

REPORT TITLE: PROGRESS REPORT ON THE WEST OF WATERLOOVILLE
MDA

23 MARCH 2017

REPORT OF PORTFOLIO HOLDER: Councillor Weston - Deputy Leader with
Portfolio for Built Environment

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WARD(S): SOUTHWICK AND WICKHAM / DENMEAD / WATERLOO / STAKES
ROAD

PURPOSE

This report outlines the progress made on various planning and community development 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 made in bringing forward the West of Waterlooville MDA development

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The establishment of a successful community at West of Waterlooville is a priority for both Havant and Winchester City Council's

2 FINANCIAL IMPLICATIONS

- 2.1 There are no direct resource requirements arising from the report.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

- 6.1 None

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None

9 RISK MANAGEMENT

- 9.1 There are no risk management issues arising from the report.

SUPPORTING INFORMATION:

10 General updates

- 10.1 There have been three Advisory Group meetings and three community engagement evenings (Resident's Meetings) since the last update report to the Forum (WWF89). Meetings have covered site updates and developer's future plans, resident issues such as parking, remedial works required, the problem of obtain a surface water drainage rebate and formation of a parish council.

- 10.2 Grainger's Project Manager Lisa Turley is now on maternity leave. Marcia McGinty is returning to cover this role.

- 10.3 Occupation across the site is over 740 dwellings, of which 40% is affordable housing.
- 11 Taylor Wimpey
- 11.1 There are 496 occupations across the site, out of 584 (excluding the dementia care home).
- 11.2 The Phase 5 residential development is well underway and completion is expected within the next 12 months.
- 11.3 Wellington Vale care home and Wellesley Court apartments are both open and are occupied <http://mhawellesleycourt.co.uk/your-community/>
- 11.4 The Hambledon Road / Sickle Way play area is in the process of adoption by Havant Borough Council.
- 11.5 Works on the Western Open Space section owned by Taylor Wimpey have continued and an inspection by Winchester City Council is due to be carried out by the end of March. Taylor Wimpey and Winchester City Council are working towards opening as much of the open space as soon as possible. This may mean that the lower part of the site is boarded off while works continue.
- 11.6 Works on the Western Open Space section owned by Taylor Wimpey have continued and an inspection by Winchester City Council is due to be carried out by the end of March. Taylor Wimpey and Winchester City Council are working towards opening as much of the open space as soon as possible. This may mean that the lower part of the site is boarded off while works continue.
- 11.7 Taylor Wimpey was obliged by the section 106 agreement to complete their section of the spine road and bridge by 200 occupations, which occurred in March 2013. Since May 2016 dates for the opening of the bridge have continually been pushed back, with no justifiable reason given for the delays. Despite the bridge now being practically complete, the spine road has yet to be surfaced and no timeline has been provided for the works. WCC have started the warning notice process which requires Taylor Wimpey to state their intentions to remedy the breach of the agreement and timescale for doing so.
- 11.8 Employment land is still being marketed but, as yet interest in the site has not resulted in firm offers being made.
- 11.9 David Parker, Architectural Manager from Taylor Wimpey will be attending the Forum to discuss proposals for the remaining undeveloped commercial land of the site.

12 Grainger

- 12.1 The new website to give information to residents and the wider community went live in December. This can be seen at: www.berewoodhampshire.co.uk
- 12.2 Bloor Homes are developing Phase 1 and will be offsite by the end of April. Winchester City Council's Enforcement team are managing the non-compliance with the approved planning documents in respect of failure to implement landscaping of the car parking courts in accordance of the approved plans. Occupations in the Private Rental Scheme (PRS) area are due to start at the end of June and likely to be advertised in May. Phase 2, developed by Redrow, are selling well and are expected to be completed around the end of 2017. Permission was granted for 246 units, of which over 70 are now occupied.
- 12.3 In January the Joint Planning Committee approved plans for Phase 3A to be developed by Barratt David Wilson Homes. They have submitted details to discharge conditions required prior to commencement. They are hoping to be on site at the end of March or early April.
- 12.4 Archaeological work is being undertaken for the rising main (foul sewage), Phase 13 and parts of Phase 4. Further evidence of late pre historic settlement and activity has been found in trial trenches and further excavations will take place in due course. This is not expected to impact the build progress. Construction of the rising main and greenway will follow once archaeological works are completed.
- 12.5 Cabling work is due to take place before the end of summer. This will be to remove the overhead cables running from Phase 3B, across the town park, Phase 5 and 13. The electrical supply will be re-routed underground into the site. Offsite reinforcement works are already underway by SSE.
- 12.6 There has been progression with developers and the next land parcels to come forward for planning are likely to be Phase 13, 9 and 6 (the local centre).
- 12.7 Grainger are also progressing design works for the gateway area, proposals include a pub, hotel, drive through coffee shop, office and residential. Planning applications are likely to be submitted in the summer. Grainger will present these proposals at the Forum meeting.
- 12.8 Plans have been submitted to show the proposed location of the nursery and health centre to comply with the section 106 agreement. The accepted plan for the nursery is included in appendix 1. Grainger are due to resubmit the health centre plan by the end of March as there was an error with the original plan. Grainger are looking at ways to bring this area forward and are in discussion with the PCT regarding the health centre.
- 12.9 The principle of changing the deed of variation was also approved by the Joint Planning Committee in January. This is to allow the community facilities to be split between the local centre and town park, to change some triggers which Grainger will be unable to meet due to better than expected build out and sales rates. Updated traffic modelling has also had an impact on the triggers

and Grainger will meet with Hampshire County Council Highways will be meeting to discuss this on the 13 March. Following this Grainger will update the deed for officers to comment and finalise.

12.10 The following applications are currently under consideration:

- a) Town Park Phase A – relocation of MUGA. Consultation now closed and awaiting changes to be agreed with Sport England. APP/16/01211 (led by Havant BC)
- b) Temporary office and community building. Consultation closes on 23rd March. 17/00470/FUL (led by Winchester CC).
- c) Discharge of conditions for infrastructure for phases 4 and 13
- d) NMAs for the PRS to ensure roads are compliant with highways adoption standards and, separately, to change the cladding to a more durable cladding product.

13 Community Development

- 13.1 The bi-monthly Residents Meetings continue to be well supported, with an average of 50 residents attending from across the development.
- 13.2 At these meetings residents are able to speak directly with the community officers with questions and suggestions, as well as meet neighbours to share experiences.
- 13.3 Residents welcome the informal structure of these meetings. However the format may develop to ensure residents are given an equal opportunity to participate as attendance increases.
- 13.4 There is a proposal to formalise the feedback from the Residents Meetings to the Advisory Group to ensure all parties are kept informed and residents voices are represented.
- 13.5 Several residents have expressed an interest in getting more involved in supporting the local community, this may be interest in becoming a parish councillor for the new Parish, volunteering to deliver leaflets or supporting the management of the new community building. This reflects the development of a growing, proactive, and responsible community.
- 13.6 Building on the success of the Pride in Old Park Farm Initiative, a programme of community litter picks has been planned to encourage residents to take action and develop a sense of ownership in their communities.
- 13.7 There will also be a campaign to encourage residents to take pride in their area. This will include a number of community activities, such as teaching children to plant and care for sunflowers and encouraging residents to plant flowers in their gardens. This campaign will also give officers an additional opportunity to work closely with residents to understand the views and issues held by local people and to encourage future involvement in community activities.

- 13.8 For a temporary period the role of Community Officer is being split between two officers, Jaime Bridges and Jayne Lake both based in the Havant Borough Council Offices. The total hours of the post has not increased and the officers between them will commit 37 hours per week to the development.
- 13.9 Jaime remains the main point of contact for development enquires and lead for strategic projects. Jayne will run new community projects and events on the development. This is a temporary arrangement which will be closely monitored.
- 14 Art Development
- 14.1 Councillor Brook became Chair of the West of Waterlooville Public Arts Advisory panel at the end of September.
- 14.2 Following an internal review by Havant Borough Councillors of the appointments to outside bodies it was decided at the Cabinet meeting on 8 June 2016 that they would not be appointing members to the Arts Panel.
- 14.3 The Gateway artwork of sculptural oak trees has been approved through the planning application. It is due to be installed in the Winter 2018/Spring 2019 planting season when the saplings will have matured sufficiently to be permanently planted.
- 14.4 FutureCity stepped down from the project in January 2017. It was agreed that the value being added to the programme through their management had reached a natural conclusion.
- 14.5 Members of the Art Panel had a walk over of the northern section of the Western Open Space to consider sites for natural play area and pod. See appendix 2 for images of the pod.
- 14.6 Once the northern section of the Western Open Space has been transferred to Winchester City Council the panel will be able to consult the residents and wider public on the natural play facility.
- 15 Development of a new Parish Council
- 15.1 A report will be submitted directly to the forum by Cllr Lander-Brinkley and is WWF94 on this Agenda. This will include an update on the provisional timetable which is being discussed for the formation of a new parish council for the Winchester part of the development area.

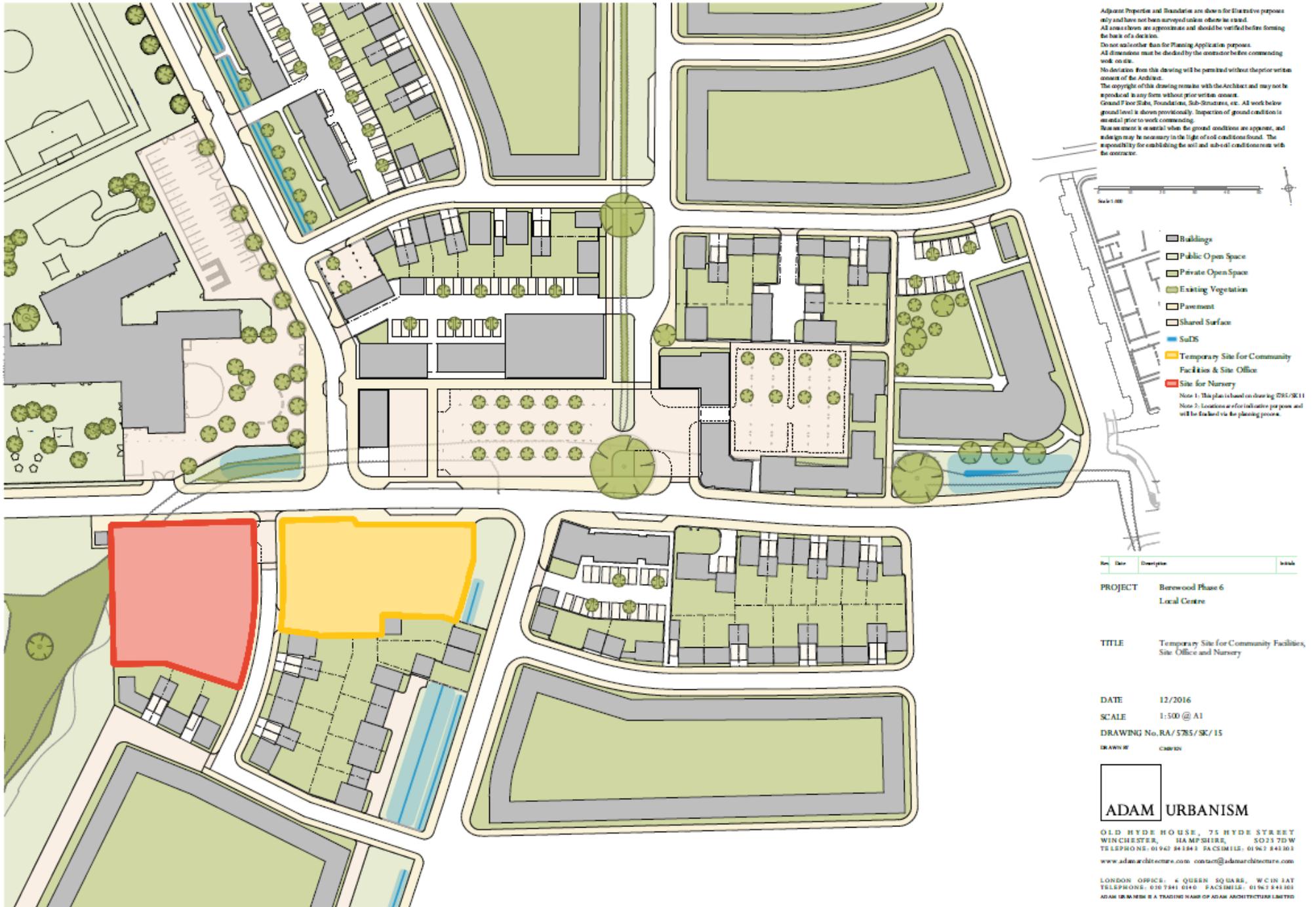
BACKGROUND DOCUMENTS:

None

APPENDICES:

1. Nursery site location plan
2. POD images
3. Site Map

Appendix 1 - Nursery site location plan



WOW POD Mood Board



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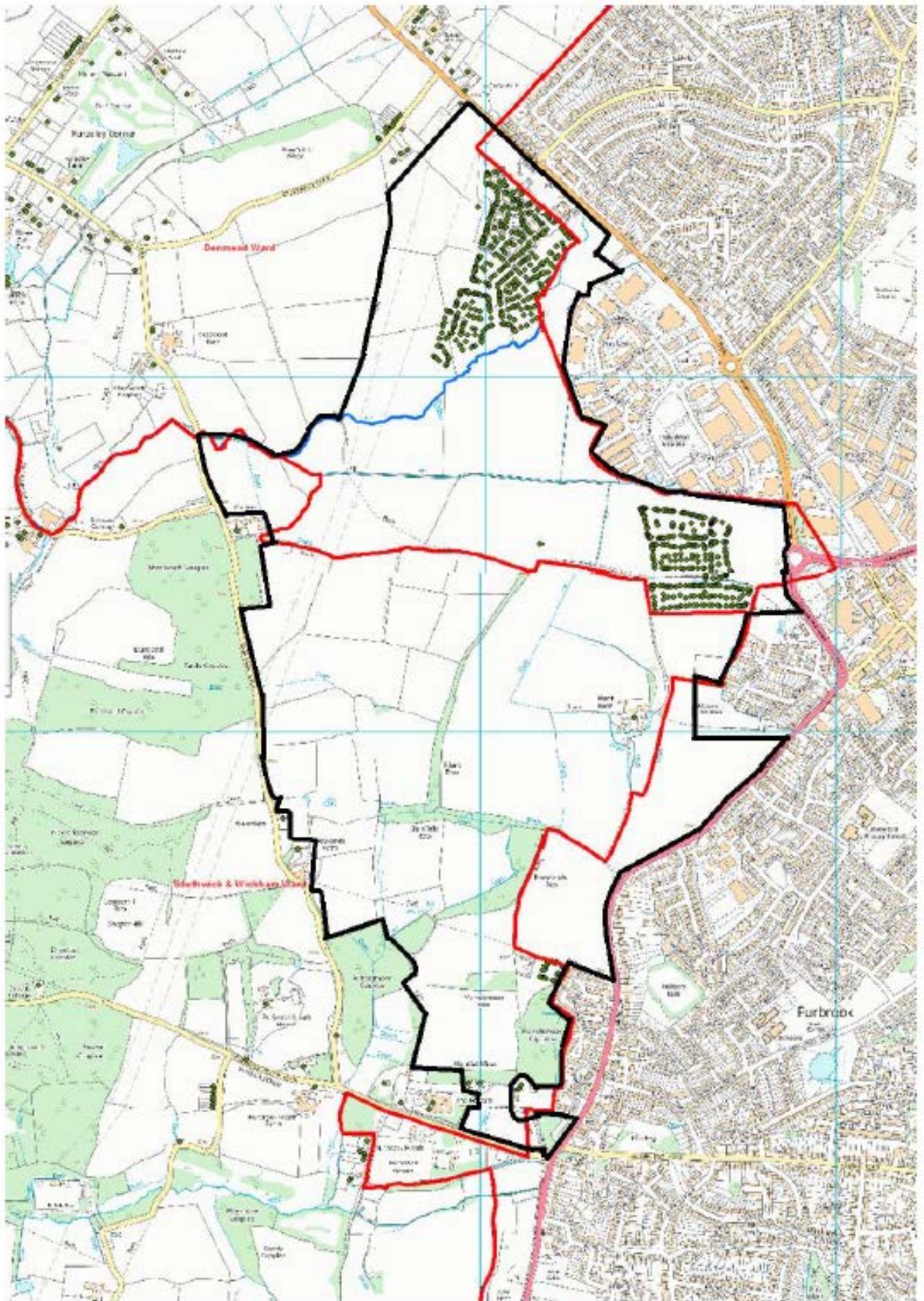


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KEY:	
	Ward Boundary
	Parish Boundary
	Approximate Site Boundary