

From: [Bryony Stala](#)
To: [Aquind Interconnector](#)
Cc: [Asim Kayani](#)
Subject: West Waterlooville Developments and Grainger Plc written representation and EXQ1 response
Date: 06 October 2020 11:41:56
Attachments: [West Waterlooville Developments and Grainger Plc Written Representations.....pdf](#)

Dear Sir/Madam

Please find attached Wester Waterlooville Developments/Grainger Plc further representations in relation to the Aquind Interconnector project and a response to the EXQ1.

Kind regards
Bryony

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Dear Sir/Madam

AQUIND CONSULTATION – WEST WATERLOOVILLE DEVELOPMENTS/GRAINGER PLC

On behalf of West Waterlooville Developments and Grainger Plc, this letter provides Written Representations in relation to the land owned by West Waterlooville Developments and Grainger Plc and a response to the Examining Authority's First Written Questions (EXQ1).

Written Representations

West Waterlooville Developments and Grainger Plc wish to reiterate the comments made in the Relevant Representations (Appendix 1) as submitted on 18 February 2020. Since that time, discussions with representatives of Aquind have continued and a Statement of Common Ground (SoCG) is in the process of being agreed.

West Waterlooville Development/Grainger Plc agree to the work required on land within their ownership on the basis that the requirements set out in the SoCG are agreed and adhered to at all times.

The land within West Waterlooville Development/Grainger Plc ownership relevant to this application is:

- Application document reference 2.2 Land Plans Sheet 4 of 10 plot 4-1, 4-13, 4-36, 4-38, 4-39 and 4-41
- Application document reference 2.2 Land Plans Sheet 5 of 10 plot 5-12

Having not seen any design work for the interconnector project, there is an outstanding concern about its proximity to future housing and the adverse impact it may have on these dwellings/future residents. West Waterlooville Developments/Grainger Plc therefore requests that all design work is issued for consultation prior to works taking place.



Response to the Examining Authority's First Written Questions (EXQ1)

Reference	Respondent(s)	Question	Response
CA1.3.81	Savills on behalf of West Waterlooville Development Ltd/Grainger Plc.	Does the Savills Relevant Representation [RR-141] include any concerns in relation to the seeking of rights within the areas of adopted highway?	No. The concerns raised by Grainger relate solely to the timescales for and programming of the work in relation to the Berewood Southern Access Junction (plot 5-12).
CA1.3.81	Savills on behalf of West Waterlooville Development Ltd/Grainger Plc.	What are the Land Plan [APP-008] plots, or parts of plots, referred to in the Relevant Representation that lie outside the adopted highway?	<ul style="list-style-type: none"> ▪ Berewood main entrance: Application document reference 2.2 Land Plans Sheet 4 of 10 plot 4-11 and 4-13 ▪ Berewood Phase 8: Application document reference 2.2 Land Plans Sheet 4 of 10 plot 4-36 and 4-38 ▪ Berewood Town Park: Application document reference 2.2 Land Plans Sheet 4 of 10 plot 4-39 and 4-41 ▪ Berewood Southern Access Junction: Application document reference 2.2 Land Plans Sheet 5 of 10 plot 5-12

West Waterlooville Development/Grainger Plc will continue to liaise with the relevant representatives of Aquind and, as such, do not consider it necessary to present at the Open Hearing. Further written representations may be made if considered necessary.

Please contact me if you require any further information.

Yours faithfully



Bryony Stala
Savills Planning

Appendix 1

Representations written to register as an Interested Party to the examination – 18 Feb 2020 (uploaded to the Inspectorate website).

The red line denoting the interconnector cable route encompasses land in West Waterlooville Developments Ltd/Grainger Plc's control and subject to current planning consent for infrastructure development associated with the delivery of 2,550 dwellings, a local centre, community and employment uses at West of Waterlooville.

The red lined area for the cable route, including any easement required for its maintenance/replacement, should be allocated outside of all Grainger Plc owned land so as not to prejudice the delivery of future development. This is relevant to both the land at West of Waterlooville (also known as the Berewood development) and the Blue Star Land, which is allocated for residential development under policy H42 of the Havant Local Plan. All works should be limited to land along the A3 so as to not sterilise the Blue Star land for development or adversely influence the layout of a residential development of the site.

It is imperative that construction timeframes are discussed with Grainger Plc prior to any works starting, in order to prevent conflict with the delivery of development at Berewood and Blue Star Land. Any collaboration on the works required would need to be on the basis that the S278 programme or costs would not be adversely affected. The following phases of works are of particular relevance.

Phase 8 is comprised of circa 171 dwellings, with works expected to start in early 2021 on a five year build out timeframe. The cable route, including any easement required, should not include land identified for development within Phase 8, or its temporary access, as this will interrupt the construction of the approved development, slow down housing delivery rates and potentially impact on the approved design and layout of the residential scheme.

Section 4b of the red line extends over land allocated for the development of the Town Park. Planting and installation of infrastructure associated with the Town Park is currently being installed. The extent of the red line in this location must be reconsidered in order to avoid any impact on delivery of the Town Park.

The Southern Access design is advanced, with S.278 approvals in the process of being finalised with Hampshire Highways and works due to commence in spring 2020. The timing of the laying of section 4c of the cable should be considered to prevent any disruption to the delivery of the southern access junction, which is imperative to meeting the requirements of the S106 and ensuring sufficient network capacity to accommodate the delivery rate of housing within the Berewood development.

We note the engagement with the Applicant to date in relation to the proposed easements and we expect to continue those discussions prior to and during examination if necessary. Our approach to date has been, and will continue to be, to ensure that our own development at Berewood, West of Waterlooville, and its future residents are not adversely impacted by the proposals.