

WEST OF WATERLOOVILLE FORUM

30 September 2008

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

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

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RECENT REFERENCES:

WWF39 – Progress Report – 14 July 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

30 September 2008

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:

First Phase proposals

- 1.1 The Taylor Wimpey outline planning application was determined by the planning committees of Havant and Winchester on the 30th November 2006, when outline consent was granted subject to the completion of a S106 agreement.
- 1.2 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.
- 1.3 The Section 106 agreements were finalised at the end of 2007, and both outline consents were issued at the beginning of 2008.
- 1.4 Design codes in respect of the Taylor Wimpey development at Old Park Farm and the Grainger development at Newlands Common, were submitted early in 2008. 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, once they had been up-dated to include the various amendments and addendums required as part of the consideration of the applications.
- 1.5 At the same meetings, the first phase infrastructure applications were also considered, which 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.
- 1.6 Therefore, what has now been effectively approved are the masterplans, which establishes the basic design parameters and design principles, and the design codes which set out more detail on the how the required standards of sustainable design are to be achieved. What has not yet been considered or approved are the detailed layouts, architectural designs, or how the required levels of sustainability will be achieved.
- 1.7 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; these applications will include details of the layout and the appearance of the buildings.

- 1.8 The first phase of the Taylor Wimpey development was submitted to the two local planning authorities earlier this year. However there were a number of concerns regarding certain aspects of the layout and building designs which required significant revisions. The revisions to the first phase are expected by the end of September; a verbal up-date will be given as to whether they have been received by the two local planning authorities.
- 1.9 The Grainger first phase is also expected during the course of this month (September), and again a verbal update will be given as to whether the application has been received.
- 1.10 A presentation on the Grainger first phase was made to the last Forum meeting. Further presentations on both the Taylor Wimpey and Grainger first phase applications were made by their development teams on the 2nd September to Members of both the Forum and the respective planning committees. Members of the public were invited to attend the presentation but could not raise any questions; and therefore this Forum meeting offers the opportunity for the local community to seek any points of clarification. Grainger have subsequently organised a public exhibition of their proposals at the Deverell Hall.
- 1.11 The first phase of the Taylor Wimpey scheme is exclusively residential located towards the centre of the site, and closely follows the indicative layout in the masterplan and design codes. More detail is given on the design and layout of the parking areas, and details are given of the proposed architectural treatment of the housing, which is described by the developers as a 'quietly modern' approach. The pallet of materials proposed are all traditional and based on the local vernacular.
- 1.12 The first phase of the Grainger development includes both housing and the local centre, including retail and the proposed community centre. The housing is a mixture of market and affordable housing and meets the requirement to achieve level 3 of the Code for Sustainable Homes, additionally a combined heat and power unit is proposed in the local centre to provide heat and energy for the community centre, retail uses and residential units.
- 1.13 The proposed housing is laid out in traditional terraces, and the predominant building materials are local brick and clay tiles, but used in a contemporary manner. The affordable housing and the market housing are designed to the same standards and will be indistinguishable from one another.
- 1.14 At the last Forum meeting concerns were expressed about the degree of natural surveillance on the open space in the local centre. A drawing has been submitted (which will be available at the meeting) showing that residential buildings will directly front onto these spaces; with the exception of the space between the new school and the community centre and retail outlets, which are glazed at ground floor level and look out onto this space.

Household Waste Recycling Facility

- 1.15 Hampshire County Council is awaiting the submission of satisfactory information from the developer, Wimpey. This relates to matters such as the exact location of the recycling site along with contamination and geo-technical issues. Following on from this, the processes that the County Council have to go through mean that it will be a minimum of three years before the site could be opened for public use.

Management Company

- 1.16 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. It is a requirement of the S106 agreement that the details of the management company must be approved by the local authorities before the first housing is completed.
- 1.17 Before the management company can be formally approved, it will be necessary for the developers to give the two councils assurances regarding the required standards of performance and maintenance; and to demonstrate that adequate financial provision can be put in place to properly endow the management company in a way that minimises any service charges to 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.
- 1.18 The future management of the MDA is key to its overall success, and is central in delivering a sustainable and inclusive community. 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 23rd of September, and a verbal report will be given on the outcome of that meeting.
- 1.19 Further developments on this vital issue will be reported back to the Forum at a future meeting as the proposals to establish the management company become clearer.

Integration

- 1.20 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.

- 1.21 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.

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