

REPORT TITLE: PROGRESS REPORT ON THE WEST OF WATERLOOVILLE
MDA

10 MARCH 2020

REPORT OF CABINET MEMBER: Councillor Jackie Porter – Portfolio Holder for
Built Environment and Wellbeing

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WARD(S): NEWLANDS; SOUTHWICK AND WICKHAM; DENMEAD;
WATERLOOVILLE; STAKES ROAD

PURPOSE

To provide an update on progress at West of Waterlooville, the development process, and future works

RECOMMENDATIONS:

1. That the contents of the report be noted

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

Tackling the Climate Emergency and Creating a Greener District.

- 1.1 The West of Waterlooville MDA is an urban expansion – it is located close to existing services, employment and education facilities making it possible for people to access daily services by foot, cycle or bus.

Homes for all

- 1.2 40% of the homes built in the MDA are affordable, increasing the provision in the district of homes available to rent or buy.

Vibrant Local Economy

- 1.3 3500 new dwellings will provide opportunities for more people to live and work in the district. The local centre and employment land being developed as part of the scheme will provide a range of business and employment opportunities.

Living Well

- 1.4 Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

Your Services, Your Voice

- 1.5 The increase in the number of homes in the district will increase the council tax revenue for the City Council

2 FINANCIAL IMPLICATIONS

- 2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Provision of an update report as to the current implementation of the approved development at West of Waterlooville provides an important communication between the developer, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

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 The City Council has declared a climate emergency and on December 23 adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 The planning consents for West of Waterloo ville cannot be amended but future phases of development can take account of emerging technologies and opportunities to reduce carbon emissions within the scope of the planning consent and Building Regulations.

8 EQUALITY IMPACT ASSESSEMENT

8.1 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and otherconduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

There are no protected characteristics affected by the decisions in this report.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None Required

10 RISK MANAGEMENT

10.1 None

11 SUPPORTING INFORMATION:

Implementation

- 11.1 Chris Hughes is the primary contact at the City Council for matters relating to West of Waterlooville (chughes@winchester.gov.uk 01962 848385 ext 2057).

Wellington Park (Taylor Wimpey site)

- 11.2 The housing at Wellington Park is now complete. A number of issues still need to be resolved, largely relating to the adoption of highways and sewerage infrastructure which underlies these roads. The bodies responsible for completion and adoption of this infrastructure are Taylor Wimpey (as the constructor of properties and services), Hampshire County Council and Southern Water as the statutory drainage service provider. As the Forum knows, the City Council did not provide building control inspections for this site and therefore had no statutory responsibility for the assessment of works nor for the adoption process. The Council does however continue to make representations on behalf of residents to try to ensure a timely and effective resolution of the problems that have been experienced.
- 11.3 Hampshire County Council and Taylor Wimpey are also working closely to complete the adoption of those highways which are to become maintained at public expense. This includes all the main roads in the development.

Berewood (Grainger Site)

- 11.4 **Phase 9A** (ref 18/01351/REM), a reserved matters application comprising 104 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping was granted planning consent on 26 February 2020.
- 11.5 Consent was granted following an Appropriate Assessment carried out to determine the impact of the development on the Solent European Sites.
- 11.6 An application to discharge the relevant conditions for the development of the **Western Link Road** (which will eventually connect the two ends of Marlesmore Avenue) was submitted in December 2019. Winchester City Council's Development Management Team will be able to discharge the relevant conditions when some minor additional information has been provided to consultees.

Berewood Nitrates Assessment

- 11.7 Following last summer's updated guidance from Natural England relating to the impact of nitrates on the Solent European Sites, Grainger commissioned a report to evaluate the overall impact of the development on the levels of nutrients potentially discharged.

- 11.8 The assessment, which has been reviewed and agreed by Natural England, showed a significant net reduction in the amount of nitrogen entering the Solent European sites as a result of the completed development. This means that housebuilding can continue at West of Waterlooville even though other development in the area has had to be paused as a result of the difficulties in achieving nutrient neutrality.
- 11.9 All land which has been identified as 'mitigation' (including public open space and the nature reserve elements) have been secured in perpetuity by Winchester City and Havant Borough Councils.
- 11.10 The Forum may be interested in the Berewood nutrient assessment which is attached as Appendix 1.

Tree planting event

- 11.11 Between 31 January and 1 February volunteers planted hundreds of new trees in Waterlooville as part of Winchester City Council's pledge to improve the environment and tackle the climate emergency.
- 11.12 More than 30 volunteers gathered at Newlands Walk Open Space in Waterlooville for a community tree planting event. A total of 342 trees were planted including 42 larger and 300 infant trees. The new trees include a range of varieties such as oak, sweet chestnut, birch and hornbeam.
- 11.13 The volunteers included local residents, members of Winchester Action on Climate Change (WinACC), University of Winchester students and council staff. Local businesses also took time out to help plant the trees with staff from IBM, Winchester BID, HSBC and other local organisations rolling up their sleeves to take part.
- 11.14 Winchester City Council has pledged to plant hundreds more trees across the district as part of its Carbon Neutrality Action Plan. Trees provide a range of environment benefits and absorb carbon emissions as they grow.



Arts Panel

- 11.15 The West of Waterlooville Arts Advisory Panel Met on January 23 2020. The draft minutes of the meeting are attached in Appendix 2.

Southern Water

- 11.16 As discussed at the last Forum meeting, a letter requesting an update on the Southern Water infrastructure on Hambledon Road was sent to the company's Chief Executive. A copy of the letter is attached in Appendix 3.

11.17 The Chair will provide an update on further correspondence at the meeting.

Implementation Officer Post

11.18 The funding for the full time Implementation Officer who acted as a link between the developers, local authorities and the community has now been exhausted. The Section 106 provided sufficient funds for the post in the early years of the development and Grainger have extended this funding whilst there was a commercial justification for them to do so but have now decided that there is no further necessity for them to do so.

11.19 This post will not therefore continue and the City Council and Havant Borough Council will provide support to the planning and development process through existing resources within their respective teams. Specialist community development work will continue whilst funding from the Section 106 provides for this.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WWF112 – 5 November 2019

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Nitrate Report

Appendix 2 – Draft Arts Panel Minutes

Appendix 3 - Letter to SW Chief Executive