

REPORT TITLE: PROGRESS REPORT ON THE WEST OF  
WATERLOOVILLE MDA

2 OCTOBER 2017

REPORT OF PORTFOLIO HOLDER: Councillor Brook – 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 Borough Council and Winchester City Council.

### 2 FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications arising from the report.

### 3 LEGAL AND PROCUREMENT

- 3.1 A number of matters relating to the Section 106 agreement and planning requirements for the development are mentioned in the report. The Community Governance Review mentioned in Section 6 must be conducted within the detailed legal framework for such reviews. Otherwise, there are no legal or procurement issues arising from the report.

### 4 WORKFORCE IMPLICATIONS

- 4.1 A further seven months of funding from the developers for the post of Implementation and Monitoring Officer are provided for in the Section 106 agreement. The City Council is currently in discussion with Grainger to determine whether they will provide additional funding to enable the post to be extended for a further period.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Following the June Forum meeting, the City Council is considering the possibility of adopting the parcel of land enclosed by the Household Waste and Recycling Centre, Phase 5 and the Western Open Space with a view to possibly providing additional car parking for the Western Open Space.
- 5.2 Taylor Wimpey has started the process to transfer the SUDs on the Western Open Space to Winchester City Council. This requires the submission of an information pack including as built and maintenance plans.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 The City Council has received a formal petition from local electors asking for a Community Governance Review, to examine the potential of a new Parish Council in the area which covers the Winchester section of the West of Waterlooville Major Development Area. The Council will prepare terms of reference for the review, and a timetable. Consultation stages will be built in to assess public comments and prepare draft and final recommendations, following which a final decision will then be taken by the City Council as to whether or not a new parish council should be formed, its name, size, and the election year when elections to any new parish council would be held. This Review is due for completion by June 2018 and if a new parish council is

agreed, first elections are likely to be held in May 2019. In the meantime, Denmead and Southwick and Widley Parish Councils will support a shadow team, with Mr Tony Daniells (current clerk to Denmead Parish Council) volunteering as shadow clerk.

- 6.2 A sub-group of the WoW Arts Panel is running a series of consultations relating to the Western Open Space recently transferred to WCC, including:
- a) agree the name
  - b) understand the preference for the type of play equipment and location
  - c) agree the location for the Wow Pod

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 There are no environmental considerations arising from the report.

## 8 EQUALITY IMPACT ASSESSMENT

- 8.1 There are no equalities issues arising from the report.

## 9 RISK MANAGEMENT

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

## 10 SUPPORTING INFORMATION:

### TAYLOR WIMPEY SITE

- 10.1 Occupations have now started on Phase 5, which is due for completion around March 2018. The link bridge was opened on 14 July 2017. The Western Open Space and areas of land within Winchester City Council's area were adopted on the same day. The transfer of the play area on Sickle Way / Hambledon Road to Havant Borough Council is being concluded.
- 10.2 Employment land is still being marketed, but although there have been some enquiries there are no specific proposals likely to come forward in the near future. The retail units on Hambledon Road have been sold and a planning application is expected to be submitted to Havant Borough Council shortly.
- 10.3 The Sustainable Urban Drainage System (SUDS) ponds are also due to be transferred to Winchester City Council and discussions regarding their management and maintenance requirements are under way.
- 10.4 Hampshire County Council are reviewing the traffic data for the Hambledon Road / Sickle Way junction and are due to make a decision in October 2017 in respect of whether or not bollards are required.
- 10.5 Vandals have damaged the bridge leading to Jersey Crescent. This will be repaired by Taylor Wimpey before the roads are adopted.

## GRAINGER SITE

- 10.6 There are now 310 occupations across Phase 1 and Phase 2. Only 10 units remain unoccupied in Phase 1.
- 10.7 An arson attack caused considerable amounts of damage to the large piping used for the rising main on 22 August 2017 and it has been necessary to check whether any ground contamination from burning materials resulted from this. The Environment Agency has confirmed all the correct actions to minimise further damage were carried out.
- 10.8 Enforcement action relating to the Bloor Homes development has continued and the company has met with Winchester City Council to propose changes to the landscaping in the parking courts to ensure the integrity of the drainage system. This has been agreed in principle and Bloor Homes will be submitting a landscaping plan to be installed in this planting season (before the end of March 2019).
- 10.9 In Phase 3A the sales areas has been built to roof level. Unfortunately, Barratt Homes have built with an unauthorised brick type which is likely to be the matter of enforcement notice and appeal. They have also installed unauthorised windows and confirmed in writing they will be replaced with authorised windows once approved.
- 10.10 The first residents are expected to move into the Grainger Private Rental Scheme area in November. The dwellings in the first phase of this scheme are all flats but later phases will also include houses.
- 10.11 Town Park Phase A is now expected to be completed in late spring or early summer. The focus will be on delivering the youth shelter, multi-use games area (MUGA), skate park and play area. The landscaping will follow in Autumn 2018.
- 10.12 Following discussions with Grainger, it has been possible to reach agreement on the size and format of the temporary community building and the planning application was approved under delegated powers at the end of July. Due to the fire, the temporary building will be brought to the site and opened in January to avoid the empty building being otherwise left unoccupied over the Christmas period. A new application is expected in September 2017 to adjust the car parking and some associated landscaping. This will be to rotate the car parking 45 degrees and provide access off Newlands Avenue.
- 10.13 The rising main and multi use greenway are expected to be completed in November 2017. This will include a bridge linking to the Western Open Space recently adopted by Winchester City Council.
- 10.14 Due to the arson attack, the pump house by the River Wallington will be delayed until the end of December 2017. The new bridge over the River

Wallington will be delivered with the river restoration (in 2018/19) and in the meantime local residents can use the existing concrete bridge.

- 10.15 A planning application has been received for Phase 13A (reference 17/01772/REM) for 83 residential dwellings. Infrastructure works for this area are under way. An application has been received for a pumping station and substation (17/01965/REM) near to the southern access for the restored wildlife meadow in Phase 13.
- 10.16 Hampshire County Council has agreed the triggers for the junctions in the deed of variation. The final draft is now expected by the end of November 2017.
- 10.17 Grainger are in discussion with perspective developers regarding the employment land north of the river and south of the Taylor Wimpey development.
- 10.18 Phase 9A and 10A are likely to be the next phases to come forward for residential development.
- 10.19 The design code is now due for review and this will take place to consider new developments in materials and the viability changes across the site, for example relocating the public house from Plant Farm to the land next to Maurepas Way roundabout. The Sustainability and Energy Statement is also due to be reviewed at the same time as required by condition 5 of the outline consent for the site.
- 10.20 Grainger have made an application to Hampshire County Council under the Commons Act 2006 to prevent village green applications being made on the development land.

### COMMUNITY DEVELOPMENT

- 10.21 An event took place on Sunday 30th July to celebrate the opening of the Western Open Space, organised by the Community Officers with funding from both Denmead and Southwick and Widley Parish Councils. Along with various community activities, residents were consulted on the type of play equipment they would like to see to be installed on the park, using the allocated S106 funding for play and public arts. Designs are being drawn up by WCC before being presented to the community for feedback later this year.
- 10.22 A number of residents have expressed an interest in forming Residents' Associations to address issues specific to their location on the MDA. Recent Residents' Meetings have been extremely busy and it is increasingly difficult to address individual issues and concerns. It is hoped that by supporting residents to form their own groups, the communication can be improved and links can be formalised with the Advisory Group and proposed new parish council when established. There was a meeting on 13th September 2017 to begin this process.

10.23 At the end of July 2017, Berewood Primary School had their first OFSTED inspection, receiving Good overall, with an Outstanding judgement for leadership and management.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

None

Other Background Documents:-

None

APPENDICES:

None