

WEST OF WATERLOOVILLE FORUM

13 September 2011

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:

WWF - Minutes of the Forum meeting held on 19 April 2011

WWF60 – Progress Report –19 April 2011

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 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; Dukes Meadow

- 1.1 The Taylor Wimpey first phase reserve matters application was granted permission in November 2008 for 74 houses and 36 apartments. The building out of this phase commenced in April 2009, and has now been completed.
- 1.2 The developers gained further reserved matters consent for the second phase from both Councils on 15 December 2010 and are currently in the process of constructing this phase of the development which comprises of approximately 121 dwellings in a mixture of dwelling types and tenures. This phase immediately adjoins the first phase and continues the development along the Hambledon Road frontage. It also sees the construction of the main access road into the development, which will allow the current access to be closed in due course.
- 1.3 Phases 3 and 4 of the Taylor Wimpey development are expected to be submitted to both Local Planning Authorities by the end of the year. It is anticipated that they will go before a joint planning committee early next year for determination, with the aim of commencing on site in the Spring of 2012. This represents the final residential phases of the Taylor Wimpey scheme. *(details of the proposals will be presented to the Forum later on in the meeting)*
- 1.4 The Forum had been previously advised that Taylor Wimpey had submitted two outline planning applications, one for extra care accommodation comprising approximately 37 units, on the corner of the main access road and Hambledon Road, which is mostly within Havant and partly within the Winchester district. The second application was for an 82 bed nursing care home to complement the extra care facilities, which is entirely within the Winchester district. A joint meeting to determine both applications was held on 13 June 2011 and outline consent was granted for both applications.
- 1.5 The children's play area has now been completed, and subject to safety checks is expected to be open shortly; the Forum will be given a verbal update as to when the play area is likely be opened.
- 1.6 A planning application has been submitted by Hampshire County Council to themselves as the waste planning authority for the household waste recycling facility *(a presentation on this scheme will be made later on in the meeting)*

Grainger Masterplan and Planning Application; arrangements for further consultations.

- 1.7 The Grainger hybrid application was granted consent on 21 March 2011. This application was for outline consent for 2,550 dwellings, 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.
- 1.8 A decision on the Design Codes (with the exception of how they are to be applied to phase 1 of the scheme) has been deferred for further consideration. Discussions are underway to amend the document, and a workshop was held on the 14 June facilitated by Atlas to agree the areas where further work is required. The main issue to be resolved is how to establish a distinctive character for each discreet development area, while at the same time achieving a consistently high standard of design, and to ensure that this does not lead to monotonous, repetitive designs through successive phases of the development. Revisions to the Design Codes will be brought back to a subsequent meeting of the Forum prior to them being submitted for formal approval by both councils.
- 1.9 Negotiations on the S106 agreement have continued and the draft 'heads of terms' were agreed with the planning application back in March. 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. Following the successful completion of the agreement, Grainger hope to start preparatory work on site by the autumn.

Update on community development

- 1.10 A portakabin located in the phase 1 compound is now in use as an office for the Community Officer and provides a much needed base for more regular contact with residents. A surgery with both Winchester and Havant local councillors was held at the office on 21 July with another planned for 22 September and monthly thereafter.
- 1.11 The Police (with support from Radian Housing) are attempting to launch a Junior Police Community Safety Officer (PCSO) scheme to give local children a chance to work with the police and other agencies and foster a sense of responsibility and respect for each other and their local environment. They would become involved with litter picking or graffiti removal and in return get a chance to participate in activities such as sports, arts and crafts and dancing. On 3 August some taster activities were held to launch the scheme, but only 12 children attended the sessions and unfortunately many of them were younger than the target age. Further efforts will therefore be required to engage with the target group of young people.
- 1.12 One way to engage the young people might be to link with local youth clubs at Denmead and Waterlooville, which is being investigated further. It is unclear at this stage how many young people would be interested, so further

consultation will be undertaken. If the response is positive then some form of transport would be required to take the young people to and from the youth club each week, particularly the one in Denmead.

- 1.13 On 3 August Radian also organised a successful estate walkabout, to which all local residents and local members were invited. The walkabout provided more insight into concerns raised previously by residents and a report and update will be included in the next edition of the community newsletter.
- 1.14 A proposal for a page on the Councils' web-sites of frequently asked questions (FAQs) in respect of the MDA has been suggested, which will provide information that is requested on a regular basis by numerous residents. This will be added shortly to both Council websites.
- 1.15 The Billy's Lake project continues to gather pace after a Steering group was established for the project at the June meeting. Subsequent meetings have identified sources of funding and seen development of a project management plan. Funding was secured from Hampshire County Council through Councillor Allgood for BTCV to run four afternoon workshops for young people during the school holidays. The group have also successfully secured a grant of £2,000 from the Hampshire Playing Fields Association (HPFA).

Personal Travel Planning Project- July 2011

- 1.16 The Green Travel Coordinator is currently working with residents in Dukes Meadow, through the 'Travel Choice Initiative', which includes giving local residents free maps/ bus time-tables/ and free taster tickets. It also includes a personal travel planning project to encourage local trips to be undertaken by sustainable means of transport. Early customer feedback albeit on a limited basis, is very positive with increases in walking cycling and bus trips being recorded.

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 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, 15 December 2010, 21 March 2011 and 13 June 2011.