

PROGRESS REPORT ON THE WEST OF WATERLOOVILL MDA

6 NOVEMBER 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

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

RECOMMENDATIONS:

1. That the content of the report be noted.

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 This report provides an update on progress and delivery at West of Waterlooville and does not have any financial implications.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 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 for full Council to ratify the recommendations.

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 None

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSEMENT

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 None

11 SUPPORTING INFORMATION:

11.1 **Implementation Team**

11.2 Katie Stickland left her role as West of Waterlooville Implementation Officer on 5 October 2018. Chris Hughes (chughes@winchester.gov.uk 01962 848 375) will be dealing with matters relating to West of Waterlooville on an interim basis.

11.3 **Taylor Wimpey Site**

11.4 With Phase 5 now complete, 581 residential units (excluding the care home and extra care units within the site) are now occupied.

11.5 **Grainger Site**

11.6 Redrow was granted permission for a reserved matters application at Phase 9B of Berewood on 29 August 2018. Phase 9B will comprise 75 residential units, including 30 affordable units comprising:

- 5 x three bedroom houses
- 11 x two bedroom houses
- 6 x two bedroom flats
- 8 x one bedroom houses.



Key
Private Housing
Affordable Housing

Scale 1:1000
Date: 08/08/18
Author: [Redacted]
Checked: [Redacted]

Project: PARCEL 9B, BIRCHWOOD, WATERLOOVILLE
Type: HOUSING TENURE PLAN
Client: REDROW
COPRESENTATION

Issue: OCTOBER 2017
Drawn: TDT
Checked: BB
Project: 08_08_18_08_08
Rev: 1

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11.7 Phase 9B layout and affordable housing locations.

11.8 **Town Park**

- 11.9 Phase A of the Town Park is well underway and on schedule for completion by the end of 2018. Grainger planned to make the play area accessible to the public in time for the October half term but the inclement weather at the beginning of the month made the surrounding area extremely muddy so site contractors advised it would be unsafe to open. The situation will be kept under review by all relevant parties.
- 11.10 Grainger will welcome the opportunity to discuss with stakeholders the best way to approach the official opening of Phase A.



- 11.11 Image of Town Park and Play Area.
- 11.12 Phase B of the Town Park is currently being designed and it is anticipated that a planning submission will be made in November. Grainger intend to deliver the Multi Use Sports Area shortly after consent, which the modified layout allows to happen.
- ### 11.13 **Current Occupations**
- 11.14 In early October 2018 there were approximately 550 occupations across the site. Grainger anticipate 600 occupations by Christmas.
- ### 11.15 **Community Facility**

- 11.16 The s106 agreement for the area states that the main community facility for West of Waterlooville be developed as part of the local centre. Since the signing of the agreement, there have been various discussions about whether it would be more appropriate to locate this key community asset in another location – at the town park.
- 11.17 Grainger has now committed to fulfilling the original obligation as set out in the s106 agreement and locating the community facility in the local centre. The primary reasons for this decision are:
- a) Having listened to concerns raised by local groups, Members and residents it was felt that locating the facility in a more central location within the MDA would prevent it becoming “Berewood centric”.
 - b) A strong desire by Grainger to ensure the community facility is a central, and viable, part of the local centre. The location amongst local shops and services will help to ensure the long term viability of both businesses and the community facility.
- 11.18 It is anticipated that an architect that will bring forward proposals for the local centre will be appointed soon.

11.19 **Community Development**

- 11.20 Katie Bone is the Community Development Officer for the MDA and is based at Havant Borough Council (Katie.bone@havant.gov.uk). The following community based activities are taking place across the MDA:
- The sapling planting project has been postponed till early next year due to the lack of uptake by residents and access issues to the planting site. The new date will be shared once it has been agreed.
 - The community building is ready to open; the lease will be taken on by Southwick and Widley, and will then be transferred over to Newlands Parish Council.
 - A residents meeting was held on 3 October, with over 40 residents attending from across the MDA. An update was provided by Grainger as well as an update about the Shadow Parish Council. The next resident’s meeting/Christmas Social will be taking place in December.
 - Newsletters were distributed across the development in September, updating residents on local events, news and projects within the MDA. The next edition will be due in December.

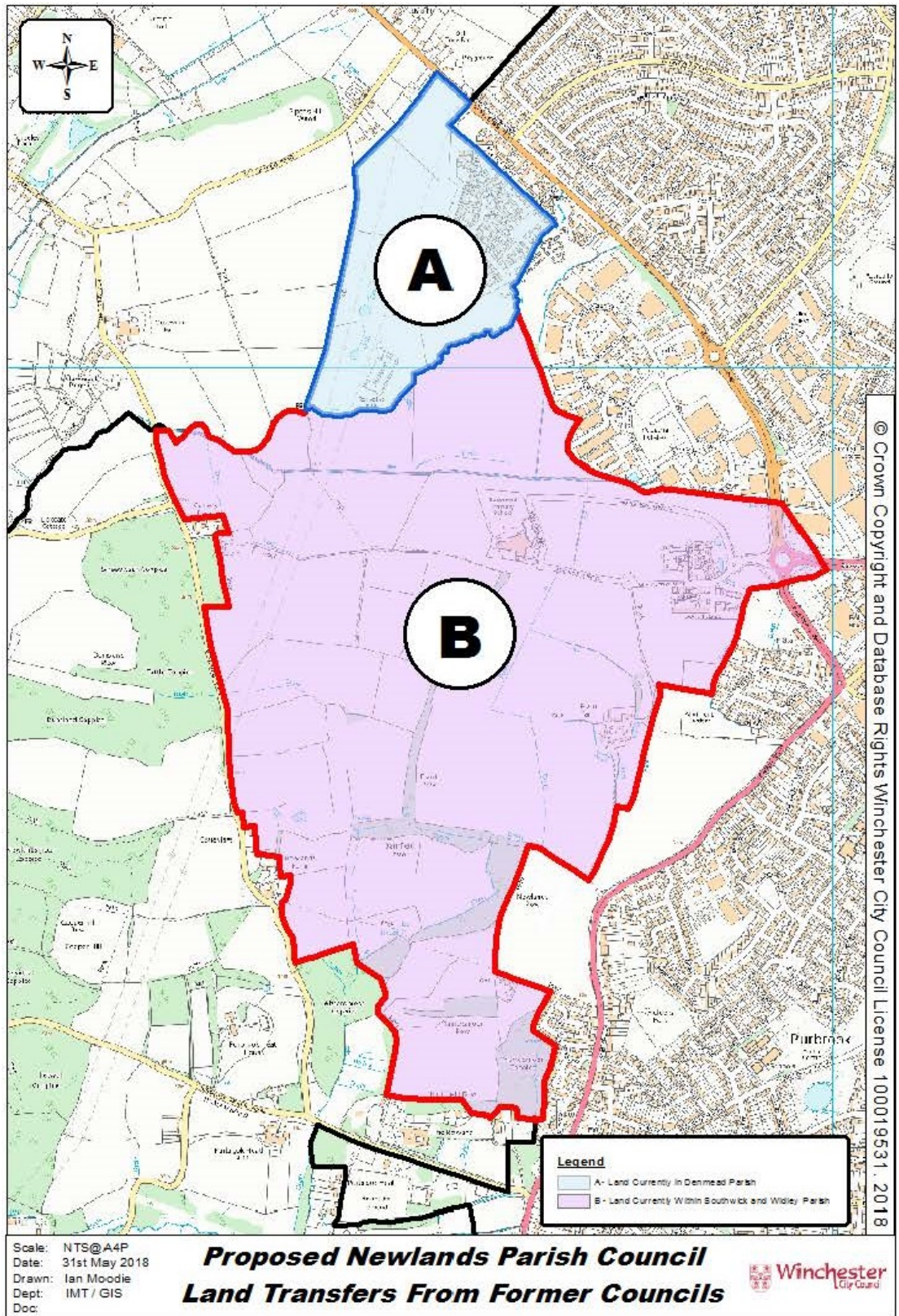


11.21 Image of the temporary community facility

11.22 The previous WWF report noted that the Community Governance Review carried out at West of Waterloo was reaching its conclusion.

11.23 The proposal, brought forward after two public consultations, was that a new Parish should be formed. Winchester City Council's Licensing & Regulation Committee approved the recommendations on 14 June, namely: the boundary of the new parish (shown below), the number of councillors (9) and that it should be called Newlands Parish Council.

11.24 A draft legal order was prepared, for consideration by Winchester City Council on 26 September, however the meeting was cancelled. The recommended proposal will now reported to Full Council on 7 November 2018.



11.25 Proposed Newlands Parish Council boundary.

11.26 **West Of Waterlooville Arts Advisory Panel**

- 11.27 The last West of Waterlooville Forum was held on 5 July 2018. On 7 July 2018 the new play area at Newlands Walk was officially opened.
- 11.28 The park's theme, 'in the hedgerow', features a range of apparatus with unique designs inspired by the natural surrounding area.
- 11.29 The project has been delivered by the West of Waterlooville Public Arts Panel, led by Cllr Caroline Brook and the final design was chosen by the local community from a variety of options created by Andy Frost.
- 11.30 Berewood Primary School, Denmead Infant School, Denmead Junior School and Wellington Vale Care Home helped with voting for the proposals and have each designed a bench for the area. This joint community project was opened on Saturday 7th July by the Mayor of Winchester Cllr Frank Pearson and the Deputy Mayor of Havant Cllr Diana Patrick.



11.31 New play area at Newlands Walk.



11.32 “Catch of the day” goalposts.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 N/A

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WWF 105 – Progress Report on West of Waterloo MDA 5 July 2018.

Other Background Documents:-

Winchester City Council Licensing Regulation Committee 14 June 2018.

APPENDICES:

None