

WEST OF WATERLOOVILLE FORUM

19 April 2011

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

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

Contact Officer: Nigel Green Tel No: 01962 848562

RECENT REFERENCES:

[Minutes](#) of the Forum meeting held on 19 January 2011

[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.

RECOMMENDATION:

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

## WEST OF WATERLOOVILLE FORUM

19 April 2011

### 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 is now almost complete and earlier this month the development achieved its 100<sup>th</sup> occupation with the appropriate S106 triggered items being delivered. Work is currently underway on constructing the main access road, and phase 2 has now commenced.
- 1.2 The developers have submitted two applications, one in Havant and one in the Winchester District, for extra care facilities. These are currently under consideration by the two Local Planning Authorities, and a joint meeting to determine them has been provisionally set for 13 June 2011.
- 1.3 There has been early pre-application discussion with Taylor Wimpey's planning agent for possible employment use on a parcel of land south of the M2 proposed care home.

##### *Grainger Masterplan and Planning Application;*

- 1.4 The Grainger hybrid application for 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 full planning permission for phase 1 comprising 192 dwellings and associated infrastructure, was granted consent on 21 March 2011. A decision on the Design Codes (with the exception of how they are to be applied to phase 1 of the scheme) was deferred for further consideration. Discussions are already underway to amend the document, and an update on the revisions to the Design Codes will be brought back to the next Forum meeting.
- 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 was prepared by Adam Architecture, and a presentation of the emerging proposals was made to the Forum in July 2010. Preliminary works are expected to commence by the end of the year.

- 1.6 Negotiations on completing the S106 agreement are underway and a draft 'heads of terms' setting out the main items of social and physical infrastructure required to support the development, together with the financial contributions, was submitted with the planning application. While some of the detail of the various contributions and phasing of the development changed slightly from the previous consent, the substance of the agreement remained largely the same as those previously agreed. The additional benefits which were required as a consequence of releasing the reserve element of 1,000 dwellings included: 400 additional affordable houses; a second primary school; a new allotment area; a financial contribution towards improving the Purbrook Heath Sports pitches; improvements at the local shopping centre in Purbrook; and a contribution of £1.2 million towards achieving better integration with Waterlooville Town Centre.

#### *Integration*

- 1.7 As stated above, a sum of money has been agreed with Grainger to improve the integration of the new development with Waterlooville Town Centre. Once a number of deliverable and viable solutions have been identified and worked up in more detail by the Highways Authority, further consultations with the Forum and wider community will take place.

#### *Household waste re-cycling facility*

- 1.8 Hampshire County Council has confirmed that progress has been made on the transfer of the land for the new facility. Once this is completed then the County can prepare and submit the necessary planning application. As the regulatory authority the County will also determine the application, and both Winchester City and Havant Borough Councils have indicated that they would like an early sight of the proposals as they develop. It would be hoped that details of such an important facility would be presented to the Forum in due course and a request will be made to the County that an officer presents their proposals to the Forum prior to submission.
- 1.9 Once consent has been obtained, an Environmental Permit will be sought (this cannot be obtained until planning consent has been granted). The County Council has confirmed that it intends to forward fund the construction of the facility and recoup the money through developer contributions e.g. the £96,000 contribution agreed with Grainger. Executive approval has been given for the preparation of the necessary consents, and the funding, so there is a reasonable prospect that the facility will be provided by the end of 2012.

#### *Update on community development*

##### Resident involvement and community projects

- 1.10 To date there have been two resident meetings held on the development, the first on 27 January 2011 and the second on 3 March 2011. The meetings were well attended with nearly 20 residents at the first meeting and 12 at the

second. The meetings covered a range of topics, including those detailed below.

- 1.11 The principal issues raised at the resident meetings are parking and dog fouling. It seems unlikely that anything can be done about the parking issue until the roads are adopted and restrictions implemented. Havant Borough Council officers have been very supportive in trying to address the issue of dog fouling, but their visits and patrols have not yet identified any culprits. Patrols will continue in the short term.
- 1.12 A number of residents have expressed interest in helping to establish a Neighbourhood Watch Scheme for the area, including a volunteer to act as coordinator. A minimum of twelve volunteers is required to formally establish a group and it is hoped as the development grows more and more volunteers will be identified. A request for more volunteers will be placed in the next edition of the community newsletter.
- 1.13 A proposal to host a street party to celebrate the royal wedding was presented to residents at their meetings, but unfortunately did not find much support. It was also hoped to run some activities during the May/June half-term, but the feedback from residents was that there were not enough children on the development to make it viable. The views of more residents will be sought before deciding whether or not an activity week goes ahead.
- 1.14 The Billy's Lake project is making progress, albeit slowly. Jewson (owners of the site) have proposed leasing the land to The Acorn Centre and Heads of Terms are currently being drafted, which will form the basis of negotiating the lease for the 10 acre site. Investigations are now being made to identify potential sources of funding for the project, which is anticipated to cost £30,000 - £50,000. It is hoped that residents of Duke's Meadow can be encouraged to sit on a Steering Group to help drive the project forward.

#### Community infrastructure

- 1.15 Radian Housing has recently agreed to provide £2,000 to support community projects and activities on the development in 2011/12. This will enable community work to be undertaken without drawing upon the developer fund and follows a similar contribution of £500 from Radian in 2010/11.
- 1.16 Discussions to provide a temporary facility on site to accommodate the Community Officer are progressing well. Taylor Wimpey has agreed to allow use of the portakabins currently being used as a site office, which should be available by early June. Engaging with residents should be much easier and more effective once a base is available on site. The use of the portakabins will be restricted, as they are not ideally suited for people with disability or mobility problems. This will be made very clear and an alternative venue will be found should a person with a disability or mobility problem wish to attend a meeting or activity.

### Route to Crookhorn School / Stakes Rd corridor improvements

- 1.17 A pedestrian and cycle route from the MDA will be delivered by Grainger. Plans will be provided for members at the Forum. The route includes:
- A new toucan facility to the north of Purbrook Village (near Deverell Hall).
  - Signing and other local improvements of the quiet route from Campbell Crescent to Elgar Walk.
  - Footway conversion to 3 metre footway/cycleway at the end of Elgar Walk and on western side of Stakes Hill Road leading to an upgraded crossing from puffin to a toucan crossing.
  - The footway on eastern side of Stakes Hill Road will be converted to 3 metre footway/cycleway leading to the school entrance.
  - All work to be carried out by Grainger prior to the occupation of 50<sup>th</sup> dwelling
- 1.18 The Stakes Road corridor improvements include an extension to the Route to Crookhorn School to provide a Route to Southdowns College. The improvements also provide additional traffic capacity on this corridor and focus on a major improvement to the Stakes Hill Road / Stakes Road / Crookhorn Lane / Purbrook Way junction. These Plans are attached as Appendix 1. The route includes:
- A new signal controlled crossing on Stakes Road as part of upgrading junction to signals;
  - Signal controlled crossing on Purbrook Way as part of upgrading junction to signals;
  - Footway on southern side of Purbrook Way converted to 3 metre footway/cycleway.
  - Widening of Purbrook Way to 2 traffic lanes in each direction from the A3(M) to Crookhorn Lane.
  - All work to be carried out by Grainger prior to the occupation of 250<sup>th</sup> dwelling

## 2 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (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 The report also inputs into 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.

#### 4 RISK MANAGEMENT ISSUES

- 4.1 There are no significant risk management issues arising from this report.

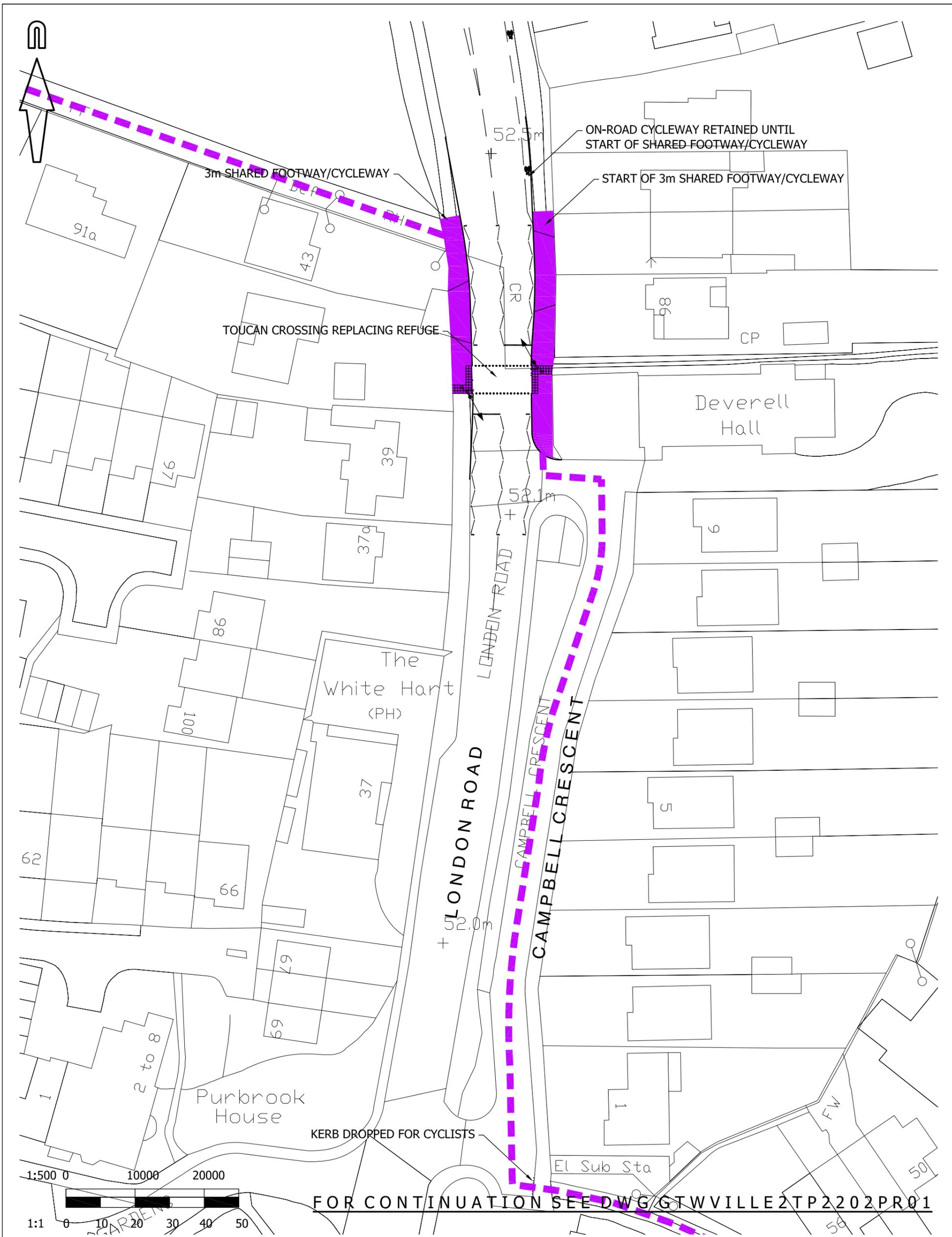
#### BACKGROUND DOCUMENTS:

Revised Heads of Terms of Section 106 Agreement

Reports to meetings of the Planning Committees of Havant Borough and Winchester Council Councils on 30 November 2006, 26 June 2007, 16 June 2008 and 17 June 2008, 15th December 2010, and 21 March 2011.

#### APPENDIX 1:

Route to Crookhorn School and Stakes Road Corridor Maps



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client

**grainger plc**

title

NEWLANDS, WATERLOOVILLE  
 ROUTES TO SCHOOLS PROPOSALS PHASE 1  
 A3 LONDON ROAD (SHEET 1 OF 5)

scale 1:500 @ A3

drawn by HJ

checked by KC

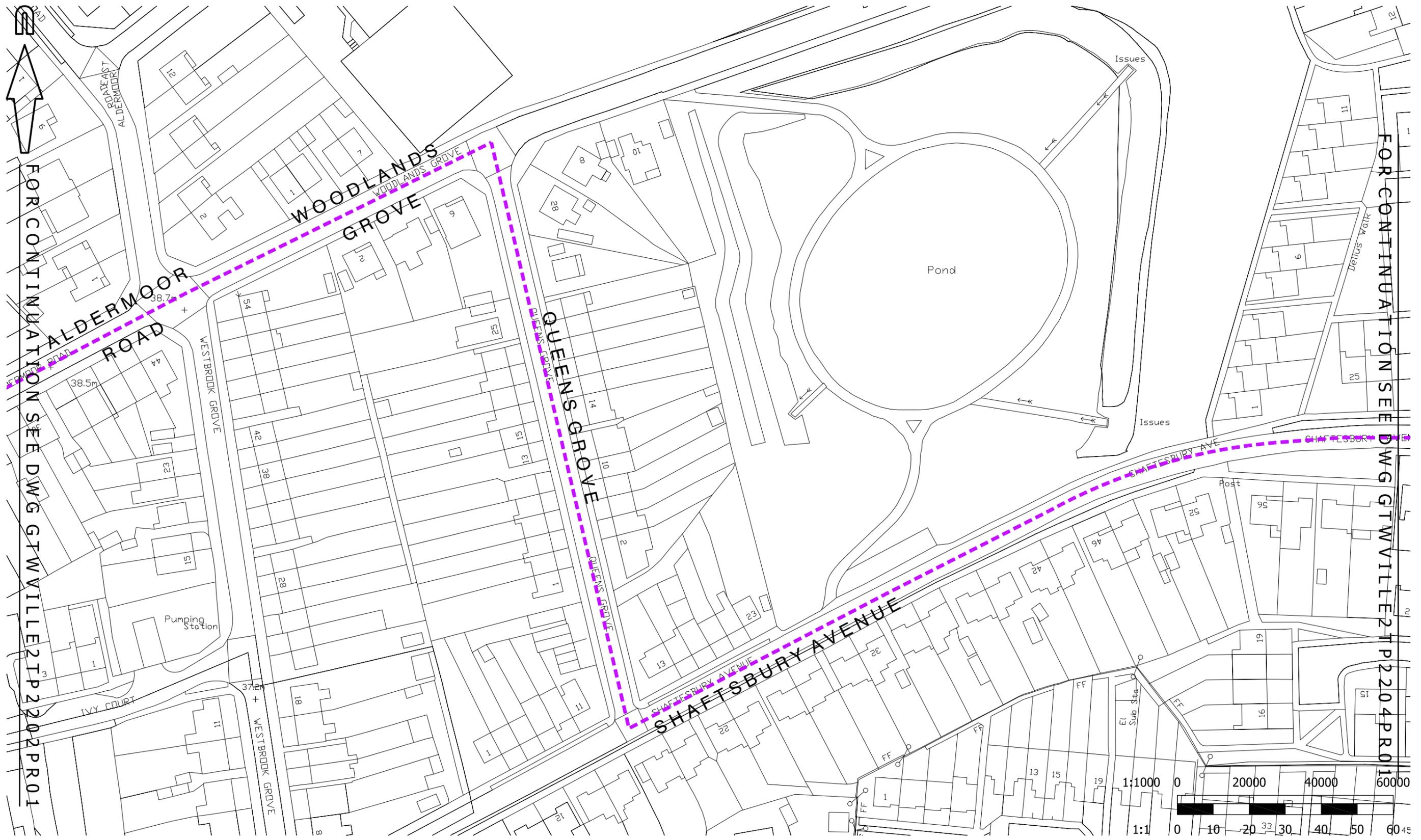
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client **grainger plc**

project **NEWLANDS  
WATERLOOVILLE**

title **ROUTES TO SCHOOLS PROPOSALS PHASE 1  
(SHEET 3 OF 5)**

scale	1:1000 @ A3	drawn by	HJ	checked by	KC
date	JULY 2010	cad file	GTWVILLE2_TP2203_PR01		
drawing number	<b>GTWVILLE2/TP/2203</b>			rev.	<b>PR01</b>



FOR CONTINUATION SEE DWG GTWVILLE2/TP2203/PR01

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NEWLANDS  
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title

ROUTES TO SCHOOLS PROPOSALS PHASE 1  
(SHEET 4 OF 5)

scale 1:1000 @ A3

drawn by HJ

checked by KC

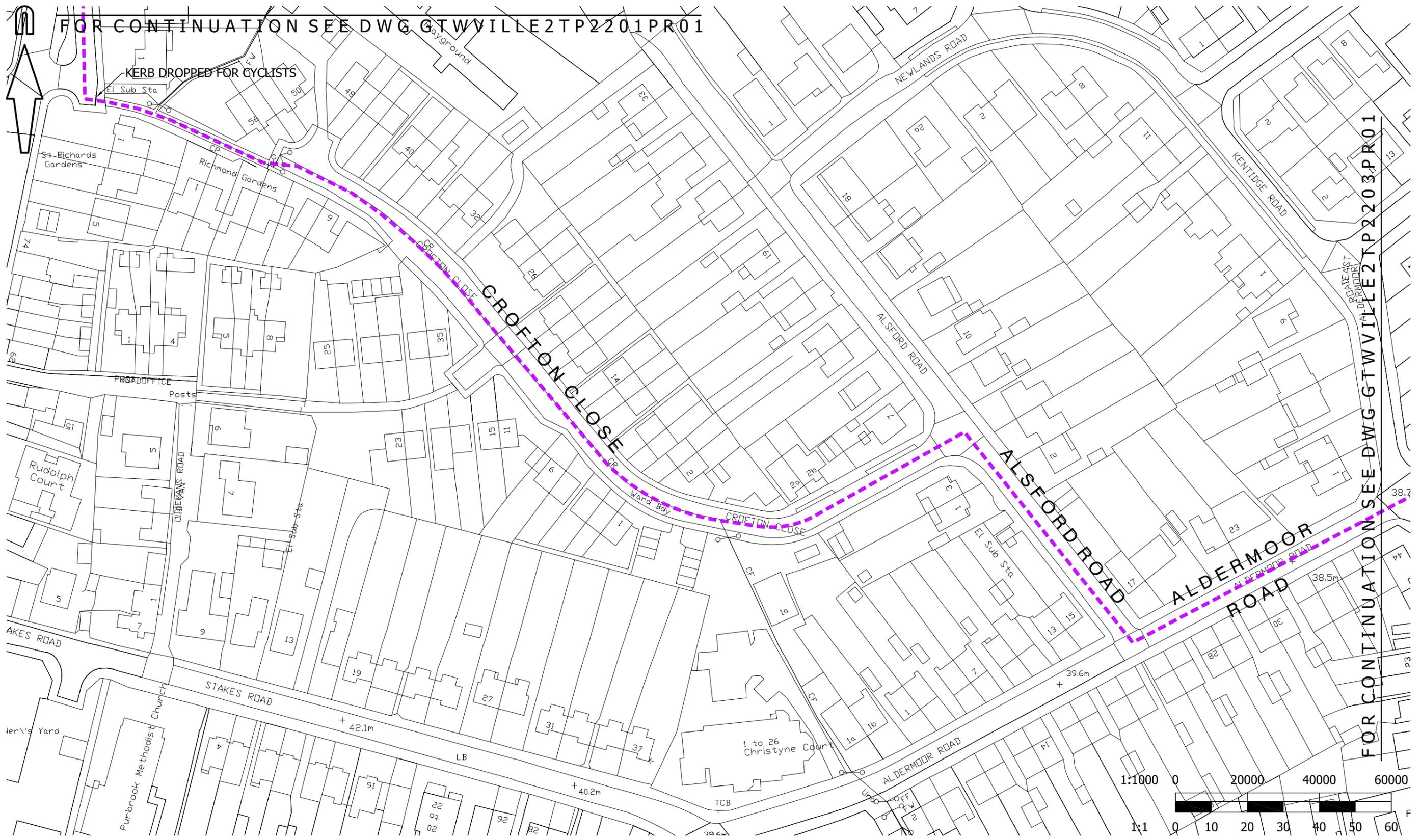
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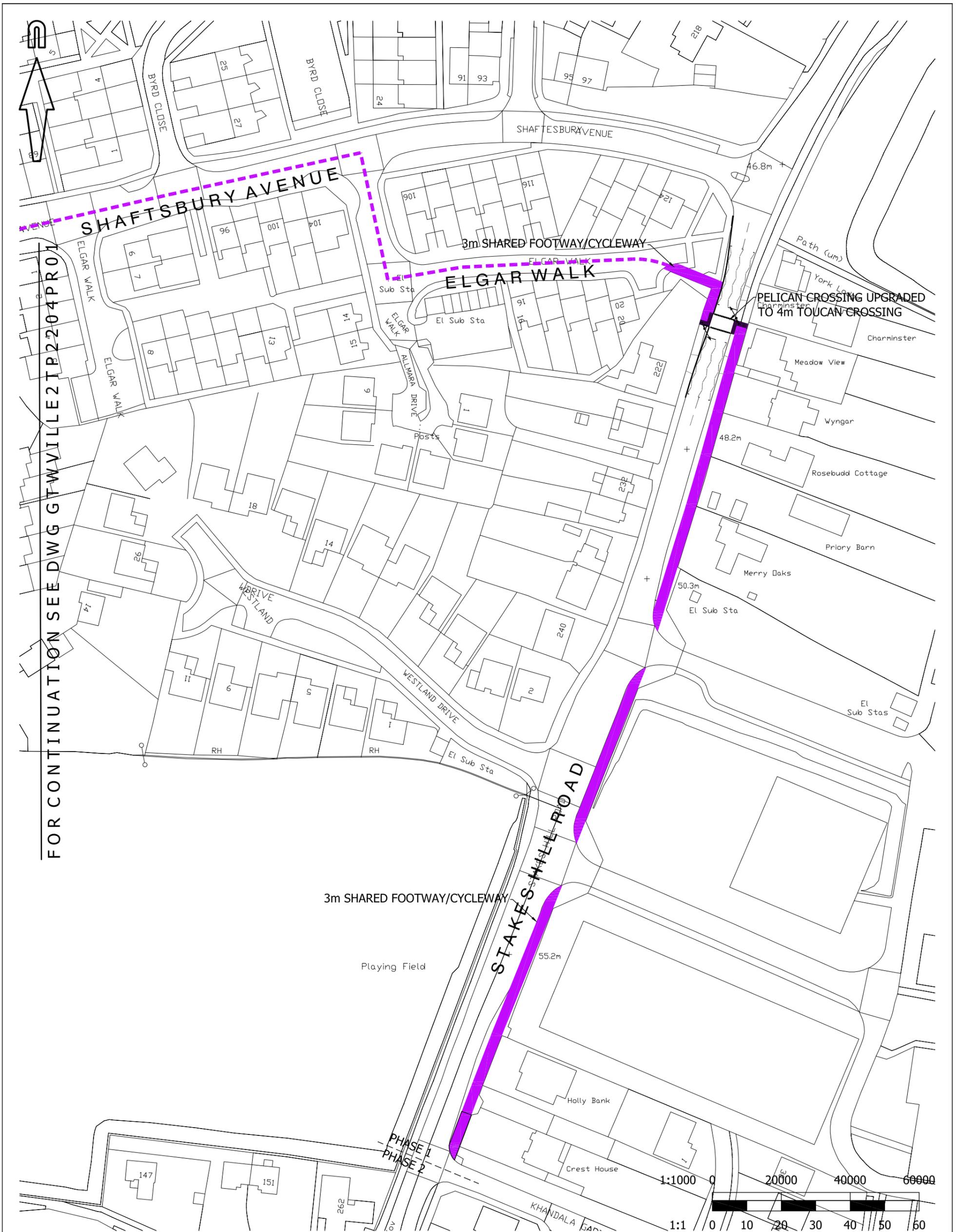
project  
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title  
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NEWANDS, WATERLOOVILLE  
 ROUTES TO SCHOOLS PROPOSALS PHASE 1  
 STAKES HILL ROAD (SHEET 5 OF 5)

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**A1 ORIGINAL**

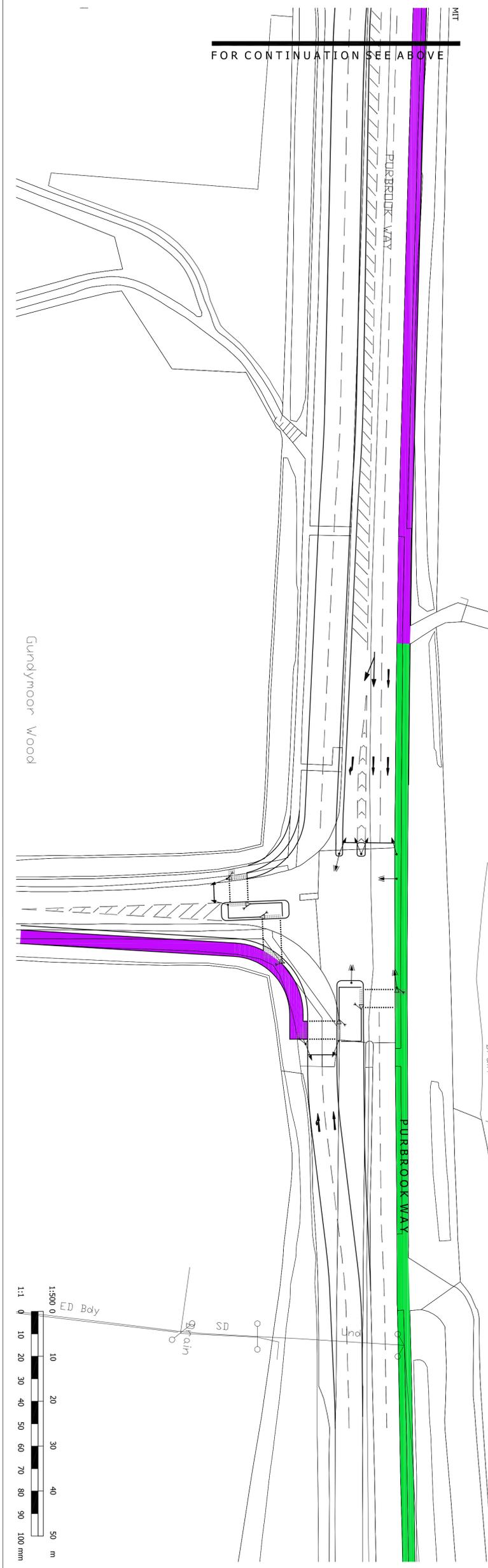
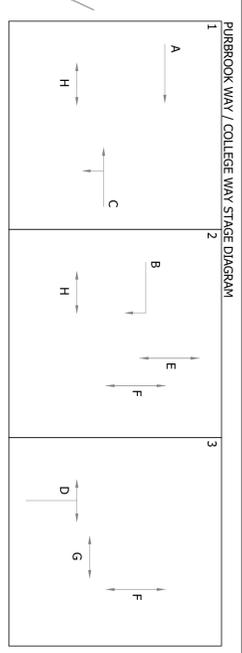
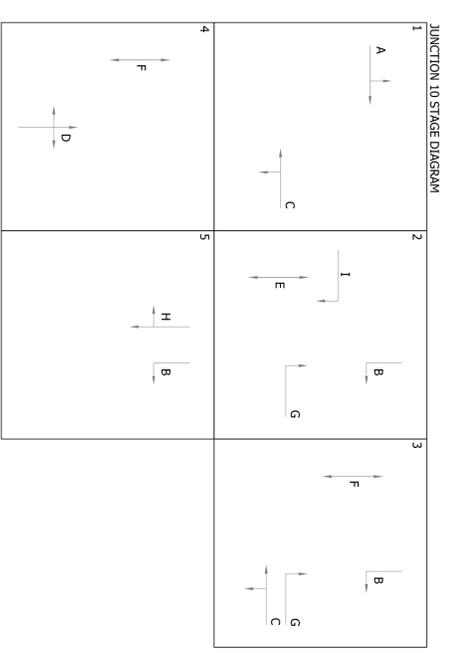
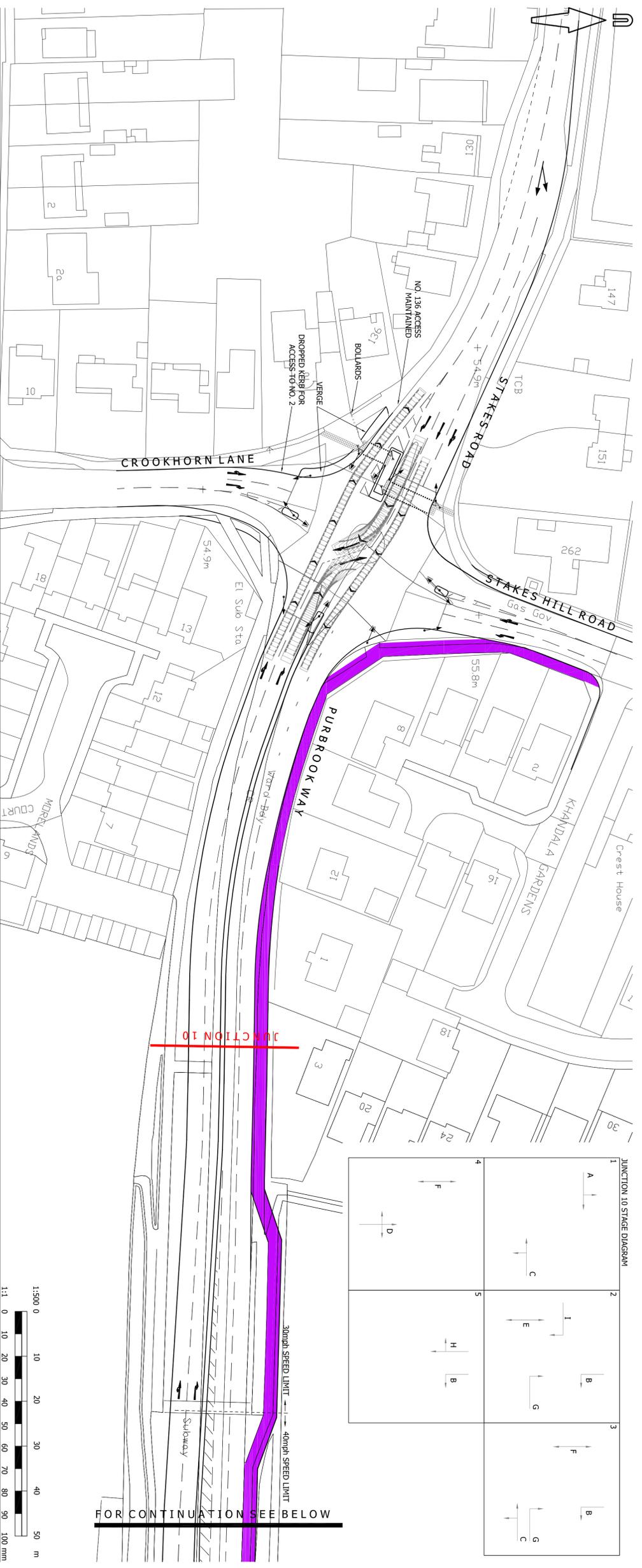
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**KEY:**

- PROPOSED SHARED FOOTWAY/CICLEWAY (3m WHERE FEASIBLE)
- EXISTING SHARED FOOTWAY/CICLEWAY

Notes:  
1. High level signals to be installed on Purbrook Way and Stakes Road.



**PRELIMINARY**

rev.	amendment	checked	date
PR04	Proposed and existing footway/hatch added. (H)	SA	29/03/11
PR03	Lane removed on Purbrook Way westbound. (PB)	KC	16/03/11
PR02	Right turn lane added to Stakes Road. (H)	KC	07/02/11
PR01	Preliminary Issue. (PN)	KC	22/07/10



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client: **granger plc**  
 project: **NEWLANDS WATERLOOVILLE**  
 scale: 1:500  
 date: JULY 2010  
 title: **PROPOSED PURBROOK WAY CORRIDOR IMPROVEMENTS (INCLUDING PEDESTRIAN/CYCLE ROUTE TO SOUTH DOWNS COLLEGE)**

drawing number: **GTWVILIE2/GA/1001**  
 rev.: **PR04**