

REPORT TITLE: PROGRESS REPORT ON THE WEST OF WATERLOOVILLE
MDA

5 MARCH 2019

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

Contact Officer: Steve Tilbury Tel No: 01962 848 256 Email
stilbury@winchester.gov.uk

WARD(S): SOUTHWICK AND WICKHAM / DENMEAD / WATERLOOVILLE /
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 None

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 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 Chris Hughes is the primary contact for Implementation Matters at West of Waterlooville (chughes@winchester.gov.uk 01962 848 375, Ext 2057.

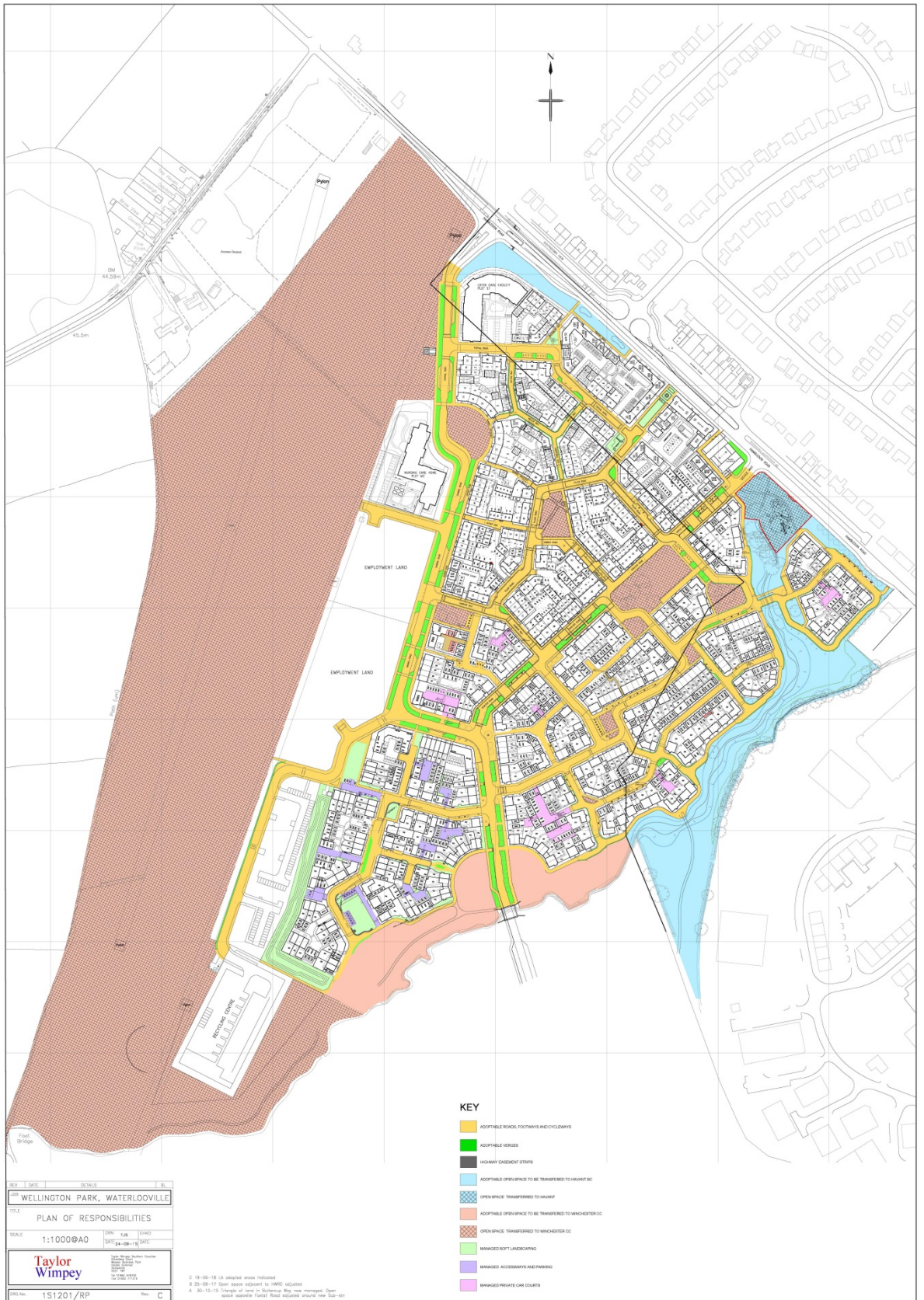
11.3 The City Council is in discussion with Grainger about the future role and responsibilities of a new Implementation Officer.

11.4 **Taylor Wimpey Site**

11.5 Phase 5 is now complete, 581 residential units (excluding the care home and extra care units) are now occupied.

11.6 Taylor Wimpey is currently finalising the road adoption process with Hampshire County Council. It is anticipated that the roads will be adopted by the County Council by the end of 2019.

11.7 The following plan shows the roads that have been put forward for adoption by the County Council.



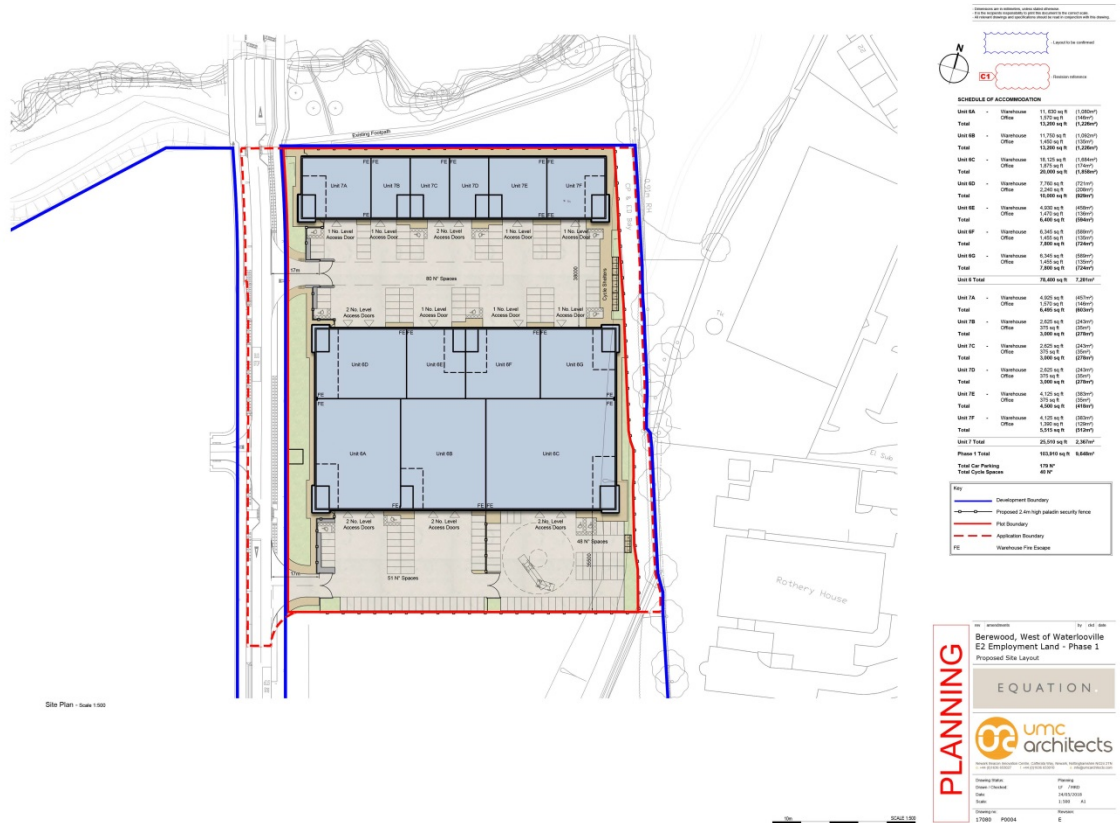
- 11.8 Taylor Wimpey is also currently in the process of passing over control of the foul sewer system to Southern Water. Camera surveys have been conducted and minor defects will be prepared prior to final top surfacing of the road network.
- 11.9 Taylor Wimpey has reported that the pumping station at the site is becoming regularly overwhelmed because a wide variety of non-flushable items are being put down toilets. A build up of materials such as nappies causes blockages, which in turn causes the sewage to get backed up and cause flooding in streets/open spaces.
- 11.10 **Grainger Site**
- 11.11 **Planning Update – Approved Applications**
- 11.12 Since the last Forum meeting on 6 November 2018, the following planning consents have been granted:
- 11.13 **Phase 10a**
- 11.14 Redrow Phase 10a reserved matters application was granted permission on 20 December 2018. The scheme comprises 43 dwellings associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping. 17 of these dwellings are affordable units.



11.15 **E2 Employment Land**

11.16 The reserved matters application for the first phase of the employment land (in the north eastern section of the E2 land off Houghton Avenue) was approved on 11 December 2018. The consent was for 10,177 square metres of B1c/B2/B8 Floorspace, within two buildings; associated Landscaping, access, parking, internal roads and pathways.

11.17 Construction on the scheme is due to commence in March.



11.18 **Planning Update – Ongoing Applications**

11.19 A reserved matters application for the development of the Town Park Phase B (Winchester City Council application 19/00008/REM & Havant Application APP/18/01317) is currently under consideration by the City Council and Havant Borough Council.

11.20 A reserved matters application for the development of the landscape and open space infrastructure around Phases 9 and 10 is also currently under consideration.

11.21 **Occupations**

11.22 In mid February 2019 there were 607 occupations across the Berewood site.

11.23 **Newlands Parish Council**

- 11.24 Winchester City Council approved the Reorganisation Order on 7 November 2018 that will see the creation of the Parish of Newlands and the new parish council. The parish council will come into existence on 1 April 2019, with elections on 2 May 2019 and the first meeting of the parish council no later than 16 May 2019. The six city councillors representing the new parish area will be responsible for parish matters until the new Parish Council is in place.
- 11.25 The shadow council meets monthly and is working with the council officers, Members and the two parish councils to ensure that all necessary arrangements are made ahead of 1 April. This will include publicising the upcoming election and encouraging candidates to stand, with training to be arranged for prospective parish councillors.
- 11.26 **Temporary Community Building**
- 11.27 Grainger has now provided temporary accommodation for community use in a shared facility located close to Berewood Primary School, close to the majority of existing dwellings on the Grainger site and directly accessible from the Taylor Wimpey homes.
- 11.28 The community accommodation has been provided as part of a building that will be shared with Grainger, which will use their portion as their site office.
- 11.29 The accommodation comprises a hall which can be used for a variety of events as well as a central kitchen/toilet area which can be shared between the commercial and community users.
- 11.30 The s106 legal agreement between the City Council and Grainger requires that the developer provide "*temporary accommodation (including necessary services) for community use*" prior to the occupation of 250 dwellings.
- 11.31 Despite the late delivery of the temporary community accommodation, it is the opinion of City Council Officers that Grainger has now fulfilled their s106 obligation.
- 11.32 The concept and delivery of a shared community/Grainger facility was agreed with the City Council through dialogue with officers, at the Forum and via two planning applications. However, developing a shared facility has created complexities that have yet to be resolved.
- 11.33 Sharing the building with a commercial function (Grainger) means that there is a possibility the entire building may be liable for business rates. The process for determining whether rates are payable is for the City Council to make a recommendation to the Valuation Office Agency and for the Valuation Office to make the determination.
- 11.34 Half of the building will be used solely for community use so the City Council has recommended that only the portion of the building being used for business purposes be liable for business rates. However, the final decision

on the matter will be made by the Valuation Office and the City Council is unable to speed up the determination process.

- 11.35 Whilst there remains some uncertainty about the costs associated with occupying the building, Southwick and Widley Parish Council (who had originally been asked to take on a lease for the facility) has decided that taking on an unknown liability for an unknown period is not something a responsible Parish Council should do. The Shadow Newlands Parish Council has also stated that it will recommend the future parish do not take on any financial liability for business rates.
- 11.36 The result of this is that, whilst Grainger has fulfilled its s106 obligation to provide community accommodation, the community is currently unable to use it.
- 11.37 When the determination by the Valuation Agency Office has been made, it will provide a clear picture of the liabilities for business rates. From this base the City Council will work with partner organisations and the wider community to resolve this matter and ensure the building can be used for the purposes for which it is designed.
- 11.38 **Community Development Update**
- 11.39 Katie Bone is the Community Development Officer for the MDA. She is based at Havant Borough Council and can be contacted at Katie.bone@havant.gov.uk.
- 11.40 The following community based activities took place since the last Forum meeting:
- The residents' Christmas mingle took place on the lead up to Christmas, although the attendance was lower than expected those who came enjoyed getting into the festive spirit.
 - The School Council at Berewood Primary School were consulted with for the new play area on Phase 9. The brain storming session gave the pupils the opportunity to tell the designers the about the themes and equipment they would like to have at the new play area.
- 11.41 Unfortunately, the sapling planting project had to be postponed again due to the weather and health and safety concerns; another date will be organised.
- 11.42 The next Residents' Newsletter will be distributed in March.
- 11.43 It is anticipated that the first phase of the Town Park will be opened at Easter with a small celebration, which is being coordinated between the Community Development Team and Grainger.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:- WWF108 6 November 2018

APPENDICES:

None