

WEST OF WATERLOOVILLE FORUM

11 JULY 2013

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF CORPORATE DIRECTOR OPERATIONS

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RECENT REFERENCES

WWF73 - Progress Report - 22 March 2013

WWF76 - Minutes of previous meeting held - 22 March 2013

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 being made in bringing forward the West of Waterlooville MDA development

WEST OF WATERLOOVILLE FORUM

11 July 2013

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

REPORT OF CORPORATE DIRECTOR - OPERATIONS (WCC)

1 Recent Progress

1.1 The Taylor Wimpey Site

1.2 Construction on the Taylor Wimpey site is progressing with Phases 3 and 4 of the outline permission for 450 residential units well underway. Work has also now commenced on building out of the retail/affordable units fronting the Hambledon Road. Residential property is continuing to sell well and off plan indicating that the local market is strong and the property available meeting market needs.

1.3 One issue that has had to be addressed is the relationship between the requirements of the Taylor Wimpey Section 106 (S106) agreement and that signed by Grainger, who are developing the larger part of the MDA. Members will recall that these have 'interlocking' obligations which were agreed on the assumption that progress on both sites would be sufficiently well aligned not to create a stumbling block to development. In practice, Grainger did not start on site until much later than planned because of the need to rework the masterplan during the recession. Taylor Wimpey has also made faster progress than expected due to the strong demand for its product and has therefore run up against the requirement to make certain contributions sooner than its own business plan allowed for. The Government has made clear that local authorities should be prepared to renegotiate the terms of S106 agreements to ensure that they remain commercially viable. Since it is also not in the interest of either local authority for housing delivery to be any slower than is reasonably possible, careful consideration has been given to proposals from Taylor Wimpey to realign some trigger points for S106 deliverables at and post the 200th residential occupation. Havant and Winchester officers met with Taylor Wimpey in April 2013 to discuss the proposed changes in detail and considerable discussion has taken place to ensure that they do not have a detrimental effect on community development. The amended triggers which were considered acceptable (which is not all of those suggested) were issued for comment to all stakeholders in the S106, including Hampshire County Council (HCC), during May 2013 and taking into account the feedback received, the following amendments are to be included in a deed of variation:

- Community Centre Contribution - 2 of 2, £208,975.00 - *payable on commencement of the Community Centre*
- Community Centre Maintenance Contribution - £50,625.00 – *payable on completion of the Community Centre or 425th occupation on TW site*

- Brambles North Link Contribution - £50,625.00 – *payable on commencement of design or 375th occupation on TW site*
- Youth Provision Contribution, Multi Use Youth Shelter and Skateboard facility, £48,857.00 – *payable on commencement of works or 375th occupation on TW site*
- Allotments Contribution, £29,363.00 – *Southern allotments due to be delivered by Grainger on the completion of their 1,375th unit, TW will match*
- Cemetery Contribution, £325,578.00 – *Confirmation of confirmed site allocated/purchased prior to payment*
- Bus Service Contribution, £163,167.00 – *payable at 375th occupation – subject to HCC call in contribution earlier if bus service started.*
- Education and Children’s Services Contribution £1,656,562.00 – *5 equal staged payments (July 2013, Oct 2013, Jan 2014, April 2014 and July 2014) to coincide with construction and completion of school*
- Residential Travel Plan – *An additional £25,000.00 to be paid to HCC added to the existing £25,000.00 held as surety*

1.4 For the avoidance of doubt the Forum will wish to be aware that in no case is the developer to provide a lesser contribution, only providing it at a later date relative to their progress.

1.5 There is a separate agenda item for the Forum which provides seeks a response from the Forum to proposals by Taylor Wimpey for residential development in on part of the site allocated currently allocated for employment.

2.1 The Grainger Site

2.2 The first occupation of Phase 1 at Berewood is to take place at the beginning of July. The installation of a toucan crossing at Maurepas Way, linking the footpath across the Blue Star Land to Asda, will commence 1 July 2013. There is a separate agenda item for the HCC Highways Officer to address Maurepas Way as requested from the previous Forum.

2.3 Phase 2 Infrastructure (South of Milk Lane) which includes the cemetery buffer planting. This was requested and agreed as a clause in the S106 prior to commencement of Phase 2 providing adequate screening between the proposed cemetery site and The Rowans Hospice. The Rowans are considering a separate but adjoining unit for respite care and have been in discussion with both WCC, HBC and Grainger. Their original proposal to build in their existing car park is not favoured if the cemetery goes ahead as it would be too close. They are now exploring a piece of land to the east of the existing hospice building and awaiting a response from Grainger on some land ownership issues. The conditions for Phase 2 have been discharged and the contractor, Carey, is expected on site 1 July. It is likely that the builder contracted to build the Phase 2 residential will be taking pre-

application advice from HBC officers over the summer with a reserved matters application in September.

- 2.4 Phase 7 Infrastructure (River Wallington restoration and Northern access to the new school) is under consideration.
- 2.5 The Phase 3 Infrastructure application to discharge conditions is expected later this year.

OTHER ITEMS OF INTEREST:

- 3 The site land for the new primary school has been transferred to Hampshire County Council and it is expected that this will pass over to the contractor for commencement at the beginning of August. Services to the school land will be installed by March 2014 and the access road from the North completed in August 2014. When local authorities identify the need for a new school in their area they must seek proposals from approved sponsors to establish an Academy. The new primary school is to be an academy sponsored by the University of Chichester.

Hampshire County Council received three proposals for the new primary school to be established in the West of Waterlooville Major Development Area from:

- Portsmouth and Winchester Diocese Multi Academy Trust
- The University of Chichester
- Oasis Community Learning

Whilst all three proposals could be described as strong bids, each with the capacity to deliver outstanding educational outcomes for children, the County Council felt that the introduction of a relatively new academy sponsor with a high pedigree in teacher training will introduce competition and diversity into the system to the benefit of school communities in Hampshire and beyond. HCC was notified on 28 March 2013 that the proposal submitted by the University of Chichester had been given Ministerial approval to proceed to the next stage. A Project Implementation Group has now been formed to take the proposal forward and establish the new school.

Arts Development

- 3.1 Taylor Wimpey have indicated a preference to have the Wowpod located on site only once the open space has been adopted by the appropriate local authority. The adoption process is being actively pursued so that this can take place. Three notice boards which were commissioned are complete, but there is some concern about the suitability of what has been produced, and we will ensure that future commissions meet reasonable expectations for quality workmanship. There will be three more community events on site over the summer which will help to build the sense of community within the site. As the residents association is now an active organisation they are keen to be

part of future arts commissions and will be meeting the arts team the second week in July.

- 3.2 Discussions are now underway with Grainger to discuss how to make best use of the contributions provided for the arts in their Section 106 agreement.

Hambledon Parade Improvements

- 4.1 There will be a further public consultation between 3pm and 7pm on 11 July 2013 at the Parade. The purpose of the consultation, to be held by Havant is to encourage local residents to make comment on the proposed street furniture which will give the Parade character as well as improving integration with the new site opposite. Local residents at Southdown View, Sunnymead Drive, Hambledon Parade, Hambledon Road, and Esher Grove, have been leafleted to provide information about the event as will be the Taylor Wimpey development.

The West of Waterlooville Advisory Group

- 5.1 The West of Waterlooville Advisory Group which is coordinated by Denmead and Southwick Parish Councils met in May and the following items were discussed:
- What name would be chosen for the new Parish Council. Newlands may be appropriate and Kentidge Plain had been used in the area before;
 - Newlands and Kentidge could be names for the new schools;
 - The Chairman of the Residents Association preferred the name of Newlands for the development. Residents could be consulted on the choice of name;
 - The choice of name could be used to make progress on establishing a new parish council in allowing residents to make the choice of name, although a preliminary step may be the need to explain in more detail what a parish is and does. A preferred list of names should be drawn up before engaging with residents, with input coming from both Parish Councils.
 - There was a process to follow to establish a new parish council which needed a percentage of dwellings to be occupied. An article for the Community Newsletter could be written to explain this.
 - The opportunity to explain the role of a parish council should be taken at any planned community events.
 - Denmead and Southwick & Widley Parish Councils should consider names and bring these to the next WoWAG meeting for discussion prior to engaging on this with residents. The need for a new Ward was also briefly raised.
 - Use of historic names for the area. Cllr Cutler had a map of the field names used by Southwick Estates dating back to 1820. Using these would allow for the historic connection to be maintained. Cllr Cutler would get the index to the maps to allow a follow up at the next WoWAG meeting.
 - The Group supported a suggestion that Forum meetings were held in the evening to allow residents more opportunity to attend. These meetings

should also be held onsite at the most accessible venue for residents with the Waterlooville Community Centre being suggested.

6 CORPORATE STRATEGY (RELEVANCE TO):

6.1 Successful delivery of the West of Waterlooville MDA would help in realising the key Winchester City Council objective of 'Safer and More Inclusive Communities'.

6.2 Havant Borough Council's 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 ensure various conditions and obligations are complied with.

APPENDICES:

Grainger Phasing Plan – Appendix 1

Hambledon Parade Improvements Options Flyer – Appendix 2