

WEST OF WATERLOOVILLE FORUM

14 July 2008

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

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

Contact Officer: Nigel Green Tel No: 01962 848562

RECENT REFERENCES:

PDC753 – Wimpey Design Codes -16 June 2008
PDC754 – Wimpey Infrastructure – 16 June 2008
PDC755 – Grainger Design Codes – 17 June 2008
PDC756 – Grainger Infrastructure – 17 June 2008

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 progress made in bringing forward the West of Waterlooville MDA development; including the work in progress on establishing a management company, and preparing proposals to successfully link and integrate the MDA with Waterlooville town centre.

WEST OF WATERLOOVILLE FORUM

14 July 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 the 26th 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 the 30th 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 2007 that negotiations were concluded and the agreements formally signed. This allowed the outline consents to be issued at beginning of January 2008.
- 1.4 A requirement of the outline consents was that before development could commence detailed design codes had to be submitted to and approved by the local planning authorities. The codes set out the standards of sustainable design expected across the whole of the MDA regardless of who actually carries out a particular phase of development, or when it is implemented.
- 1.5 Design codes in respect of the Taylor Wimpey development at Old Park Farm and the Grainger development at Newlands Common, were submitted earlier this year. The Taylor Wimpey code was considered by the planning committees of both authorities on the 16th June; and the Grainger code at a separate meeting on the 17th June. The decision by the committees was to authorise the relevant officers in the respective authorities to approve a final version of the codes which would up-dated to include the various amendments and addendums required as part of the consideration of the applications,
- 1.6 At the same meetings the first phase infrastructure applications were considered, this included details of the main highways design and construction and the structural landscaping. The committees delegated authority to permit these applications to the relevant officers of each authority.
- 1.7 So what has now been effectively approved is the masterplan, the basic design parameters and the design principles. What has not yet been considered or approved are the detailed layouts, architectural designs, or how the required levels of sustainability will be achieved.

- 1.8 The next stage in bringing forward the development of the MDA will be the determination of applications for the approval of reserved matters in respect of the first phases of the respective developments, which will cover the detail of what form the development will take and its appearance.
- 1.9 The first phase of the Taylor Wimpey development has been submitted to the two local planning authorities, and is currently out to consultation. The Grainger first phase is expected during the course of this month (July). Presentations on each of these applications will be made by the respective development teams later in this meeting which will give more detail on the nature and contents of the two applications`.

Management Company

- 1.10 Grainger have reiterated their 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. This is in part due to the fact that much of the open space including the SUDs and the non-adoptable roads will have to remain with the company for a significant period of time. There will also be a requirement for on-site management in respect of the sizable proportion of the affordable housing. Work is therefore underway to consider the best mechanisms for establishing a management company to manage both the community infrastructure and the open space network.
- 1.11 It is a requirement of the S106 agreement that the details of the management company must be approved by the local authorities. In order to formally agree any future management structure it will be necessary to seek assurances regarding the standards of performance/maintenance, and that adequate financial provision is in place to properly endow the management company which minimises any service charges on the new community. It is also essential that the board of any management company includes strong community representation, and in this respect that it is clear where the companies liabilities and responsibilities lie.
- 1.12 The future management of the MDA is key to its overall success, and is central in delivering a sustainable and inclusive community. The community ownership and management of community assets is very much part of the sustainable communities agenda, and the current considerations in respect of the West of Waterlooville MDA are of wider interest. In order to help facilitate a successful outcome and to draw on experience from elsewhere, ATLAS has through English Partnerships helped set up a series of meetings to examine the various options. The next meeting is due to be held on the 8th July and a verbal report will be made of the main items of discussion.
- 1.13 Further developments on this vital issue will be reported back to the Forum at the next meeting as the proposals to establish the management company become clearer.

Integration

- 1.14 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, therefore Grainger, Havant Borough Council, Winchester City Council, and Hampshire County Council have commissioned the 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 lead financially viable scheme.

- 1.15 The consultants have already commenced the study and on-going discussions have been held with key stakeholders including ASDA and WACA. This project is progressing more slowly than anticipated, not least due to the uncertainties in the housing market and the need to produce a viable and deliverable scheme. The next meeting with the consultants is scheduled for the 7th July and a verbal update on the outcome of this meeting will be given to the Forum

Archaeology

- 1.16 Wessex Archaeology has been commissioned by Grainger Trust Plc to undertake archaeological investigations in accordance with the requirements of the planning consent. The first stage of the investigations comprised the archaeological evaluation of 380 no trial trenches in 2007, from which six areas of archaeological importance, totalling c.6.5ha, were identified that would require further mitigation works. This summary presents an overview of the main findings of the archaeological mitigation works, which were undertaken between February and June 2008.
- 1.17 The archaeological investigations have found that people have been living and working on the site since the early prehistoric period. The earliest human activity in the landscape dating to the Neolithic was recorded by the recovery of several flint tools and flakes, which included broken knife blades and hand held scrapers suggesting that during this time the landscape was used for hunting. A small horseshoe shaped gully was found enclosing a cremation buried in a pottery urn dating to the Bronze Age. The gully lay adjacent to an east-west track marked by parallel gullies, which is thought to be contemporary with the cremation. In the far south of the site evidence of settlement activity dating to the Middle to Late Iron Age was found comprising a small four-post structure and flanking ditches which formed an east to west entrance track opening to form a sub-circular ditched enclosure.
- 1.18 Evidence of metal working around the entrance to the enclosure was recorded. The majority of archaeological features and finds recovered date to the late Iron Age/Romano-British period and reveal a highly organized and structured landscape, the majority of which appears to have been cleared of woodland. Concentrated in an east to west band across the centre of the site a number of successive ditched enclosures forming part of an early Roman farmstead, with cattle enclosures, field systems and evidence of metal working were discovered.
- 1.19 The investigations have revealed the site to have been in continuous use since the early prehistoric. The evidence suggests that settlement activity has progressively moved across the landscape beginning in the Middle/Late Iron Age and into the Romano-British period. Although the land use has changed over time since the Romano-British period it has remained in a stable agricultural environment.
- 1.20 Further archaeological evaluation of the Phase 2 areas of the Grainger site has been completed by Wessex Archaeology and a report on the results is currently being considered by the local planning authorities' archaeological advisors. Further mitigation works will be required for Phase 2 of the Grainger development.
- 1.21 Taylor Wimpey has commissioned Southampton Archaeology (Southampton City Council field unit) to undertake archaeological investigations in accordance with conditions attached to the planning consent. These investigations follow on from a

first stage of archaeological evaluation, undertaken by Wessex Archaeology in June 2005 which indicated that further mitigation works were required.

- 1.22 These mitigation works are currently ongoing, but early results indicate settlement and activity within the northern part of the Old Park Farm site dating from the late Iron Age – early Roman period. Features located include enclosure ditches, a trackway, postholes and pits. Possible palaeochannels suggested by the earlier evaluation have not been located during the mitigation works, however a number of burnt flint / charcoal filled features do suggest some form of prehistoric activity in the south-eastern part of the site. These features are currently undergoing detailed investigation as part of the ongoing investigation.

Arboriculture

- 1.23 All the appropriate trees within the Winchester City Council boundary have had Tree Protection Orders placed on them. The purpose of this procedure was to ensure that the City Council could understand and where necessary control the detailed works proposed and ensure that they were in accordance with the content of the evidence supporting the outline applications. The City Council has received and approved two applications for limited works to some trees and hedgerows. This will enable a start on the works to the trees prior to the formal approval of the reserve matters strategic infrastructure and landscaping application the southern part of the site, west of London Road.

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:

Reports to the Joint Planning Committee on the 30 November 2006; 26th June 2007; 16th June 2008; and 17th June 2008.