

WEST OF WATERLOOVILLE FORUM

22 November 2013

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF CORPORATE DIRECTOR

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RECENT REFERENCES

WWF75 – Progress Report – 11 July 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:

That the Forum notes the progress being made in bringing forward the West of Waterlooville MDA development.

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

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DETAIL:

1 Introduction

- 1.1 There are now over 230 occupations on the Taylor Wimpey part of the development and total sales are over 250, some of which are forward sales 'off plan'. This means that over 50% of the Taylor Wimpey development has been sold.
- 1.2 The Taylor Wimpey proposals for a Phase 5 of residential development to replace some employment land was taken to a public viewing at Basepoint (Brambles Business Park) on 16 October 2013 from 3pm to 7:30pm. Denmead Parish Council has asked that the Forum be made aware of its concerns regarding additional residential development taking place without additional community provision being made.
- 1.3 The diversion of the stream has now been completed and this is flowing. The Environment Agency is pleased with the outcome. Construction of the new road/pedestrian bridge on Phases 3 and 4, crossing the stream, through to the residential abutting the Hambledon Road, will commence in late November 2013.
- 1.4 Taylor Wimpey has agreed to a portakabin for use in connection with the 2014 elections being sited near the main site entrance (on the land with outline permission for an extra care home). It will be sited on the Winchester side of the boundary with Havant, and full details will be confirmed after consultation with local Councillors.
- 1.5 On the Grainger site over 20 Phase 1 Occupations are expected by the end of November 2013.

2 Planning matters

Phase 7 Infrastructure (Northern School Access and Restoration of River Wallington).

- 2.1 Grainger have requested that the school access conditions be discharged ahead of the river restoration as they are still in discussion with Portsmouth Water on the latter and wish to give Hampshire County Council access to the

school site as soon as possible. The school access conditions were discharged on 14 October 2014.

- 2.2 TPO application for pollarding/felling of trees to rear of Purbrook Gardens (Marrelsmoor Coppice) was to be considered at Winchester City Council's (WCC) Planning Committee on 17 October 2013. This application was withdrawn and will be re-submitted.

Phase 2 Residential (248 units, 40% affordable)

- 2.3 The builder engaged for Phase 2 of the Grainger site is Redrow Homes who are in pre-application discussions with Havant Borough Council (HBC), with WCC as consultees as this phase is predominately in Havant Borough. The agent, Tetlow King, has submitted a statement of conformity detailing how their proposals conform, or not, from the approved Design Codes.

Phase 3 (418 residential units)

- 2.4 Infrastructure application to discharge conditions is expected imminently.
- 2.5 The application for the Town Park landscape strategy and detail of Phase A, which will bring forward the first section of the Park (associated with residential Phase 2), is expected to be submitted soon.
- 2.6 An application for Listed Building Consent will also be made for the partial demolition of Plant Farm to make it safe.

3 Other matters

- 3.1 The pedestrian crossing from Phase1 across Maurepas Way to the ASDA car park is completed and in use.
- 3.2 The latest information on the proposed cemetery from HBC is that:

'Havant Borough Council has had a specialist complete the groundwater investigations and supplement/reconcile some of the earlier data. This included excavations after crops were harvested. It has provided more information on the likely drainage option that would be needed to provide a cemetery and hence the likely cost. The Council is therefore still investigating its options before deciding how to proceed.'

The Minutes of the WoW Advisory Meeting held on 31 July 2013 incorrectly stated the cemetery would not be built on the Grainger site. These minutes were formally amended at the 25 September 2013 Advisory meeting to state the cemetery 'may not be built'.

4 Community Items of Interest - Community Officer

Berewood Primary School

- 4.1 Links have been established with University of Chichester Academy Trust (CAT), the sponsor academy for Berewood Primary School opening in September 2014. Although late in the process, details of the consultation were shared through local networks to ensure the local community had some opportunity to input their thoughts. A number of sessions are planned throughout November 2013 for prospective parents and interested Community Partners to meet with colleagues from the Academy Trust. There is enthusiasm to involve local partners and to open up school facilities for use by the wider community. These sessions have been well promoted locally and are being supported by the Community Officer

Children and Young People

- 4.2 Links have been made with Denmead Youth Club to engage with and support young people from the development. Youth Workers from HCC and the Youth Club will be visiting the development on a regular basis between October and Christmas 2013, getting to know the young people and helping to arrange joint activities. The longer term aim is to use the Communicare minibus to take a group to the club on a weekly basis. Should the detached youth work be successful then further funding can be secured based on the ideas and needs of the young people.
- 4.3 Subject to securing external funding, agreement in principle has been given for a partnership with Action for Children (who run both Happy Valley/ Denmead and Mill Hill/Waterlooville Children's Centres) to employ a Family Outreach Worker and Play Worker for the development. The outline aim is to provide weekly play sessions on both the Taylor Wimpey and Grainger sites, to work with those families needing additional support and linking them back to the activities being offered by the Centres. More details will be available once a suitable funding source has been identified and further discussions have taken place.

Halloween Event – Thursday 31 October 2013

- 4.3 A very successful Halloween event took place for children and young people during half term. Winchester Theatre Royal gave children the opportunity to try costume design and face painting, and there was colouring and craft by Radian and Happy Valley Children's Centre. Winchester City Council Neighbourhood Services Officers and ACSOs supported the event, providing free Bike Coding and offering information and advice to residents. Around 50 young people attended the event, several with parents who had very recently moved onto the development. These events have become very popular and an excellent way of networking and getting information to residents

Pride in Old Park Farm

- 4.4 There has been an increase in reported antisocial behaviour in the past months and a multiagency meeting was held to identify actions from partners to address the issues. The spike in calls to 101 may have been because earlier in 2013 there was a misconception that ringing 101 could have a negative affect on house insurance, and these discussions are on going. Motiv8 continue to work on site with young people on a Thursday evening and while there are good relationships between the young people, the language being used late at night and the proximity to houses where the young people are gathering are key areas for concern.
- 4.5 Independent inspectors visited the Play Area at the end of October 2013 and found some serious issues which need addressing before the adoption process can begin. HBC have offered to carry out the necessary works (costs to be covered by Taylor Wimpey) but a decision is yet to be made

5 Neighbourhood Watch

- 5.1 A number of interested residents have come forward and a pilot scheme is now established in Coulter Road and Sickle Way. Once this scheme is up and running it is hoped to roll it out into other areas on the development. An article was included in the last newsletter to help identify coordinator in other areas

6 Arts Development

- 6.1 At the last Arts Panel meeting, 5 November 2013, it was agreed that Cllr Kirk Phillips would chair the West of Waterlooville Arts Advisory Panel meetings. Cllr Phillips is a Winchester City Council member and sits on the West of Waterlooville Forum.
- 6.2 The WoW Pod is complete and is being stored in Brighton (at the artist's studio). The transportation of the WoWPod is a rather complex process due to the restricted access at the gate to the workshop. It is estimated to be delivered within two to three weeks to Cowplain Secondary School, with whom an agreement has been reached to locate the WoW Pod near the Business Centre, with the a clear understanding that the Pod was created primarily for the enjoyment of the West of Waterlooville residents and must be accessible for wider community groups and events. The school site is busy and overlooked with activities on site until 10pm and this arrangement means the Pod will be used day and night by a variety of groups and ages. This is a temporary arrangement until the Western Open Space is adopted or other sites become available and can be reviewed at any time. Cowplain Community School will need to take responsibility for insuring the WoWpod for material damage and event liability insurance. An agreement is being drafted between Winchester City Council, Havant Borough Council and Cowplain Community School which specifies the arrangements and

responsibilities relating to the supply, installation and the use of the WoWPod at the school.

Public Art Programme

6.3 Three events took place throughout August and September, arranged by Clare Halstead. Activities included Free Running, Table Tennis, Story Telling and Drama Games, along with a photography project. Partners included Winchester Theatre Royal, The Spring, Motiv8, WCC, HBC & Radian and more. The events were well attended, particularly by children. Partners commented on the good sense of community and the positive attitude and behaviour of the children. These events are the last to be funded through the Public Art Programme.

6.4 There is still funding for a further two commissions but following consultation with the Residents Association and with the issues of not being able to install work on the development until the land is adopted, it has been agreed that these commissions will be put on hold for the time being while further consultations with residents is carried out. This also ensures the public art is spread across the whole development, including Phases 3 and 4.

7 Community Notice Boards

7.1 Two Notice boards were installed, one on the Green and one by the play area, whilst a third has been stored until the footpath through to the school on the Grainger site is complete. It was agreed by the Advisory Group that the standard of workmanship on the Boards was not acceptable and a list of required works has been identified. The Boards were collected on 17 September 2013 for repairs, and should be reinstalled at the beginning of December 2013.

8 Heritage Lottery Fund

8.1 A bid has been submitted for the 'Placemaker Project', which will enable young people to explore, identify and record the heritage of the West of Waterlooville Major Development Area. As well as making contact with the families who farmed the land, participants in the project will research natural history, historical records, maps and archaeology to build a sense of place for themselves and their new community. The HLF panel date where the bid will be considered is 16 December 2013.

9 BAE Systems

9.1 Outline planning permission was granted by Havant Borough Council on 31st July 2013 for the demolition of "main building" and ancillary restaurant and development to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Electra Avenue.

9.2 Subsequent to the outline planning permission and following a marketing campaign, it would appear that there is little demand for new business units with the competition from Lakeside and Langstone Technology Park. The detailed facilities have been amended reflecting further consultation with the local community.

9.3 Although the plans are at an early stage, specific facilities may include:

- An eight screen cinema
- A twenty lane bowling complex
- A fitness Centre
- A 60 bedroom Hotel
- Three restaurants including a drive thru and a Public House
- A supermarket

Efforts will be made to ensure that any consents for the development of this site would ensure that the link from the MDA to the Brambles Business Park are facilitated

OTHER CONSIDERATIONS:

10 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

10.1 The delivery of a successful through the West of Waterlooville MDA is an integral part of the City Council's strategy for sustainable development as set out in its Local Plan Part 1 and Havant Borough Council's Corporate Strategy to work with communities and developers to allocate and deliver sites for employment and housing guided by the appropriate Development Plan Document and changing national policy

11 RESOURCE IMPLICATIONS:

11.1 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 the various conditions and obligations are complied with.

12 RISK MANAGEMENT ISSUES

12.1 There are no risk management issues arising from this report.

BACKGROUND DOCUMENTS:

None

APPENDICES:

None