

WEST OF WATERLOOVILLE FORUM

31 March 2010

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:

WWF49 - Minutes of the Forum meeting held on 30 October 2009

WWF45 – Progress Report – 3 August 2009

EXECUTIVE SUMMARY:

This report outlines the progress made on various planning matters since the last Forum meeting in respect of the West of Waterlooville MDA and outlines some of the next stages in the development process.

RECOMMENDATION:

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

## WEST OF WATERLOOVILLE FORUM

31 March 2010

### 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:

##### ***Taylor Wimpey site***

- 1.1 The Taylor Wimpey first phase reserve matters application was granted permission in November 2008 for 74 houses and 36 apartments. Building commenced in April 2009, and to date approximately 40 dwellings have been completed, many of which are now occupied.
- 1.2 The developers are currently finalising the next phase of their development, which is expected to comprise of around 110 dwellings. This is expected to be submitted to the two planning authorities for determination within the next couple of months. The relevant plans will be presented to the Waterlooville South and Waterlooville North Community Boards, and Havant's Development Consultation Forum.
- 1.3 As requested at the last meeting a visit to the Taylor Wimpey site to allow Forum members to view progress on the ground has been arranged for the 22<sup>nd</sup> March

##### ***Grainger Masterplan and Planning Application; arrangements for further consultations***

- 1.4 The re-masterplanning of the Grainger site is currently well underway and has provided the opportunity to incorporate the reserve site into the masterplan, as this together with the area already consented is likely to be allocated as a strategic site in the Winchester Core Strategy.
- 1.5 The Grainger team is in the process of finalising the masterplan and putting together all the relevant material necessary to submit a new planning application, which is expected to be received by the two Local Planning Authorities in the early summer. This application is likely to be accompanied or will be shortly followed by the design code, and phase 1 of the development. A hybrid application which combines all three is also a possibility.
- 1.6 A series of workshops have been held with key stakeholders including Natural England and the Environment Agency to progress the green infrastructure strategy and design code which will accompany the revised masterplan. A public exhibition has also been held, and feedback from this event together with an indication as to how this has influenced the masterplan will be given by the Grainger development team later in the meeting.
- 1.7 An informal presentation of the emerging masterplan was made to CABI on the 16<sup>th</sup> March, and the scheme was generally well received. CABI has indicated that their

case officer will visit the area again shortly to review the site and its surrounding context, and will arrange for a formal review of the proposals before the scheme is submitted.

- 1.8 Pre-application consultations are being put in hand and this will involve the development team making presentations to the Waterlooville South and Waterlooville North Community Boards, and Havant's Development Consultation Forum at the end of May/beginning of June. Invitations will also be issued to members of Winchester City Council and the relevant parish councils who might wish to attend.
- 1.9 Talks have commenced on the S106 agreement and it is expected that the draft 'heads of terms' will once again be submitted with the planning application. The early indications from these discussions is that while some of the detail and phasing will change, the substance and financial contributions will remain largely the same as that approved with the earlier planning application.

### ***Integration Study***

- 1.10 Roger Evans Associates have now completed the integration study. This has provided a number of options for redeveloping the ASDA store and car park, together with the 'blue star site' on the western side of Maurepas Way, which is currently in the ownership of Grainger.
- 1.11 One of the main objectives of the study was to examine ways in which ASDA could continue to trade while the remainder of the site was developed. Whilst this should prove possible, the significant costs associated with a major development of this nature far outweigh the financial returns in this current economic climate. The various options, therefore, are not financially viable at the present time. However, the study will provide a sound basis for bringing these sites forward for development in the future at a more financially benign time.
- 1.12 In the meantime Grainger is examining ways of improving access to the town centre across Maurepas Way and the ASDA car park.

### ***Havant Borough Core Strategy Pre-submission consultations***

- 1.13 The Strategic Site Profile within the Havant Core Strategy for the site has been amended following on from representations received and subsequent discussions with Grainger and has taken on board advice from all the partners. Despite amending the profile in line with many of the representations raised by Grainger, they have indicated that they are likely to make further representations on this part of the Havant Core Strategy to ensure they have a seat at the table for the examination.
- 1.14 The Havant Core Strategy has now gained Cabinet approval, and subject to approval by full council on March 22<sup>nd</sup> it will be published for consultation on March 31<sup>st</sup>. The consultation process which will look at issues of soundness will end some 6 weeks later and it is timetabled to proceed to examination in September 2010, with adoption anticipated by March 2011.

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 'Stewardship of the Borough for Future Generations'

3. RESOURCE IMPLICATIONS:

- 3.1 The cost of providing the necessary social and physical infrastructure is expected to 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.

BACKGROUND DOCUMENTS:

Heads of Terms of Section 106 Agreement

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

APPENDICES:

None