HRA) submitted in support of the West Waterlooville Major Development Area outline consent is explicit in setting out how the provision of Green Infrastructure within the development boundary will mitigate the use of coastal areas for recreational by future residents of the site.

At the time of preparing the application, the impacts of the proposed population at West Waterlooville was considered in relation to the emerging Solent Recreation Mitigation Strategy and accounted for in the quantum and quality of open space provided on site.

Paragraph 6.2 of the HRA notes 'WCC typically requires 4ha of green space (formal and informal) per 1000 population to meet Public Open Space Requirements. On this criterion for the anticipated eventual Newlands population of approximately 6,360 some 25.4ha of green space should be provided. The actual amount of greenspace provision within Newlands would be approximately four times this amount - 102ha'.

The breakdown of Green Infrastructure to be provided is set out in table 1 below.



Table 1: Green Infrastructure types

Green Infrastructure types	Area
Existing woodland	6.2ha
Proposed new woodland (outside of CNRs) buffering existing woodland and planting around Marrelsmoor Row	5.1ha
Formal parks (including ecologically-enhanced zones)	24.3ha – consisting of 11.7ha – main park (including tennis courts, Multi-use Sports Area [MUSA] and Multi-use Games Area [MUGA], Cricket Oval, Trim Trail and informal Football Pitch); 3.8ha equipped children's and young people's spaces; 8.8ha – smaller mostly informal park areas including Neighbourhood Equipped Areas of Play [NEAP], including linear spaces for trim trails and community garden areas)
Newlands Farm CNR	17.7ha (includes one 0.6ha allotment)

GI types	Area
River Wallington CNR	17ha (includes one 0.6ha allotment)
Newlands Meadow SINC	3.9ha
Retained but ecologically enhanced farmland	21.8ha
Accessible and biodiverse cemetery	4.2ha
Total	102ha

The HRA concluded as follows:

Given the small number of additional people predicted to regularly travel to the coast, even in the absence of any provision of high quality GI at Newlands, any potential adverse effect caused by increased numbers of visits from the new Newlands population would seem likely to be de minimis in terms of the Conservation Objectives of the relevant sites. To further reduce any residual risk Grainger's proposals for Newlands incorporate a comprehensive mitigation strategy. The risk of recreational disturbance is not the same for all new housing developments in the vicinity of the Solent shoreline. All other things being equal, the likelihood of a significant effect varies according to the design of each new development, and in particular the provision and intrinsic design features of each development's GI. At Newlands, the aim has been from the outset to provide green infrastructure exceptional in quantum and quality; green infrastructure that is also accessible, diverse, aesthetically pleasing, rich in biodiversity, dog-friendly and relatively car-free. There is good reason to suspect that Newlands strong GI would also be utilised by a significant proportion of the existing local population (which is deficient in greenspace in certain respects) thereby potentially causing a net reduction in visitor numbers to the

coast from the Newlands area and its local environs.

In summary, the HRA for the outline assessed the impacts of increased recreational pressure on the SPA concluding it would be mitigated through the provision of green spaces within the development (Section 4.4 of the HRA). The HRA considers mitigation at the screening stage in line with relevant case law at the time (Dilley Lane, 2008). With the mitigation in place there should be no need to make further contributions to mitigate impact. The fact that the River Wallington Community Nature Reserve, Town Park Phase A, multi-use greenway and Newlands Meadow are all operational demonstrates that suitable green space is readily accessible for new residents.

As such, the reserved matters applications for the development of parcel 3b (Larksfield) is not required to make a payment towards the Solent Recreational Mitigation scheme.

Nitrate mitigation

As set out in the accompanying Planning Statement, on 25th February 2021 Winchester City Council Issued a letter to Grainger PLC which confirms that the strategic development of Berewood is considered nitrate neutral and therefore nitrate mitigation is not required for the consideration of each reserved matters application. A copy of the agreed nitrate study is submitted with the application for consideration. The nitrate study accounts for land within the Borough of Havant and demonstrates that no further mitigation is required to ensure nitrate neutrality for the development of Phase 3b.

Yours Sincerely

A solid black rectangular box used to redact the signature of Bryony Stala.

Bryony Stala
Savills Planning