

REPORT TITLE: PROGRESS REPORT ON THE WEST OF
WATERLOOVILLE MDA

5 JULY 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 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.
- 3.2 The Community Governance Review, carried out in accordance with the Local Government and Involvement in Public Health Act 2007, has been received at the Licencing and Regulation Committee. The next stage is to ratify and implement the recommendations at full Council.

4 WORKFORCE IMPLICATIONS

- 4.1 Funding has been agreed for a further year for the Implementation and Monitoring Officer post.
- 4.2 Katie Bone has been appointed as the Community Development Officer

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The new play area is being installed in Newlands Meadow. This includes £79,800 of custom built play equipment to be managed and maintained by Winchester City Council.
- 5.2 Havant Borough Council has adopted 2,456 sqm of open space including the Sickle Way / Hambledon Road play area.
- 5.3 Landscaping in Wellington Park / Old Park Farm is nearing completion and there is approximately 10,860sqm within Winchester City district and 19,900sqm within Havant borough to be confirmed as completed and offered for adoption.
- 5.4 Flooding onto the highway (Darnel Road) from Newlands Walk was caused by heavy rain and a high water table. Mitigation is being considered but is likely to be costly.

6 CONSULTATION AND COMMUNICATION

- 6.1 There are no consultation or communication issues arising from the report.

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 Phase 5 is now fully occupied. 581 residential units (excluding the care home and extra care units) have now been completed and occupied in this part of the site.
- 10.2 Landscaping works are being undertaken along the river corridor to complete the site which is likely to be in December 2018. Taylor Wimpey is due to discuss the process for adoption of the remaining open space or green land with the councils over the next few months.
- 10.3 There has been an approach for planning permission for a commercial use for some of the employment land and if possible the proposals will be presented to the Forum.
- 10.4 Taylor Wimpey are seeking interest to develop the remaining employment land and are encouraging potential developers to consider parking or community use that is complementary to the rest of the major development area.
- 10.5 An update on the play area has been included in the report from the Arts Panel. There has been some delay for the signage for Newlands Walk, this will be a welcoming display explaining the guidance for safely using the space.
- 10.6 Rain and a high water table on Newlands Walk have caused flooding on Darnel Road. Options to mitigate the impact are limited and the most favourable option is likely to be a pump and pipe to carry the water to the SUDS ponds.
- 10.7 A supply issue delayed the repair works to the Jersey Crescent bridge which Taylor Wimpey hope to have rectified.

- 10.8 Works are now taking place to complete the roads, including signage for the Household Waste Recycling Centre and street lighting. At least one night of overnight working will be requested to allow for minimal disruption to the road network.
- 10.9 Rain and sunshine have caused problems for grass cutting and maintenance and areas of land which are managed by Winchester City Council have become overgrown. This is being addressed with additional grass cutting taking place.

GRAINGER SITE

- 10.10 There are now 500 occupations across Phase 1, Phase 2, PRS and Phase 3A.
- 10.11 Grainger have commissioned a review to examine the detailed site constraints to determine the accuracy of the original illustrative phasing plan. This work has produced an indicative phasing plan which will be presented to the Forum.
- 10.12 A warning notice has been issued to Grainger for the delay of the temporary community facility.
- 10.13 A discharge of condition application has been received for revisions to the design code for the employment land and separately to allow for high quality UPVC windows.
- 10.14 Applications have been received for Phase 9B, 10A and 9A from Redrow Homes. These are currently open for consultation.
- 10.15 A new reserved matters application and non-material amendment are due to be submitted at the end of June for Phase 3A. This is to address alterations in the parcel to include changes to the house types and layout.
- 10.16 An application is due to be submitted by the end of June for part of the E2 employment land following the presentation at the last Forum meeting.
- 10.17 Grainger have now submitted proposed revisions to the deed of variation which has been amended to reflect recent changes. Therefore this is still a work in progress and not yet ready to be signed off.
- 10.18 Bloor Homes commenced work to install landscaping but some were immediately removed by residents.
- 10.19 Work commenced on Phase 13A in March and has been selling off plan.
- 10.20 Works have started for the Phase 9A and 10A infrastructure to create a road for the new development parcels. Further work on the allotment area and

play areas to the north will also be undertaken by Grainger. Consultation is likely to take place in September regarding equipment for the new play areas.

COMMUNITY DEVELOPMENT

- 10.21 Katie Bone has been appointed as the Community Development Officer and took up the post in early June. This will be for four days a week.
- 10.22 The Community Governance Review to change the current parish council arrangements in Denmead and Southwick & Widley is reaching its final stages. A second consultation ran from March 15 to April 20 during which time we held information events in the locality. The response to the second consultation was much lower than the first phase, but still provided helpful information to inform the final proposals.
- 10.23 The Council's Licensing & Regulation Committee approved the recommendations on 14 June, including the boundary of the new parish, the number of councillors (9) and that it should be called Newlands Parish Council. A draft legal order will now be prepared, for consideration and final approval by Full Council on 26 September. This would result in the new parish coming into effect from 1 April 2019.
- 10.24 In the meantime, it is proposed a shadow parish council will evolve from the Advisory Group membership and will support and inform decision making until the new parish council is elected in May 2019.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WWF 101 – Progress Report on the West of Waterlooville MDA 22 March 2018

Other Background Documents:-

None