

Robert Young
Havant Borough Council,
Public Service Plaza,
Havant,
PO9 2AX

21 June 2026

our ref: 23/01457/OUT

Your ref: APP/23/00471

Dear Mr Young

Re: Outline application for residential development up to 69 dwellings with access in detail. All other matters reserved. (amended plans submitted, amended description)

At: Land Adjacent Laxton Leaze, Waterlooville, Hampshire (Blue Star Land).

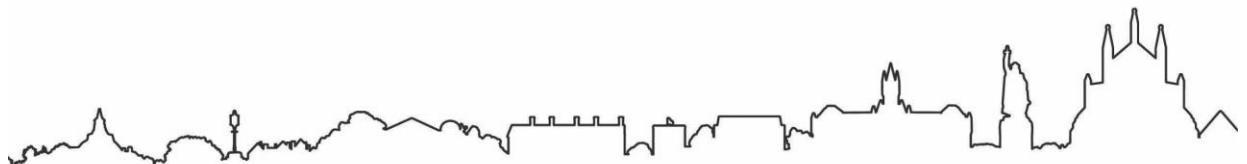
Thank you for consulting Winchester City Council on the above application. Winchester City Council (WCC) have been working with Havant Borough Council (HBC) throughout this application process.

It is acknowledged that the application site is allocated within the adopted and emerging Local Plans for HBC though for different uses. The proposal includes a single vehicle access located within the Winchester administrative area at the junction of Laxton Leaze and Peasgood Lane. All other material planning considerations for this stage of the planning process are within the HBC administrative area. Therefore, WCC have no comments to make on these elements at this stage with the exception of Highways matters.

The key consideration at this stage of the application process for WCC is the suitability of the proposed access and required off site highways mitigations to make the application acceptable in planning terms. These are all proposed within the Winchester area and the focus of WCC's assessment and comments on this application.

Proposed mitigations have been identified and put forward and have been discussed extensively with the Highways Authority, the applicant and Local Authority Officers. The proposed off-site requirements have been highlighted as:

- A pedestrian and cycle link to the west of Laxton Leaze on to Plant Farm Crescent
- Contribution toward a pedestrian crossing at Houghton Avenue



These measures have been costed and adjusted to reflect the impacts of the proposed development. This has been laid out within the Hampshire response and through correspondence shared with officers, including the confidential breakdown of costings. This has resulted in a request for £138,040 to contribute to the Houghton Avenue Tiger Crossing and an agreement for the applicant to provide the pedestrian and cycle link between Laxton Leaze and Plant Farm Crescent. As such WCC consider that the proposed contributions requested by HCC are justified and reasonable.

It is acknowledged that the applicant has proposed a financial contribution of £53,337.98 to the delivery of the tiger crossing and will commit to provide the Laxton Leaze/Plant Farm Crescent connection. However, insufficient information has been submitted to justify the reduced financial contribution and departure from the mitigation package identified by HCC as necessary to address the impacts of the development. As such WCC is not satisfied that the proposed level of mitigation is sufficient and proportionate to adequately mitigate the transport impacts of the proposal and therefore object to the proposal and have a resolution to refuse the application.

Yours sincerely

Rose Chapman

Case Officer

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