

WEST OF WATERLOOVILLE FORUM

17 July 2007

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF DIRECTOR OF OPERATIONS (WCC) & HEAD OF DEVELOPMENT & TECHNICAL SERVICES (HBC)

Contact Officer: Nigel Green Tel No: 01962 848562

RECENT REFERENCES:

PDC 696 - Report to Joint Planning Development Control Committee(WCC) & Development Management Committee (HBC) - 26 June 2007

EXECUTIVE SUMMARY:

This report outlines the progress made since the last Forum meeting in respect of the West of Waterloooville MDA and outlines the next stages in the development process.

RECOMMENDATION:

That the Forum notes the significant progress made in bringing forward the West of Waterloooville MDA development.

## WEST OF WATERLOOVILLE FORUM

17 July 2007

### PROGRESS REPORT FOR THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)

### REPORT OF DIRECTOR OF OPERATIONS (WCC) & HEAD OF DEVELOPMENT & TECHNICAL SERVICES (HBC)

#### 1. Progress to Date:

##### *Introduction*

- 1.1 The last meeting of the West of Waterlooville Forum was held on 20<sup>th</sup> July 2006. No further meetings were scheduled while the Wimpey and Grainger Planning applications were being determined. The Grainger outline planning application was considered by a joint informal meeting with Havant and Winchester Members present on 26<sup>th</sup> June 2007, followed by individual meetings when each council separately granted outline planning permission, subject to conditions and the completion of a Section 106 legal agreement.
- 1.2 The outline Wimpey application had previously been determined on the 30<sup>th</sup> November 2006, when outline consent was similarly granted subject to the completion of a Section 106 agreement. Therefore outline planning consent has now been agreed for the whole of the MDA.
- 1.3 Both applications were accompanied by full Environmental Statements which identified all the potential environmental impacts, including the impact on wildlife and bio-diversity. The applications then put forward a series of measures whereby those impacts would be properly mitigated. The applications were also accompanied by full transport assessments which modelled the impact of the traffic likely to be generated by the 2,000 dwellings in the MDA, together with a fully funded package of measures to mitigate the potential impacts on the highways network.
- 1.4 Full design statements accompanied the applications, together with comprehensive masterplans, which have established the parameters for the future development of the MDA. They demonstrate how the requirement that the MDA should become an exemplar of sustainable design will be met; this is to accord with the vision adopted by the Forum in 2005, that the development should:
 

‘aspire to achieve the highest quality of urban design and create a new sustainable community with a strong sense of identity and belonging, which is safe and secure, is inclusive and which provides for the necessary social and economic needs of its residents to complement the wider area’.
- 1.5 Since the Forum last met Grainger has held a limited competition to find a new name for their part of the MDA: the most popular choice was ‘Newlands’ and the developers now refer to the southern part of the MDA as Newlands Common.

##### *Section 106 agreement*

- 1.6 Both outline consents are subject to the completion of separate section 106 agreements. The relevant infrastructure has been identified for the MDA as a whole,

and will be provided jointly by the developers, on the basis that Grainger will fund/provide 77.5% of the infrastructure and Wimpey 22.5%, to reflect the respective land holdings in the MDA. Work on agreeing the draft Heads of Terms, and the financial contributions, has progressed well, and it is anticipated that the agreements will be completed and duly signed within the next four-six weeks, which will enable the consents to be issued. The total value of the agreements is approximately £30,000,000, which comprises partly financial contributions, and partly works to be undertaken by the developers.

- 1.7 The Section 106 agreements will ensure that the development provides the necessary social and physical infrastructure, and the various environmental impacts are properly mitigated. The items of infrastructure to be provided through the agreement have been informed by and closely mirror the priorities established by the Forum at the outset of this project.
- 1.8 While much of the infrastructure is aimed at meeting the future needs of the new community, the provision of certain items of infrastructure will benefit the much wider community; this includes the potential enhancement of the Waterloo Leisure Centre; sports provision; household waste recycling centre; youth facilities; community centre and cemetery.
- 1.9 The development proposes a generous provision of open space for both formal and informal recreation, including land to be managed to enhance its ecological value. This open space will be available for everyone to enjoy, and will act as the interface between the new community and the established communities adjoining the site. Additionally it is expected that the listed buildings at Plant Farm will become a pub/restaurant, and meeting area, available for everyone.
- 1.10 The existing doctors' surgery at Forest End intends relocating to the mixed use area of the MDA, near to the new entrance off of Maurepas Way, to ensure that the new location does not disadvantage existing patients. The new and enhanced health facilities will be provided alongside a 100 place nursery school. A new three form primary school is proposed on the site: this would be reduced to a two form entry school if the reserve site is triggered. The school is planned to be available once there is a sufficient number of pupils to take up the places, and discussion are ongoing with the County Council's School Organisation Officer to ensure that this happens, and it is therefore planned to open in 2009/10. A financial contribution is also being made towards enhanced secondary education provision in the area.
- 1.11 A community development worker will be funded by the developers for a period of ten years. The appointee will be expected to work closely with both the new and existing community to ensure that the MDA is both socially cohesive and properly integrated with the neighbouring communities.
- 1.12 A green travel plan is proposed and a travel coordinator will be employed, to ensure the delivery of the plan. This post will work closely with the community development worker and the proposed management company. It is anticipated that the work of the community development worker and the green travel coordinator will be reported to the Forum on a regular basis.

#### *Management Company*

- 1.13 The Grainger Trust has stated its intention to retain a long term stake in the development. This, together with the fact that 40% of the dwellings will be affordable (either socially rented or intermediate housing), means that there will need to be a management contact on site. Furthermore, the various items of community

infrastructure will need managing and the work of the community development worker and green travel plan coordinator will need coordinating to ensure a consistent approach that avoids duplication. Various items of open space including the SUDS system, and possibly some of the streets, might not be offered for adoption. In respect of the latter, this is because the streets will be laid out on the innovative and radical concept of shared spaces, which might not meet the County Council's standards for adoption. All this means that there will need to be a strong management presence on the site for the foreseeable future. Grainger is therefore in the process of establishing a management company to manage both the community infrastructure and the open space network.

- 1.14 Before the councils could agree to the principle of establishing a management company, they would require assurances regarding the standards of maintenance, adequate financial provision to properly endow the management company to minimise any service charges and that the board of any management company would include a strong community presence. However, the terms of reference for any management company have yet to be determined.
- 1.15 The future management of the MDA is key to the overall success of the MDA, and central to delivering a sustainable and inclusive community. Therefore, further developments on this vital issue will be reported back to the Forum, at a future meeting, once the proposals to establish the management company become clearer.

#### *Integration*

- 1.16 One of the key issues to be addressed is the long term integration of the MDA and the Waterlooville town centre. While there will be many links and new crossings provided to ensure that the MDA has good connections with its neighbours, the main point of integration will be across Maurepas Way. This will involve the redevelopment of both the Asda site, and the site on the opposite side of Maurepas Way allocated for leisure uses in the adopted Havant Local Plan.
- 1.17 In the short term, agreement has been reached to provide a controlled crossing with a marked pedestrian route through the Asda car park. However, it is recognised that this falls well short of expectations, and therefore Grainger, Havant Borough Council, Winchester City Council, and Hampshire County Council have agreed to fund the production of a planning and development brief to examine the various options for development and integration, and to produce a design lead financially viable scheme.
- 1.18 The consultants Roger Evans have been appointed and have already commenced on the study. Asda has also confirmed its willingness to participate in the project. It is expected that the outcome of this study will be completed by the end of the year, and progress on the project will be reported to future meetings of the Forum.

#### *The next steps*

- 1.19 The next stage in bringing forward the development of the MDA is that subsequent to the grant of outline consent, detailed design codes must be produced, to set out in more detail how the development will achieve the highest standards of sustainable design. The codes must be sufficiently robust to ensure consistently high standards regardless of who is actually developing the land, or when it is developed. However they will also need to be sufficiently flexible to ensure that they can respond to changing circumstances, and advances in sustainable technologies.
- 1.20 Presentations are scheduled for later on in this meeting to allow the developers the opportunity to inform the Forum on progress to date on the production of the design

codes, and to hear the views of the Forum in respect of the proposed contents of the codes. Following this, it is anticipated that the codes will be formally submitted to the two councils for approval in the autumn. The councils will undertake a full programme of consultations as part of the process of determining the applications. Shortly after the codes are approved, the councils are expecting applications for the detailed approval of the reserved matters for the first phase of the development.

- 1.21 The Grainger Trust has indicated that the first phase of their development is likely to be the local centre and Plant Farm. Both developers have indicated that they would want to be on site by the end of this year, and will spend the best part of 12 months preparing the site and installing various items of physical infrastructure. So while the development should commence towards the end of 2007, it is unlikely that any significant numbers of dwellings will be completed until 2009. The development will take a further 5-7 years to complete depending on market conditions and housing demand.
- 1.22 In order to keep the local community informed of the progress on both these applications, and to advise of the next steps, a newsletter will be produced over the summer and circulated to all those members of the community who have previously shown an interest in this project.

#### OTHER CONSIDERATIONS:

#### 2 CORPORATE STRATEGY (RELEVANCE TO):

- 2.1 Successful delivery of the West of Waterlooville MDA would help in realising the key objective of 'Safer and More Inclusive Communities'.
- 2.2 Havant Borough Council's corporate priority of 'Social Inclusion'

#### 3. RESOURCE IMPLICATIONS:

- 3.1 The cost of providing all the necessary social and physical infrastructure will be funded through the Section 106 Agreements. However there will be continued officer time required to monitor the development and to ensure that the various conditions and obligations are complied with.
- 3.2 The costs of producing the integration planning and development brief is £50,000 and will be split 50% to be funded by Grainger, and 16.6% from each of the local authorities. This will be found from existing budgets

#### BACKGROUND DOCUMENTS:

Heads of Terms of Section 106 Agreement

Reports to the Havant and Winchester's planning committees on 30 November 2006 and 26th June 2007