

REPORT TITLE: PROGRESS REPORT ON THE WEST OF
WATERLOOVILLE MDA

26 JUNE 2017

REPORT OF PORTFOLIO HOLDER: Councillor Brook – Portfolio for Built
Environment

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WARD(S): SOUTHWICK AND WICKHAM / DENMEAD / WATERLOO /
STAKES-/ HART PLAIN / PURBROOK

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 for the City Council arising from the report. Taylor Wimpey have made contributions in line with the Section 106 agreement of £1,595,854 the purpose and use of which is defined by that agreement (see point 10.4 for further information).

3. LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 As a requirement of the Section 106 and planning conditions developers will transfer public open space areas and other community facilities to one of the district councils or the County Council.
- 3.2 A formal warning letter has been issued to Taylor Wimpey over the failure to open the link bridge, along with a letter from the Chairman of the Forum. The remedial works are currently underway and progressing according to the submitted schedule.
- 3.3 Enforcement Officers are liaising with Bloor Homes to ensure the installation of water-butts and planting in the courtyard areas of Phase 1, which have not been completed in accordance with the planning consent.
- 3.4 As explained in paragraph 11.8 below a deed of variation proposed to the S106 agreement is still outstanding and is currently with Grainger for action.

4. WORKFORCE IMPLICATIONS

- 4.1 None

5. PROPERTY AND ASSET IMPLICATIONS

- 5.1 The planning consent and legal agreements provide for the transfer of 151,952 sq.m of public open space to Winchester City Council and 2,456 sq. m (including the Hambledon Road / Sickle Way play area) to Havant Borough Council at this time.

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. TAYLOR WIMPEY SITE

10.1 There are now 501 occupations across the site, out of a total possible of 584 (excluding residents in the dementia care home).

10.2 Works on the Western Open Space section owned by Taylor Wimpey have continued and the area has been approved by Winchester City Council's Landscape team as ready for adoption. The transfer documentation is currently with solicitors and it is expected that the area will be open to the public in time for the summer holidays (likely to be much sooner). The removal of most of the hoarding around the site will be a welcome change in the outlook although an area to the south of Phase 5 will remain boarded off while works continue.

10.3 Other areas of open space within Wellington Park are in the process of transfer to Winchester City Council.

10.4 In total Taylor Wimpey is making a one-off contribution for the maintenance of the open spaces of £1,570,941.80 in line with the Section 106 agreement. This figure includes indexation to May 2017 and could have a slight variation if the final indexation value changes. The contribution for the play area adopted by Havant Borough Council was £24,912.58 (indexed to January 2017).

10.5 Some residents on the Taylor Wimpey site have raised a concern over the lack of maintenance of the small number of open space areas which have been transferred by Taylor Wimpey to the management company Trinity Management Services, and the way in which the company has approached its relationship with residents. This issue has been investigated by officers, but as the issues raised do not engage any part of the Section 106 agreement neither local authority has any locus to intervene. Officers have expressed concern to Taylor Wimpey about the

importance of forming positive relationships with residents on the new development.

- 10.6 Employment land is still being marketed but as yet some interest in the site has not resulted in any firm offers being made. Dave Parker of Taylor Wimpey has been asked to provide an update at the meeting.
- 10.7 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 underway.
- 10.8 It has been noticed that two holes appeared in the bed of the Old Park Farm stream between Jersey Crescent and Angus Way. It is unclear whether this is due to previous damage or natural spring occurrence. Following an inspection the holes were filled in with clay and the stream will be monitored by Taylor Wimpey.
- 10.9 The link road bridge works are on schedule and an opening date should be confirmed in time for the Forum meeting.
- 10.10 The Darnel Road / Hambledon Road junction works are due to be completed by the end of June. Residents have raised concerns that the closure of Sickle Way will create traffic problems throughout the estate and wider area, particularly along Sunnymead Drive and have requested that Hampshire County Council review the traffic flow projections for the access roads to the development. If the County Council (which is the Highway Authority) undertakes this work they will then make a decision as to whether any changes are to be made.

11. GRAINGER

- 11.1 There are now 300 occupations across Phase 1 and Phase 2.
- 11.2 Enforcement action has commenced in respect of Bloor Homes, Phase 1, to secure proper landscape planting and the installation of water-butts. A schedule of works of remedial action is expected from Bloor Homes by the end of June.
- 11.3 The final surfacing of the roads in Phase 1 has been delayed because of an issue in road levels. Bloor Homes are working with Hampshire County Council to rectify the problems after which surfacing can be completed. Grainger Street surfacing will take place as part of the pumping station works.
- 11.4 Works on Phase 3A are now underway. Planning applications have been approved for sales arenas with associated car parking and non-material amendments (NMA) to the house types - addition of bay windows. An application has been received to change the approved materials in respect of the colour of the feature bricks and this is due to be determined by 14 July 2017.

- 11.5 Planning consent for Phase A of the Town Park has been issued. Details have now been submitted for the youth shelter and multi-use games area (MUGA). Works on Phase A of the park will begin shortly with the youth shelter and MUGA expected to be installed before the end of the year.
- 11.6 The application for a temporary building, including site office and community accommodation has been referred to the West of Waterlooville Joint Planning Committee by Councillor Stallard, Councillor Cutler and Southwick and Widley Parish Council. A Joint Committee will be held in July to determine the application (likely to be 18 July). Following discussions with officers and the Advisory Group, the plans for this building were revised on the 14 June by Grainger to provide over 100sq.m of community space (including a meeting room and storage).
- 11.7 Work has started on the pumping station and rising main (part of the foul sewage system), including the multi-use greenway. This was expected to link to the western open space in the north of the development by September 2017. However, it has now been agreed that the link work is best implemented as part of the programme for the restoration of the River Wallington. This is likely to be completed by the end of 2018. Grainger will be installing a bridge over the Old Park Farm Stream to link the two areas.
- 11.8 The principle of changing the deed of variation was also approved by the Joint Planning Committee in January. This is currently with Grainger as the triggers for the junction and roundabout works are under discussion with the Highway Authority. The final draft (excluding highways triggers) will be submitted to the Councils by the end of the month for confirmation.
- 11.9 The Private Rented Scheme area has had some delays to the build programme for various reasons, including a national brick shortage of the approved brick type.

12. COMMUNITY DEVELOPMENT

- 12.1 The latest residents meeting held on the 27th April 2017 was attended by 40 residents with a representative from Grainger in attendance to answer questions.
- 12.2 A number of community initiatives have taken place across the development including three litter picking events, Happyland Circus at Berewood Primary School and a Big Lunch Community Fun Day (17 June).
- 12.3 Improvements have been made to the Facebook pages run by the Community Development Team.
- 12.4 The community notice boards at Wellington Park will have the cork backing replaced and the third board will be installed near to the link bridge once the landscaping works are completed.

13. ART DEVELOPMENT

- 13.1 The Arts Panel is setting up a sub group to run the consultation for the natural play facilities on the Western Open Space. This will include members of WCC landscape team and the outdoor recreation officer.
- 13.2 The Artists (Wayward) and Grainger are undertaking an engineering exercise to ensure that the boating pond and sculpture can be installed as economically as possible. As part of this, bore holes have been drilled to examine the ground conditions in the town park. A presentation of the fully costed proposal will be given to the Arts Panel in October. If these are accepted a planning application will follow.
- 13.3 Part of the value engineering could include moving the gateway sculpture off the roundabout and either into the SUDS feature or paving at the entrance to Phase 1. This would reduce long term maintenance costs and simplify arrangements with Hampshire County Council's Highways team.

14. DEVELOPMENT OF A NEW PARISH COUNCIL

- 14.1 The name put forward for the new Parish Council is Newlands. This has been shared and supported by residents signing the petition requesting a new parish council.
- 14.2 A request will be made to the Forum to discuss formation of a shadow council whilst the governance review is pending consideration.
- 14.3 Once the petition has been submitted and terms of reference established, there is a maximum period of one year to carry out the process. The timetable is likely to be:
- Month 1 – briefings / meetings
 - Months 2-4 – initial submissions invited
 - Months 5-6 – consideration of submissions, preparation of draft recommendations
 - Months 7-9 – publication of draft recommendations and consultation
 - Months 10-11 – consideration of submissions and final recommendations prepared
 - Month 12 - publication of final recommendations, reorganisation order made

APPENDICES:

1. Community Newsletter
2. TW letter and programme of works