

WEST OF WATERLOOVILLE FORUM

13 September 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:

WWF55 - Minutes of the Forum meeting held on 7 July 2010

WWF51 – Progress Report – 7 July 2010

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

13 September 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 Phase 2 Planning Application*

- 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 is now nearing completion with the majority of them now occupied, and the new community is beginning to take shape.
- 1.2 The developers are currently finalising the next phase of their development which is expected to comprise of approximately 110 dwellings in a mixture of dwelling types and tenures. This will immediately adjoin and carry on from the first phase and continue the development along the Hambledon Road frontage. The reserved matter application is expected to be submitted to the two planning authorities for determination in early September.
- 1.3 The developers will be giving a brief presentation of their proposals for phase 2 after this up-date.

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

- 1.4 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 during September. This application will comprise of the revised masterplan, the design code, and phase 1 of their part of the development area. A hybrid application is expected to be submitted which seeks outline consent for 2,550 dwellings, a new access to the Ladybridge Roundabout, a local centre comprising a community building, health care facilities, and an extra care unit for the elderly, 2 primary schools, nursery school provision, space for a cemetery, allotments, formal and informal open spaces, and a SUDs system; together with the masterplan and design codes. Full planning permission will be sought for phase 1 comprising 192 dwellings and associated infrastructure, and full permission for engineering operations associated with infrastructure requirements and service provision.

- 1.5 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 has been prepared by Adam Architecture, and a presentation of the emerging proposals was made to the last Forum in July.
- 1.6 Pre-application consultations have also been undertaken and this has involved the Grainger development team making presentations to the Waterloooville South and Waterloooville North Community Boards, and Havant's Development Consultation Forum. Invitations were also issued to members of Winchester City Council and the relevant parish councils who wished to attend these meetings
- 1.7 A public exhibition was held on the West of Waterloooville Community Association building on the 9<sup>th</sup> and 10<sup>th</sup> July 2010. This gave the community the opportunity to meet the Grainger team and to raise any issues with them and influence the design and layout of the scheme, prior to finalising the planning application. Generally the proposals were well received by the majority of visitors to the exhibition.
- 1.8 Negotiations on the S106 agreement have continued 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.

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

- 1.9 The dates for the Examination into the Havant Core Strategy have now been agreed, and the session which will discuss the MDA has been set for the 15<sup>th</sup> September. While the public are welcome to attend these sessions, they will not be able to speak, unless they have already indicated to the Inspector that they wish to participate.

#### *Ground water monitoring*

- 1.10 At the last meeting of the Forum a member of the public asked about progress on monitoring the ground water conditions on the land now allocated for a cemetery. It has been confirmed that monitoring has commenced, but it is still too early to draw any firm conclusions about the hydrology in this area. This has been exacerbated by the unusually dry winter conditions experienced this year. Further monitoring will continue through to next year

*Pedestrian routes and rights of way*

- 1.11 A further question was asked regarding the footpath and rights of way links both across the site and with the adjoining area. The attached drawing GTWVILLE2/TP/0004; Rev PR04, Non-car Accessibility plan, clearly shows the linked network of footpaths and cycle ways across the site. A new route will be provided from the MDA, through the 'blue star' site, to the town centre via a new controlled crossing point across Maurepas Way. Agreement has also been reached in principle to create a new route from the crossing point through the ASDA car park. There will also be a route through the MDA which links with the existing crossing at the Forest End Surgery to gain access to the town centre via the recently improved London Road.
- 1.12 The drawing shows that it is also proposed to create a number of new crossing points across the London Road, integrating the MDA with Purbrook and the surrounding area. It is also proposed to create a new greenway which incorporates a bridleway, running north/ south through the site. Some of the existing rights of way might need to be diverted as a consequence of the development, but as the plan shows there will be a net gain in accessibility across the site and new links created with the adjoining 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 'Social Inclusion'

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