

REPORT TITLE: PROGRESS REPORT ON THE WEST OF  
WATERLOOVILLE MDA

22 MARCH 2018

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 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 Waterloo 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 The Community Development Officer Role will continue to be divided between a Senior Community Development Officer and a Community Development Officer employed by Havant Borough Council to provide both strategic and localised input.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 There are no property and asset implications arising from the report.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 A consultation to choose the play equipment to be installed in Newlands Walk took place in early January. 840 votes were received with 67% in favour of a bespoke timber framed play area, themed "In the Hedgerow". See Appendix A.
- 6.2 As part of the Community Governance Review all residents in the area of Denmead and Southwick and Widley Parish Councils were sent a consultation letter on the proposals for a new parish council. Displays were provided in Waterlooville Library and Community Centre and consultation events were run at Wellington Vale Care Home. Of the 604 responses 74.2% were in favour of creating a new parish council to cover the West of Waterlooville MDA area. Draft recommendations were received recently by WCC Licencing Committee which is responsible for this matter. A further consultation is now underway on seeking views on the type of council, name and precise boundary, this will close on 20<sup>th</sup> April.

### 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 are now over 545 (595 including the care home and extra care facility). Phase 5 is due for completion in April 2018.
- 10.2 The retail units on Hambledon Road have been occupied by Premier and now provide a convenience store for local residents..
- 10.3 Negotiations are taking place with a potential purchaser for the employment land adjacent to Wellington Vale Care home.
- 10.4 The employment land adjacent to Phase 5 and the Household Waste Recycling Centre has not received any commercial interest. Government planning policy supports taking a practical approach to employment allocations where despite diligent marketing there has been no commercial interest and where market conditions are unlikely to change in a reasonable period of time. Consideration is therefore being given as to whether an alternative planning use, possibly consisting of a mix including residential and community infrastructure might be preferable to a long term vacant site. The Forum might wish to consider and comment on this issue.
- 10.5 The Sustainable Urban Drainage System (SUDS) ponds have not yet been transferred to Winchester City Council as the management documents are still to be submitted but this is expected shortly.
- 10.6 Hampshire County Council has confirmed that bollards will be installed as planned for the Hambledon Road / Sickle Way junction.
- 10.7 A programme of works has been agreed between Taylor Wimpey and Hampshire County Council which will see the completion of the roads and pavements in the development and their adoption by the County Council.

### GRAINGER SITE

- 10.8 There are now over 400 occupations across Phase 1, Phase 2, PRS and Phase 3A. The first residents moved into Phase 3A in February.

- 10.9 Bloor Homes has submitted an application to amend landscaping and regularise an additional car parking space. The planting will be within containers and is due to be installed by the end of June.
- 10.10 The private rental scheme area is now due to be complete by the end of June following delays in construction.
- 10.11 Grainger submitted a second application to change the layout of the access and car parking for the temporary building site, which has been approved. The temporary building is due to be installed in April. Concerns over the significant delay in delivering the community facility have been expressed to Grainger.
- 10.12 The application for Phase 13A was received at a Joint West of Waterlooville Planning Committee on the 27<sup>th</sup> February and the application was permitted. Applications have been received for Phase 9B and 10A from Redrow Homes. It is good to be able to report the level of interest in residential land availability at West of Waterlooville and the continuing build out rate.
- 10.13 After considerable efforts Grainger have sold the employment land (E2) to Coal Pension Properties Ltd. Interest has already been expressed by potential occupiers of commercial property and confidential discussions are taking place to test how this can be brought to fruition.
- 10.14 As would be normal at about this stage in the progress of a major development area Grainger are likely to undertake a strategic review of how the Design Code is operating and whether a request for any amendments should be put to the planning authorities. This will include a detailed analysis of the ability to provide the numbers of dwellings anticipated for each parcel as proposed in the outline application.

## SITE WIDE

- 10.15 Consultation events were run in January in relation to the interconnector project which will enable energy from France to be received in the UK. These explained the proposed underground cable route which will travel along the London Road, A3 and Hambledon Road. More information is available at <http://aquind.co.uk/#consultation> Planning applications are expected in the summer.

## COMMUNITY DEVELOPMENT

- 10.16 Residents meetings continue to be held on a regular basis and are well supported. The December meeting was a social event which was well received by residents from all phases of the MDA. Increasingly residents are attending the usual meetings to discuss very specific issues therefore the intention is to also hold drop in session (surgeries) once the new community building is opened to ensure residents are able to get the information and support they need. Based on feedback from these meetings there is also work ongoing

towards establishing a Residents Association initially for Yew Gardens/Redrow and also Neighbourhood Watch Schemes.

- 10.17 Engagement activities have focused around the Arts projects and can be seen in that report.
- 10.18 Launch events are being prepared for the opening of the Newlands Walk play area and the Town Park facilities (MUGA, LEAP, Skatepark, Youth Shelter and Kick About Area)
- 10.19 Work is ongoing with the Parish Council regarding the future management of the temporary community building. Funding for set up costs is being considered and a provisional activities programme is being explored.

#### BACKGROUND DOCUMENTS:-

##### Previous Committee Reports:-

WWF 98 – Progress Report on the West of Waterlooville MDA 2 October 2017

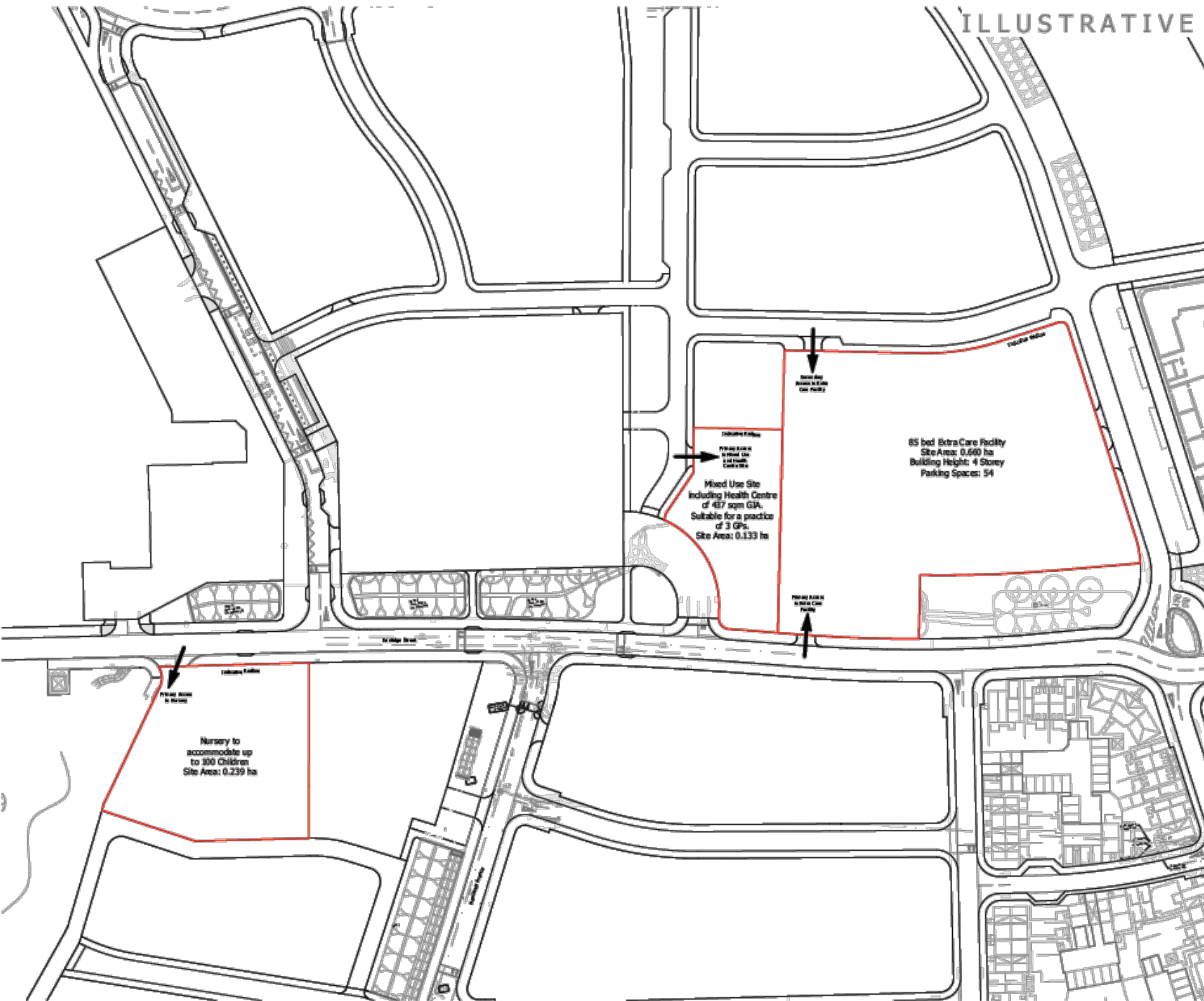
##### Other Background Documents:-

None

#### APPENDICES:

A – Red line plan for the local centre

ILLUSTRATIVE



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.  
 Ground Floor Levels, Foundations, etc. A & Work before ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing.  
 It is assumed it is essential unless the ground conditions are approved, and no liability is necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



| Rev   | Date | Description | Drawn |
|---|------|-------------|-------|
| <b>PROJECT</b> Borewood Phase 6<br>Local Centre |      |             |       |
| <b>TITLE</b> Block Plan with Redlines           |      |             |       |
| <b>DATE</b> 12/2017                             |      |             |       |
| <b>SCALE</b> 1:500 @ A1                         |      |             |       |
| <b>DRAWING No.</b> RA/5785/SK/24                |      |             |       |
| <b>DRAWN BY</b> OUB                             |      |             |       |

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