

WEST OF WATERLOOVILLE FORUM COMMITTEE

17 March 2016

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF CORPORATE DIRECTOR (WCC)

Contact Officer: Jill Lee Tel No: 01962 848575

RECENT REFERENCES:

WWF 82 – Progress Report – 06 July 2015

WWF 85 – Progress Report – 01 October 2015

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.

RECOMMENDATIONS:

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

## WEST OF WATERLOOVILLE FORUM

17 March 2016

### PROGRESS REPORT FOR THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)

#### REPORT OF CORPORATE DIRECTOR (WCC)

#### PROGRESS TO DATE

##### 1 Taylor Wimpey

- 1.1 Taylor Wimpey is now completing the construction of Phase 3 and 4 of their residential development - 372 units were occupied at the end of November. Phase 5, which is the final phase of residential development, will commence shortly after the clearance of the remaining conditions.
- 1.2 Planting is progressing on the western open space with a considerable number of willows trees being used which will eventually assist in keeping the ground free of waterlogging. The multi use greenway (footway/cycleway/bridleway) on the western open space is also well advanced. Eventually this will link up to Grainger site and continue down to Purbrook.
- 1.3 The construction of the care and extra care facilities is well underway and is expected to be complete in the summer. There have been some concerns expressed regarding visitor parking now that the marketing office has opened, but it is expected that visits will be arranged by appointment and that the adjacent layby should accommodate the one or two cars expected at any one time.

##### 2 Grainger

- 2.1 Development of the Bloor and Redrow phases is now well advanced with occupations now at approximately 150. Bloor should be complete towards the end of 2016 or early in 2017.
- 2.2 It is understood that Grainger is at an advanced stage of negotiations with a housebuilder to bring forward Phase 3, although it may be that the first reserved application is for part of the site only. This is a significant site as a long 'edge' abuts the Town Park. As the site becomes more heavily occupied the impact of construction traffic on residents becomes more complex to manage and this will become an increasingly important feature of reserved matters applications.
- 2.3 Contractors are now on-site to begin the PRS (private rental sector) scheme which was approved for the area.

- 2.4 Following concerns raised by the local residents, Grainger have reviewed their proposed offsite highways works at the southern access and are looking at the options available. The need for the College Road improvement works to be carried out as planned remains and Grainger are working towards this. Any revised proposals are subject to agreement by Hampshire County Council, Winchester City Council and Havant Borough Council.
- 2.5 Grainger have been actively marketing the mixed use and employment sites and there has been some interest in both, reflecting a more positive current market for employment land in particular.

### 3 Arts Development

- 3.1 Members will recall a presentation at the last meeting of the Forum by Wayward, the London-based landscape and architecture practice selected to deliver the first major public art commissions on Grainger's Berewood site. Wayward plan to use oak trees shaped around steel frames at two locations to create striking, living artworks that will grow with the development. A 'compass-shaped' feature will be positioned on the gateway roundabout at the main entrance, and a ship hull structure at 1/5<sup>th</sup> scale will be installed in the Town Park, pointing into a newly created boating pond. Recent months have seen the commissioning of engineers, pond designers and safety consultants, as well as exploratory discussions with Hilliers who are based just outside Winchester, and known for their arboricultural expertise. Formal consent for both of these artworks will be required through the planning process: a pre-application meeting took place at the end of February and local consultation activities are now being organised.
- 3.2 In the meantime, the public engagement programme – intended to build interest in and ownership of the arts projects – began last autumn, when Berewood Primary School children took part in a two year programme to collect acorns and grow new oaks. The ambition is to grow 700 trees, 700 being the number purportedly required to build a ship in times gone by. These will be planted around the development. The next phase will be the repotting of the saplings that have grown over the winter, to take place in March/April 2016: confirmed dates will be circulated to Members by email. The two other strands of the engagement programme will see 'forest school' workshops for all ages and model boat-building workshops delivered in partnership with the International Boat Building Training College in Portsmouth and Buckler's Hard Maritime Museum in the New Forest. Wayward have built a strong relationship with the School and will be broadening participation in the programme over the coming months.
- 3.3 The County Council has indicated that it will not adopt the roundabout with the public artwork, and both features will therefore be adopted as part of the open space associated with the development. A maintenance budget has been established, and would pass to whichever authority was responsible for the open space from the point of completion of the artworks. This is likely to be Grainger for a period, but could pass on to Winchester City Council or the

proposed new parish council in line with practice across the rest of the Winchester District.

#### 4 Community Development Matters

- 4.1 In response to feedback from residents the Community Officer and Grainger are now holding community meetings in the months when the Advisory Group does not meet. The Advisory Group is increasingly well attended and it is hoped the new community meetings build on this success by providing an additional opportunity to discuss issues, answer questions, and to ensure that residents have accurate, up to date information. The first meeting was held in February with the theme of community spaces and was well attend by residents from all three sites on the development. The April meeting will focus on the town park and public art, whilst the June meeting will look at the proposals for the content of the local centre.
- 4.2 As the S106 trigger for the provision of a temporary community space approaches the Community Officer and Grainger have started to explore potential user groups and to find out more about what activities residents would like to see provided. One option may be that instead of using the S106 funding to provide a standard Portakabin, a more formal arrangement could be made with the school to utilise the excellent facilities by covering the costs of additional hours in the evenings and at weekends and to fund the provision of activities and groups. This would also allow more flexibility with providing community services in surrounding areas which supports the integration of the new community, for example funding could be made available for a mini bus from Berewood and Old Park Farm to transport young people to the Youth Club in Denmead on Mondays and Tuesdays as well as the current Wednesday night. This option is still in the early stages and feedback is welcomed.
- 4.3 Radian continue to work closely with residents on Old Park Farm and to respond efficiently to queries. The strong working relationship with the police continues and residents are more confident in knowing which agency to report concerns or problems to. A Wellbeing Event has been arranged for the Easter Holidays, 7 April 2016, which will see the new Radian Wellbeing Bus offering health checks as well as other activities and more general information which will be helpful to residents. Unlike previous events this has a more targeted focus and hopes to attract more adults who may not have previously been attracted to family fun day events.

#### 5 Actions from last Forum

- 5.1 A number of points were raised at the last meeting of the Forum and some feedback on these is provided below:
- An additional controlled crossing along the Hambledon Road should be considered to accommodate pedestrian movements from the MDA

heading towards the leisure centre, and retail outlets in the town centre. Currently pedestrian are believed to be at risk by not having a safe crossing point.

***Hampshire County Council is aware of the desire line on the western side of Hambledon road between Sickle Way and Milton Road. An initial feasibility study concluded that it was not feasible to deliver a shared use path on the western side due to third party land issues and so recommended converting to shared use the footway on the eastern side between Hambledon parade shops and Milton Road.***

- Is there funding in the S106 agreement to provide a pedestrian access, through Brambles to the leisure centre and would this need to be repaid if the money is not spent.

***There is a contribution in the S106 for this proposed link. It will only be possible to implement this with the agreement of third party landowners which is not currently forthcoming. It is identified on the Taylor Wimpey S106 plan 501-55 as 'proposed foot/cycleway linkage'.***

- Can the start date and estimated completion of the TW bridge and link to the new school on the Grainger site be confirmed. In the interim alternative access arrangements should be considered.

***TW missed their opportunity for piling late 2015, and are awaiting clearance from the Environment Agency to proceed. The bridge should be fully opened in 2016. Grainger have expressed a willingness to assist in improving access arrangements for school students in the interim.***

- Can the triggers for commencing and potential completion of the southern access road be confirmed.

***The S106 agreement requires that the relevant highway agreements to be entered into prior occupation of 800 units on site, and for the works to be complete prior occupation 950 residential units on site.***

- The new skateboard park is to be located in an area where skylarks are believed to nest.

***There is a large amount flat of open space on this site where skylarks can nest. Their preference is for crop stubble and fallow fields avoiding vertical structures. They do not return to specific breeding grounds every year and they should not suffer any specific detriment.***

- 5.2 At a recent Advisory Group meeting Denmead Parish Council raised the issue of the adoption of highways and open spaces within the development. Until they are adopted by a statutory body these remain private and their management is the responsibility of the developer. There is no specific timeframe for adoption nor can the local authorities compel a developer to seek adoption at a particular time. Developers are able to offer highways and open spaces for adoption when they consider that they are complete and when it is convenient for them to do so. It is not unusual for there to follow some disagreement between the developer and the local authorities about whether the appropriate construction and maintenance standard has been achieved and this can be frustrating for residents who have no control over the process.

#### OTHER CONSIDERATIONS:

##### 6 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 6.1 The establishment of a successful community at West of Waterlooville is a priority for both Havant and Winchester City Council's.

##### 7 RESOURCE IMPLICATIONS:

- 7.1 There are no direct resource requirements arising from the report.

##### 8 RISK MANAGEMENT ISSUES

- 8.1 There are no risk management issues arising from the report.

#### BACKGROUND DOCUMENTS:

None

#### APPENDICES:

None