

WEST OF WATERLOOVILLE FORUM

12 November 2012

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF THE CORPORATE DIRECTOR - OPERATIONS (WCC)

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RECENT REFERENCES:

WWF64 - Progress Report –13 September 2011

WWF70 – Minutes of previous meeting, held 28 February 2012

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

12 November 2012

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

#### REPORT OF THE CORPORATE DIRECTOR - OPERATIONS (WCC)

#### 1 Progress to Date:

##### 1.1 The Taylor Wimpey Site

- 1.2 Phase 3 and 4 of development on the Taylor Wimpey site has commenced including the stream diversion. Completion will conclude the 450 residential units approved on the Taylor Wimpey part of the MDA. Both Winchester and Havant expect a submission for permission to amend the consented live work units in phases 2, 3 and 4 to residential units as there has been relatively interest in this type of accommodation. This would create a gain in the total number of affordable housing units for both authorities but will a matter for the respective planning committees in due course.
- 1.3 The new Household Waste Recycling Centre provided by Hampshire County Council is complete and scheduled to open in mid December 2012.
- 1.4 Both local authorities are preparing for adoption of the open space on the site. At some point in the future some of the larger areas of open space adopted by Winchester City Council which have a recreational rather than just amenity function may be transferred to any new parish council which is established but it is not proposed that they be offered to either of the existing parish councils.
- 1.5 The occupation of has 150 residential units has triggered payments of £375,324 (sports contribution), £36,000 Artificial Turf Pitch Contribution and £39,375 Community Development Contribution. The number of residential occupiers at the beginning of October 2012 was 172 units.
- 1.6 Havant Borough Council has finished consultation with shopkeepers and residents adjacent to the Hambledon Parade and is preparing two proposed improvement schemes to be funded from the Taylor Wimpey S106 monies.
- 1.7 The Horizon Leisure Trust, which operates leisure facilities for Havant Borough Council which serve the residents of Waterloooville has announced plans for the extension of dry-side facilities which will be part funded by the Section 106 contributions to be made for indoor sports provision. More details will be presented to the Forum as they emerge.

## 2 The Grainger Site

- 2.1 Representatives of Grainger will be giving an oral presentation at the meeting. They are currently awaiting clearance of four pre-commencement conditions prior to commencement of residential building Phase 1 which will be constructed by Bloor Homes.
- 2.2 Submissions are expected later this year for Phase 2 and Phase 7 Infrastructure (Phase 2 link road to proposed cemetery site, Phase 7 restoration works to River Wallington). The Design Code will be submitted and considered before these applications.
- 2.3 The Town Park phase associated with Phase 2 will include specific facilities (skateboard park, youth shelter, kick about space and LEAP) as required by the Section 106. Grainger will be conducting public consultation with local groups before submitting an application early next year.

## 3 Cemetery Site

- 3.1 At the last meeting of the Forum (held 28 February 2012), officers reported that monitoring work was continuing into the water levels of the site. The Section 106 Legal Agreement, signed 30 March 2012, has provision that, if there was an objection from the Environment Agency to the preferred cemetery site, the developers would make the infrastructure money that they would have been liable for, portable to another site.
- 3.2 Since that meeting, Havant has received the S106 payment of £18,000 to carry out the site investigation works required to obtain all necessary statutory approvals for the cemetery. Havant have approached Mayer Brown to continue with the investigations as they have the historic data of the earlier monitoring work. However, the additional monitoring work has still to be undertaken.
- 3.3 The original monitoring, started in 2010 through to Spring 2012 was to test the revised site as a feasible location. The next stage of monitoring to determine the exact design will run for a further 12 months.

## 4 The Section 106 Legal Agreement

- 4.1 The last meeting of the Forum also discussed the revised Section 106 Legal Agreement. The Forum asked for a summary of the Section 106 Legal Agreement and this will be available as an update paper which will be provided at the meeting.

## 5 Update on the Parish Council

- 5.1 Report WTF66 updated the Forum on the creation of the “West of Waterlooville Advisory Group” which had been formed by both Denmead and Southwick & Widley Parish Councils. The Council has received the following from Councillor Lander-Brinkley (Denmead Parish Council) as an update:

## **Getting started**

*Following the Terms of Reference agreed at the last meeting of this Forum, the **West of Waterloo Advisory Group** has been set up and has met twice. It has been agreed that the Chairmanship will alternate between the two Parish Councils on an annual basis with Denmead in the chair for the remainder of this municipal year. Meetings are being held every two months, alternately in Denmead and Southwick until a suitable venue at the MDA is available. The Clerk of Denmead Parish Council is acting as the Clerk to the Group. Local groups - Neighbourhood Watch and the Waterloo Community Forum - have taken seats at the table and we have one volunteer resident with the Residents Association promising another two. The Chairman (Neil Lander-Brinkley) prepared an article on the role of Parish Councils and the Advisory Group for the last edition of 'Community News'.*

*Topics that have been discussed have been the concern of residents that Taylor Wimpey has failed to deliver BT Openreach broadband, and the implications of the possible change of the Designated Protected Area status for the MDA, and I raise those matters today as issues that have yet to be resolved. The potential of the Public Art Programme has also been considered particularly the meeting/performance space POD.*

*At the next meeting the Clerk and Chair of Whiteley Parish Council have accepted an invitation to come to talk to the Group about the experience of growing their parish out of Wickham Parish. It is considered that there are important lessons to be learnt from that experience.*

## 6 CORPORATE STRATEGY (RELEVANCE TO):

- 6.1 Successful delivery of the West of Waterloo MDA would help in realising the key objective of 'Safer and More Inclusive Communities'.
- 6.2 Havant Borough Council's corporate priority of 'Social Inclusion'

## 7 RESOURCE IMPLICATIONS:

- 7.1 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.

## 8 BACKGROUND DOCUMENTS:

None

## 9 APPENDICES

None