

WWF85  
FOR INFORMATION  
WARD(S): BOARHUNT /SOUTHWICK AND WIDLEY/DENMEAD  
WATERLOO/STAKES/PURBROOK

WEST OF WATERLOOVILLE FORUM

1 October 2015

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF THE CORPORATE DIRECTOR (WCC)

Contact Officer: Joseph McKee Tel No: 01962 848583

RECENT REFERENCES:

WWF(82) – Progress Report – 06 July 2015

WWF(79) – Progress Report – 22 November 2013

WWF Informal Briefing – WOW Implementation Officer Updates – 21 April 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.

Also to be found within this report is a summary aiming to provide an update of recent progress made by the Arts Advisory Panel as well as a Statement of Community Development produced by Havant Borough Council.

RECOMMENDATION:

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

## WEST OF WATERLOOVILLE FORUM

1 October 2015

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

#### REPORT OF CORPORATE DIRECTOR

##### Progress to Date

#### 1. Taylor Wimpey (TW) Site

- 1.1. Phases 1 and 2 are now completely built out and occupied (110 phase 1 & 113 phase 2) and within phases 3 & 4; 138 out of a total of 235 dwellings are completed and occupied. Within phases 3 and 4 a total of 47/88 of the affordable housing units have been constructed (September 2015 – TW 3 Monthly Progress Report).
- 1.2. Application for discharging of pre-commencement conditions for TW Phase 5 has been submitted (103 units) and all relevant consultees have been consulted. Planning consent was also granted for the TW Bridge (15/00742/FUL) 03/08 which will form part of the link between the Grainger and Taylor Wimpey Sections of the development.
- 1.3. Major excavation works to grade the spoil heaps on the Western Open Space have commenced. It is hoped that grading will be completed before the onset of very poor weather meaning that pathway surfacing can be carried out and the space made usable from early 2016. It is planned that the WOW Pod will be placed onto the Western Open Space subject to further discussions related to the most appropriate location. Although the WOW pod will not be easily relocated as has been the intention, it will be an excellent focal point on this very large open space area.
- 1.4. Pre-commencement conditions for both the on site Care Home (14/01935/REM) and Extra Care facility (14/02215/FUL) were discharged 03/07 and 14/08 respectively.

#### 2. Grainger Site

- 2.1. There are currently around 98 dwellings completed on phase 1 of the Grainger site and 15 on phase 2 (September 2015).
- 2.2. In depth discussions between the planning authorities and Grainger in relation to the next phase of development (Phase 3) are likely to get underway early 2016. Winchester City Council is also in the process of discharging pre-commencement conditions related to the Private Rented Scheme (PRS) which was previously permitted.

- 2.3. The London Road 'Toucan Crossing' construction works are at a completion stage and are now subject to a stage 3 road safety audit.
  - 2.4. At the last meeting Members raised concerns regarding the advance information being given to residents (both on and off) regarding forthcoming highway works. Grainger and their Transport Planning Consultants Mayer Brown have taken measures to engage with residents making them aware of upcoming infrastructure improvement/alteration works scheduled to be undertaken. All relevant communications are being uploaded to the West of Waterlooville blog acting as a promotional tool for residents and interested parties.
  - 2.5. Following further discussions between Grainger, the local planning authorities and Hampshire County Council, Winchester City Council are in the process of discharging pre-commencement conditions for the Greenway application (14/00092/REM). Discussions have aimed to aid in depth understanding of the process in the Greenway being considered a Public Right of Way. When later phases of the MDA come to being developed, the Greenway will represent an extremely useful pathway for multiple users that benefits north-south permeability on the MDA.
  - 2.6. The second bridge on site; located in close proximity to Berewood Primary School, is now in place and final surfacing and flint detailing works to the facade are ongoing. Once TW have completed their bridge works the link between the two sites will be operational, something which marks a major step forward in the creation of a new and integrated community.
  - 2.7. The relevant conditions were discharged 20/07 for both the Skate Park and the Play equipment that are to be located within Phase A within the Town Park (14/00092/REM). Phase A of the Town Park relates to infrastructure in connection with Phase 3 of the MDA's development (development to begin late 2016). However, Grainger are committed to delivering the Town Park within the earliest time frame
3. Arts Advisory Panel Update
- 3.1. Following the shortlisting in May of four artists for the first wave of public art commissioning on the Berewood site, a selection panel met on Tuesday 15 September for a day of interviews. Although one artist had withdrawn, the panel were presented with three varied and high quality proposals responding to the detailed brief that had been drawn up by FutureCity.
  - 3.2. The panel unanimously chose to appoint [Wayward](#), a London-based practice with an excellent track record in community engagement and a strong focus on the natural environment. Their proposal reflects the historic links between Berewood and the ship-building industry. For Town Park, they will use shaped oak trees to reflect the hull of HMS Victory, set into a boating pond. For the Gateway, a further shaped oak set around a large steel ring will represent to the ship's compass. Although these forms would be present from the outset, it would take up to 20 years for the oaks to reach maturity

and the artworks will therefore grow with the development and the community around them. The proposals will need to secure planning permission before work can begin, but it is anticipated that the two pieces would be in situ within a year. Wayward are represented at today's meeting and will present their proposals in more detail.

#### 4. Community Development Update

4.1. In the absence of the West of Waterlooville Community Development Officer, Geoff Lawton, a freelance consultant with a great deal of relevant local authority experience has been commissioned to provide cover for the role.

#### 5. Newsletter distributed to all residents

5.1. Two newsletters have been written and distributed to all residents of both the Grainger and Taylor Wimpey housing estates over the summer period. Distribution took place on Friday 17 July 2015 and Wednesday 30 September 2015 respectively. Distribution involved the participation of a number of community partners including the Police, Motiv8, Radian, Winchester City Council and Havant Borough Council. Working together across the estates, the distribution process also helped the local representatives to raise their profile in the local community by meeting and being seen by a number of local residents during the newsletter distribution. The newsletter is also displayed on the notice boards on the Taylor Wimpey estate. The noticeboards have also been updated with current information. A copy of the newsletter will be available at the meeting and the contents also inform aspects of this report.

5.2. The newsletter seeks to raise the awareness of local residents and encourage their engagement in local community opportunities and provision. Newsletter content seeks to promote local provision identified across all adjacent areas including Denmead and Waterlooville.

#### 6. Berewood School

6.1. For the 2014/15 academic year, Berewood Primary School had around 80 pupils, many from the Old Park Farm developments. At the start of the new academic year on Thursday 3 September, over 50 new pupils were welcomed into the school, 40 of whom started in the Reception classes, and other children joining in Key Stage 1 and 2 as more homes are occupied in the MDA.

6.2. The school has been made available for numerous community meetings and events such as hosting the West of Waterlooville Advisory Group Meetings.

#### 7. Waterlooville Leisure Centre – new facilities

7.1. Residents have been made aware of the new facilities now available at the adjacent Waterlooville Leisure Centre including a new café, gymnasium, 50 capacity studio and "World of Play".

7.2. Specific opportunities for teenage swimming activities have been promoted through the recent newsletter and it is hope that this will further help to engage local young people in constructive activity.

7.3. The GP exercise referral scheme operated by the local Horizon Centres and including Waterlooille Leisure Centre which is located in the middle of the West of Waterlooille MDA, has been promoted to residents too.

## 8. Neighbourhood Watch

8.1. Information about a proposed neighbourhood watch scheme in the area was included in the July newsletter and neighbourhood watch co-ordinators are seeking the views of local West of Waterlooille residents about the forming of a neighbourhood watch scheme in their specific areas.

## 9. Motiv8

9.1. Throughout the summer holiday period, representatives from Motiv8 lead a number of weekly activities on Hereford Park on the Taylor Wimpey development in Waterlooille. The weekly Tuesday afternoon activity sessions brought together young people from the estate and promoted their engagement in constructive activity.

## 10. Summer Community Event

10.1. Representatives of local agencies continue to work together well in supporting the community development of West of Waterlooille area. Representatives of Havant Borough Council, the Police, Radian combined with other associated partners to develop a summer event for local residents on Friday 28 August 2015 between 2pm and 4pm. The target group for this particular event was aimed at children who were enjoying their school summer holiday. Staff from "Creative Palaver" were commissioned to lead a range of Circus skill activities throughout the afternoon. Some 80 children and adults enjoyed the fun packed afternoon.

## 11. Anti Social Behaviour

11.1. On occasions during the summer holiday period, some anti-social behaviour has been experienced across the West of Waterlooille area.

11.2. Staff of the partner agencies have sought to engage these individuals in constructive activity through for example, the Tuesday afternoon activity sessions and the summer circus skills event.

11.3. In the newsletter, the awareness of all residents has been raised of the need to park their vehicles considerately in their own drives and garages, and so not obstruct the garaging facilities of neighbours.

11.4. During the summer, staff from partner agencies also distributed a leaflet about the reporting of anti social behaviour through the Police "101"

number. This ensures that all incidents are formally logged and receive appropriate response.

## 12. Community Partners

12.1. It is pleasing to report that a large number of organisations continue to support community development in the new areas. These include Radian, Bishops Waltham Police, Waterlooville Police, Neighbourhood Watch, Motiv8, Action for Children (Denmead), Denmead Baptist Church, Denmead All Saints Church, Berewood Primary School, Berewood Community Ministry, Theatre Royal Winchester, Denmead Youth Club, The Spring, Havant Borough Council, Waterlooville Leisure Centre, Winchester City Council, Denmead Parish Council, Southwick and Widley Parish Council, Taylor Wimpey, Bloor Homes, Careys, Grainger plc, Grainger Trust and Guinness Hermitage.

12.2. The newsletter seeks to connect local residents with a wider range of community provision too.

## OTHER CONSIDERATIONS:

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

13.1 The delivery of a successful 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.

### 14 RESOURCE IMPLICATIONS:

14.1 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.

### 15 RISK MANAGEMENT ISSUES

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

## BACKGROUND DOCUMENTS:

None

APPENDICES: None