

WEST OF WATERLOOVILLE FORUM

7 July 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:

WWF52 - Minutes of the Forum meeting held on 31 March 2010

WWF48 – Progress Report – 31 March 2010

EXECUTIVE SUMMARY:

This report outlines the emerging planning policy context following the change of Government, and the progress made on various planning matters since the last Forum meeting in respect of the West of Waterlooville MDA. The report gives details 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

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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:

Proposed revisions to the planning system

- 1.1 Following the recent general election, the new Secretary of State wrote to local planning authorities on the 27 May 2010 reiterating the pre-election pledge to abolish the South East Plan along with all the other Regional Spatial Strategies (RSS), together with the pledge to devolve decisions on housing targets back to local communities. However, the actual process for determining the required level of housing to replace the RSS top down approach is as yet unclear and is not likely to be announced until later in the year.
- 1.2 Although it now forms an integral part of the strategy for delivering housing and economic growth formulated by Partnership for Urban South Hampshire (PUSH), the Major Development Area at West of Waterlooville was identified in both the adopted Havant and Winchester Local Plans as the location for 2,000 dwellings. The adopted Winchester Local Plan also identifies a reserve site for an additional 1,000 dwellings.
- 1.3 In proposing to abolish the South East Plan the new Government has made it clear that it still recognises the importance of bringing forward the right housing in the right location to meet local housing needs. However, it now expects the choice over the numbers and locations to be the result of full engagement between local government, local communities and developers rather than 'imposed' from above.
- 1.4 The Government's proposed changes are thus aimed at achieving 'localism' and enabling local communities and authorities to work together constructively. In this respect, it is relevant that the housing requirements for the PUSH area were put forward originally by the PUSH authorities themselves, following local consultation.
- 1.5 Although the subject of considerable debate at the time of the two local plans, the development at West of Waterlooville has subsequently been through an extensive and inclusive process of community engagement which has

resulted in an innovative community development strategy; a clear vision of how the site should be developed; and a full package of social and physical infrastructure to both support the new community but also importantly to ensure that it is both physically and perceptually integrated with the host community.

- 1.6 Furthermore it is meeting a very real need in the area to provide 1,200 units of affordable housing. In 2006 a Housing Market Assessment was commissioned to assess to determine the need for affordable housing in the area. This indicated a backlog of need of around 850 households. The study took no account of newly arising need so given the limited development in the area since it is probable that unmet need has increased, and that it will increase further over the lifetime of the development. It is also worth noting that there are over 10,000 households on the Hampshire Home Choice register, and that as a consequence there were 79 bids for each 1 bedroom affordable unit on the Taylor Wimpey scheme, and 149 bids for each 3 bedroom property. The market popularity of the Taylor Wimpey scheme also demonstrates that it is meeting a need for high quality new market housing in the area.
- 1.7 The development of the West of Waterlooville MDA will also meet the crucial need to provide additional cemetery space in the Havant district, and a new 'state of the art' household waste recycling facility. Given the clear local need for the affordable housing and inclusive process to date it is therefore considered that notwithstanding the impending abolition of the South East Plan, that the planning context has not been materially altered in respect of this particular site. Therefore, the developers have been encouraged to continue to develop their scheme and to ensure that they continue to engage fully with the local community as their proposals evolve.

Taylor Wimpey site

- 1.8 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 84 dwellings have been completed or are under construction, and almost 30 are now occupied.
- 1.9 The developers are currently finalising the second phase of their development which fronts on to Hambledon Road and this is expected to comprise of around 110 dwellings. This is expected to be submitted to the two planning authorities for determination by the autumn 2010. The relevant plans will be presented to the Forum together with the Waterlooville South and Waterlooville North Community Boards, and Havant's Development Consultation Forum in due course.

Grainger Masterplan and Planning Application; arrangements for further consultations

- 1.10 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.
- 1.11 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 2010. This application is likely to be accompanied by the design code, and phase 1 of their part of the development. A hybrid application which combines all three is likely.
- 1.12 The first phase of the Grainger development will include the residential area adjoining the new access off of Maurepas Way. The detailed design and layout is currently being prepared by the architectural practice Adam Architecture.
- 1.13 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. An important element of the Green Infrastructure (GI) required to support the new development is that it will need to link with and support the wider WCC and PUSH GI strategy. Discussions with the relevant bodies have taken place to ensure that this happens.
- 1.14 A review of the emerging masterplan was made by CABI on 5 May 2010, and the scheme was generally well received. CABI indicated their concern about the twin access routes off of the Maurepas Way roundabout, and the rather fragmented nature of the development parcels to the south of the site. The Grainger team recognised the validity of these comments and have addressed them in the latest iteration of the Masterplan.
- 1.15 Pre-application consultations have also been put in hand and this has involved the development team making presentations to the Waterlooville South and Waterlooville North Community Boards, and Havant's Development Consultation Forum. Invitations were also issued to Winchester City Councillors and the relevant parish councils who wished to attend.
- 1.16 A public exhibition is planned at the West of Waterlooville Community Association building on 9 and 10 July 2010. This will give the community the opportunity to meet the Grainger team to raise any issues with them and influence the final designs prior to submitting the planning application in August/ September 2010.
- 1.17 Negotiations on the S106 agreement are well under way and a draft 'heads of terms' will be submitted with the planning application. The expectation is that while some of the detail of the various contributions and phasing of the

development might change the substance of the agreement and financial contributions will remain largely the same as those previously approved with the earlier planning application. Upward adjustments will be made where appropriate to take into account the full 3,000 dwellings.

Havant Borough Core Strategy Pre-submission consultations

- 1.18 The Havant Core Strategy was published for consultation on 31 March 2010. The consultation process which looked at issues of soundness ended six weeks later on the 17 May 2010. The Core Strategy has now been submitted to the Secretary of State, and is timetabled to proceed to examination in September 2010, with adoption anticipated by March 2011.
- 1.19 The submitted Havant Core Strategy, in line with the Winchester Preferred Options draft of its Core Strategy includes the proposals for a strategic allocation of 3,000 dwellings West of Waterlooville (although the majority of these are outside the Havant Borough area).

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; 26 June 2007; 16 June 2008; and 17 June 2008.