

WEST OF WATERLOOVILLE FORUM

29 January 2008

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

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

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RECENT REFERENCES:

PDC 696 – West of Waterlooville, Grainger Trust MDA Application - 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 Waterlooville 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 Waterlooville MDA development.

## WEST OF WATERLOOVILLE FORUM

29 January 2008

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

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

#### 1. Progress to Date:

##### *Introduction*

- 1.1 The outline planning application from Grainger Trust was considered by the planning committees of Havant and Winchester on 26 June 2007, when each council separately resolved to grant outline planning permission, subject to the completion of a Section 106 agreement for the provision of infrastructure and other essential contributions by the developer.
- 1.2 The outline Wimpey application had previously been determined on 30 November 2006, when outline consent was similarly granted subject to the completion of a S106 agreement.
- 1.3 Due to the complexity of the Section 106 agreements it was not until the end of December that negotiations were concluded and the agreements formally signed. This allowed the outline consents to be issued at beginning of January.
- 1.4 The agreements will ensure that the development provides the necessary social and physical infrastructure, and that 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. The details of the agreements will ensure that the necessary infrastructure is provided in a timely fashion.
- 1.5 The relevant infrastructure has been identified for the Major Development Area (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%, reflecting the respective land holdings in the MDA. The total value of the agreements was approximately £35,000,000 (excluding affordable housing), which comprises both financial contributions and works to be undertaken by the developers. To assist the councils in ensuring that the consent is properly monitored and implemented the developers have agreed to fund an Implementation Officer post.

##### *The next steps*

- 1.6 Now that the consents have been issued, the next stage in bringing forward the development of the MDA will be the submission of applications for the approval of reserved matters which cover the detail of what form the development will take and how it will be designed.

- 1.7 Discussions with the developers have indicated that within the next month the two councils will receive applications from Grainger for their design code (which is the document setting out the design principles which must be followed), the conversion and new building at Plant Farm, the main highways infrastructure and the structural landscaping. In the spring, details of the first phase of the development will be submitted.
- 1.8 Taylor Wimpey has indicated that they will shortly be submitting their design code, details of infrastructure and details of the first phase of the development. The Forum should note that Taylor Wimpey is likely to carry out development under the Bryant Homes name which is one of the companies within the Taylor Wimpey group.
- 1.9 Presentations were made at the last Forum meeting on the progress on producing the design codes, and the Forum was able to provide feedback on the proposed contents of the codes. It was agreed that the codes must be sufficiently robust to ensure consistently high standards regardless of who is actually developing the land, or when it is developed, while at the same time being sufficiently flexible to ensure that they can respond to changing circumstances, and new sustainable technologies.
- 1.10 The main concerns expressed by the Forum on the Taylor Wimpey design code were regarding the lack of clarity in the layout and network of open spaces, what were public and what were private spaces, and the inclusion of somewhat confusing semi-public spaces. Following extensive discussions between officers of the two councils, the developers and their designers, a much more coherent layout has been produced which is absolutely clear as to where the public realm ends and what are private spaces. Generally any garage courts will be private with controlled access. Both codes reiterate the requirement that all dwellings within the development meet the Code for Sustainable Homes level 3, and obtain 10% of energy needs from renewable sources. Once they are submitted to the councils the codes, together with the other reserved matters applications, will be the subject of full consultation.
- 1.11 Preliminary site investigations are already underway as these can be undertaken without requiring planning consent. Once the relevant reserved matters have been approved then the development will start in earnest, probably in late spring.
- 1.12 Both developers have indicated that they will spend several months preparing the site and installing various items of physical infrastructure. Therefore, while the development will commence in 2008, Grainger is unlikely to actually complete any dwellings until early in 2009.
- 1.13 Taylor Wimpey has indicated that they are hopeful that they can make the first completions towards the end of the year, but like Grainger 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.
- 1.14 During the course of the development it is likely that large numbers of applications will be submitted at any one time for determination by the two local planning authorities, and discussions are currently under way to establish a joint process for the consideration and determination of the applications; which builds on the success of the joint arrangements which were established to determine the outline applications.

### *Management Company*

- 1.15 Grainger has reiterated its intention to retain a long term stake in the development, and intend to maintain 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. The S106 agreement provides that these arrangements must be approved by the local authorities and require assurances will be sought regarding the standards of performance/maintenance, and that adequate financial provision is in place to properly endow the management company to minimise any service charges, and that the board of any management company includes a strong community presence.
- 1.16 Because of the urgent need to conclude the S106 agreements and to issue the consents, work on developing the management company has not been progressed, and the terms of reference for any management company have yet to be determined.
- 1.17 The future management of the MDA is key to its overall success, and is central in delivering a sustainable and inclusive community. A verbal update will be given on the progress in establishing the management company and further developments on this vital issue will be reported back to the Forum at future meetings as the proposals to establish the management company become clearer.
- 1.18 Linked closely to the establishment of a management structure is the means to secure the future of the open spaces free from the threat of development. The Forum has expressed its firm wish that mechanisms are put in place to ensure that the open spaces provided as part of the development remain as open spaces in perpetuity. While any alterations to its status as open space would require full planning permission, there might be an element of uncertainty over the future of the land while the ownership remained with the developers. One way of securing its future would be to transfer the ownership of these spaces to a community based management company, and how this might be achieved is one of the main components of the ongoing discussions on the establishment of the management company.

### *Integration*

- 1.19 One of the key issues still to be addressed is the long term integration of the MDA with the Waterlooville town centre. 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 commissioned consultants (Roger Evans Associates) to prepare a planning and development brief to examine the various options for development and integration, and to produce a design-led, financially viable, scheme.
- 1.20 The consultants have already commenced the study and discussions have been held with key stakeholders including ASDA and WACA. It is expected that this study will be completed by the spring of 2008, and the draft conclusions of the study will be reported to the next meeting of the Forum.

### 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 Implementation Post will be fully funded through developer contributions.
- 3.3 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:

Section 106 Agreements, dated 20 December 2007

Reports to the Joint Planning Committee on 30 November 2006 & 26 June 2007

APPENDICES:

None