

20th September 2024

Councillors Maunder and Polak
c/o Parish Clerk
Wonston Parish Council
wonstonpc@hotmail.co.uk

Dear Councillors Maunder and Polak

Wates Developments: Land at Brightlands, Sutton Scotney

I am writing to you following recent correspondence with our Planning Consultants, Carter Jonas and the public event organised by yourselves and held on 4th September 2024 concerning future development in Sutton Scotney. We pride ourselves on working together with communities and are very keen to work with the Parish Council going forwards.

Wates Developments is an expert in land, planning and residential development throughout England. Wates Developments is the primary investment arm of the Wates Group, which was founded in 1897 and still privately owned today, Wates is now one of the largest construction and development companies in the UK. Everything Wates do is guided by their purpose of working together with communities to reimagine places for people to thrive.

We have been involved in promoting the site for residential development since early 2020 and have ongoing liaison with Officers at Winchester City Council as part of the Local Plan consultation process.

Our most recent representations were submitted in Autumn 2022 to Winchester City Council as part of their "Regulation 18" public consultation exercise. At that time, the City Council were considering future allocations for Sutton Scotney, but no sites were identified for development due to issues will foul sewerage constraints in the village.

Our "Regulation 18" Local Plan representations included a Vision for how the site could be developed and this has been issued to you by Carter Jonas.

In summary, we believe the site is sustainably located for future development and can help make a substantial contribution towards the housing needs of the Village and the wider District by:

- Creating a residential-led village extension to deliver up to 120 new homes (including 40% (48) affordable homes);
- Provide new areas of open space, totalling 1.73ha, including formal and informal recreational space for the residents (including children's play) of the new development and existing residents of Sutton Scotney to enjoy;

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- Reduce operational energy use by incorporating renewable energy supply such as photovoltaic (solar panels);
- Provide a number of initiatives promoting sustainable and active travel opportunities for new and existing residents;
- Provide improvements to the local footpath network increasing connectivity to local shops and green infrastructure.
- Enable new tree and hedgerow planting and deliver net gains in biodiversity (to include in the region of a 34% uplift in Habitat units and 13% in Hedgerow units);
- Be 'nutrient neutral'; and
- Contribute financially to new infrastructure through s106/Community Infrastructure Levy payments.

Winchester City Council are currently consulting on their "Regulation 19" Local Plan. This is a version of the Plan they intend to submit to the Planning Inspectorate for Examination and identifies Brightlands as suitable for 60 homes.

We understand and appreciate that locally the proposed allocation may have come as a surprise. We have been promoting the site since 2020 and first became aware of the site's proposed allocation when the papers were published for the 19th August 2024 Winchester City Council Cabinet meeting.

We would welcome the opportunity to come and meet with the Parish Council privately to discuss how a future development of the site could come forward, noting that we are in the process of reviewing the "Regulation 19" Local Plan and updating our technical and masterplanning work to respond to the proposed site allocation and the proposals remain at an early stage.

I look forward to hearing from you.

Yours faithfully

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Senior Land & Planning Manager

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