

WEST OF WATERLOOVILLE FORUM

22 March 2013

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF THE CORPORATE DIRECTOR - OPERATIONS (WCC)

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RECENT REFERENCES:

WWF71 - Progress Report –13 September 2011

WWF72 – Minutes of previous meeting, held 12 November 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

22 March 2013

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 have received planning applications for permission to amend the consented live work units in phases 2, 3 and 4 to standard residential units as there has been relatively little interest from prospective purchasers in this type of accommodation. If approved this proposal would lead to an additional 14 units of affordable housing being provided on the site. The applications will be dealt with on the 15 March 2013 and an update will be provided at the Forum.
- 1.3 The new Household Waste Recycling Centre provided by Hampshire County Council opened on 16 January 2013 and is now fully operational.
- 1.4 There is a separate agenda item to provide an overview of some specific amendments to part of the western open space.
- 1.5 The occupation of 200 units is the trigger for significant contributions under the Section 106 agreement and for the Forum's information a schedule showing these is attached to this report as Appendix 1.
- 1.6 There is a separate item on the agenda relating to the proposed Hambledon Parade Improvement scheme funded from the Taylor Wimpey S106 monies.
- 1.7 Taylor Wimpey will again be providing premises for use as a polling station for the forthcoming County Council elections.

2 The Grainger Site

- 2.1 Bloor homes commenced the Phase 1 residential development on what is now referred to as the Berewood development in November 2012. This phase is for 194 residential units and access to the primary school site.
- 2.2 The amended Design Code for the Grainger area will be considered at the co-terminous meeting of Havant and Winchester planning committees on the 15 March 2013 and an update on the outcome of these meetings will be provided at the Forum. Winchester City Council has received and subsequently agreed an application for partial discharge of a subset of

conditions for the Phase 2 infrastructure. This enabled Grainger to apply for a Dormouse Licence from Natural England. The rest of the Phase 2 infrastructure conditions are expected to be submitted late in February 2013, Phase 7 infrastructure, including the River Restoration, in March 2013 and the Phase 2 residential in the autumn of 2013.

- 2.3 The portakabin for use by the community officer is on site, but it will not be fully usable until the utility services are available on site in accordance with the S106 agreement which should be no later than July 2013.

3 Other Items of Interest

- 3.1 At the last meeting of the West of Waterlooville Advisory Group in January 2013 two Old Park Farm residents had been co-opted onto the group. A Neighbourhood Watch scheme has been proposed on the Old Park Farm site and details will be published in the next newsletter. A Community Planning sub-group has been set up to take forward the proposal for a community plan across Waterlooville and is currently drafting a community survey, which will be distributed around key locations in the area. It is hoped that this work will help the integration of the new development with existing Waterlooville. The Forum is also in the process of organising its first 'Plenary Meeting' which they also hope will take place on 20 March 2013.
- 3.2 Following interviews in November 2012, Jaime Bridges was appointed as the new Community Development Officer for West of Waterlooville and started in post on 4 February 2013. Jaime has previously worked for Havant Borough Council as a Community Development Officer and brings with her a wealth of knowledge and experience in community development, as well as in-depth knowledge of the local area.
- 3.3 The WoWPod is almost complete and will be used in a variety of ways to facilitate activities and events such as film screenings, or outdoor performances. The Arts Advisory Panel is developing an activity programme for the coming year, in which the WoWPod will play a key role. Work is also currently taking place on a Noticeboard commission, which will provide a number of boards to promote various news, activities and events
- 3.4 The Council received the Inspector's Report into the Examination of the Winchester District Local Plan Part 1 on 11 February 2013. The Plan has been found sound, with certain proposed modifications, although there were no significant amendments proposed for the Strategic Housing Allocation at West of Waterlooville. The Council intends to formally adopt the Plan at a Special Council meeting on the 20 March 2013. With the adoption of the Havant Borough Core Strategy in March 2011, the whole of the site should soon be covered by an up to date Development Plan Document

4 CORPORATE STRATEGY (RELEVANCE TO):

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

5 RESOURCE IMPLICATIONS:

- 5.1 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.

6 BACKGROUND DOCUMENTS:

None

7 APPENDICES

Appendix 1 – Schedule of Section 106 contributions triggered at 200 occupations

Section 106 Obligations triggered by occupation of 200 units

Obligation	Amount (if cash payment)	Which Council?
8.1 Allotments Contribution (prior 200 on TW or 500 MDA)	£29,363	WCC
9.1 Cemetery Contribution (prior 200 on TW or 500 MDA)	£325,578	WCC
10.1.1.2 Community Centre Contribution second contribution (prior occ 200)	£208,957	WCC
10.1.2 Community Centre Maintenance Contribution (prior occ 200)	£50,625	WCC
15.6 SUDS construct and layout	Construct and layout whole scheme, then pay inspection fee	
16.1.1.2 Bus Services Contribution (prior occ 200)	£163,167	HCC
16.3.2 Highway Contribution (prior occ 200)	£391,876	HCC
16.4.1.2 Junctions Improvement Contribution (prior occ 200)	£202,910	HCC
16.8.2 Complete B2150 Hulbert Rd/Frendstaple Rd/Tempest Avenue works (prior occ 200 TW or 500 MDA)		HCC
16.9.4 Complete A3(m) junction works (prior occ 200 TW or 500 MDA)		HCC

Obligation	Amount (if cash payment)	Which Council?
16.13.1 Agree with HCC and HBC detail of Brambles north link (prior occ 200)		HCC/HBC
16.14.4 Complete spine road (prior occ 200 TW or 500 MDA)		HCC
16.18.2 Complete multi use greenway (TW section) (prior occ 200 TW or 500 MDA) S38		HCC
16.19 Off-site green links contribution (prior occ 200 TW or 500 MDA)	£23,536	HCC
18.1 Education and children's services contribution (prior occ 200)	£1,656,562	HCC
19.1.1 HWRC contribution (prior occ 200 or 30 months commencement)	£15,937	HCC
19.2.4 HWRC land is serviced (prior occ 200)		HCC
Barrier on bottom road, close off and car park		