

REPORT TITLE: PROGRESS REPORT ON THE WEST OF WATERLOOVILLE
MDA

5 NOVEMBER 2019

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

Contact Officer: Chris Hughes Tel No: 01962 848375 Email
chughes@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 of 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**

11.2 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).

11.3 **Wellington Park (Taylor Wimpy site)**

11.4 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 water infrastructure. The responsible bodies for delivering the adoption of this infrastructure are Taylor Wimpey, Hampshire County Council and Southern Water in relation to drainage. The City Council did not provide building control inspections for this site and therefore has no statutory responsibility for the assessment of works or for the adoption process.

11.5 Hampshire County Council and Taylor Wimpey are 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 as shown in the following map.



11.6 Winchester City Council and Havant Borough Council have already taken transfer into public ownership of a significant portion of the open space land which was anticipated as part of the planning process. In accordance with its

long standing practice to encourage devolution of responsibility to the most local tier of governance, the City Council would expect to discuss the onward transfer of recreational open space to Newlands Parish Council if and when it is ready to do. Policies in relation to land in the Havant Borough Council area will be different and a matter for Havant.

11.7 A map showing the open space which has so far been transferred to the City Council is shown in Appendix 1.

11.8 **Berewood (Grainger Site)**

11.9 By the end of September 2019 there were 706 occupations on the Berewood site. There were a total of 282 dwellings under construction or sold and waiting to be occupied on Phases 3b, 13a, and 9b. Taken together with the Wellington Park site this means that the MDA as a whole is in sight of the half way mark in housing numbers.

11.10 Work is yet to commence on Phase 10a and it is anticipated Phase 9a will be granted planning consent in late October 2019.

11.11 **The Local Centre**

11.12 The planning consent for the Berewood site requires the development of a local centre, which will include the provision of

- Community facilities (up to 720sqm) (Class D1)
- Parking square;
- Convenience store and small retail units (Class A1)
- Land for health care (Class D1);
- Land for nursery (Class D1);
- Employment uses (Class B1);
- Residential (including flats over shops) (Class C3);
- Public open space.

11.13 This will be located in Phase 6 of the development, adjacent to the Berewood Primary School. Grainger and their design team have held an initial pre-application meeting with the City Council, and undertaken a public exhibition to show the proposed design of the centre prior to the submission of a planning application later this year. Approximately 120 people attended the public consultation event on 17 October. Results of the feedback should be available to be presented to the Forum at this meeting.

11.14 Copies of the information boards displayed at the public event are shown in Appendix 2.

11.15 **Southern Access Junction and Phase 4 Infrastructure**

- 11.16 An application was submitted to both Winchester City Council and Havant Borough Council in 2016 in relation to the Phase 4 and 13 infrastructure works. This application was approved in two parts on 21st April 2017 and 10th May 2017 and sought to fully discharge conditions associated with works for the central access road and spur roads serving Phases 4 and 13.
- 11.17 A revised application was to address design changes required to the Phase 4 infrastructure package as a result of changes and additions to the design of the Southern Access Junction. The design changes are a result of discussions with Hampshire Highways in relation to the S.278 works for the Southern Access Junction.
- 11.18 Within the S106 the Southern Access Works means:
- 11.19 *“works for the realignment improvement and widening of the existing roundabout at the junction of London Road and Ladybridge Road and re-alignment of Purbrook Heath Road to include stopping up of highway rights of a section of the existing Marrelswood Gardens providing access to the Site at the southern limit of the Transport Infrastructure the extinguishment of any private rights of way as may exist over the western arm of the Southern Access Works between the existing roundabout and the new roundabout at the junction of the Transport Infrastructure Southern Access and the realigned Purbrook Heath Road and provision of a toucan crossing of London Road south of the existing roundabout as shown for indicative purposes coloured light blue and referred to as "Southern Access" Works on the S106 Highway Works Plan and as shown in principle on drawing number GTWVILLE/GA/0903 Rev PR06 at Appendix 12”*
- 11.20 Within the Section 106 Agreement the Phase 4 Infrastructure works are defined as:
- 11.21 *“Phase 4 of the Principal Highway Infrastructure the route and extent of which is shown for indicative purposes coloured by reference to the key on the Highway Infrastructure Phasing Plan which serves Phase 4 and links to the Southern Access Works and to Infrastructure Phase 2”*
- 11.22 The works proposed comprise a carriageway and footway/cycleways, which will connect Phase 2, 4 and 13 of the Berewood development directly to London Road. This connection forms one of three links to the development from the existing highway network and has been set out within the Berewood Section 106 Agreement.
- 11.23 In addition to the new carriageway, a new link road is also proposed between the this and the Purbrook Heath Rd, which will provide a connection to the southern access and retain sufficient access to Purbrook Heath Road.

11.24 Preparatory works for these developments has been underway at the southern end of the Berewood site. All works have been carried out under ecological supervision with the correct licences in place.

11.25 **Temporary Community Facility**

11.26 Newlands Parish Council has now signed the lease to the temporary community facility and it is now in use by both the Council and public. The building will provide an additional focal point for community activities and events which will help to foster a sense of local identity.

11.27 **Contribution from Newlands Parish Council**

11.28 The Parish Council has been actively involved and engaged in a number of local issues on behalf of residents and rather than repeating these within this report the Chairman has agreed that the Parish Council will provide its own feedback to the Forum at the meeting.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WWF110 – 5 March 2019

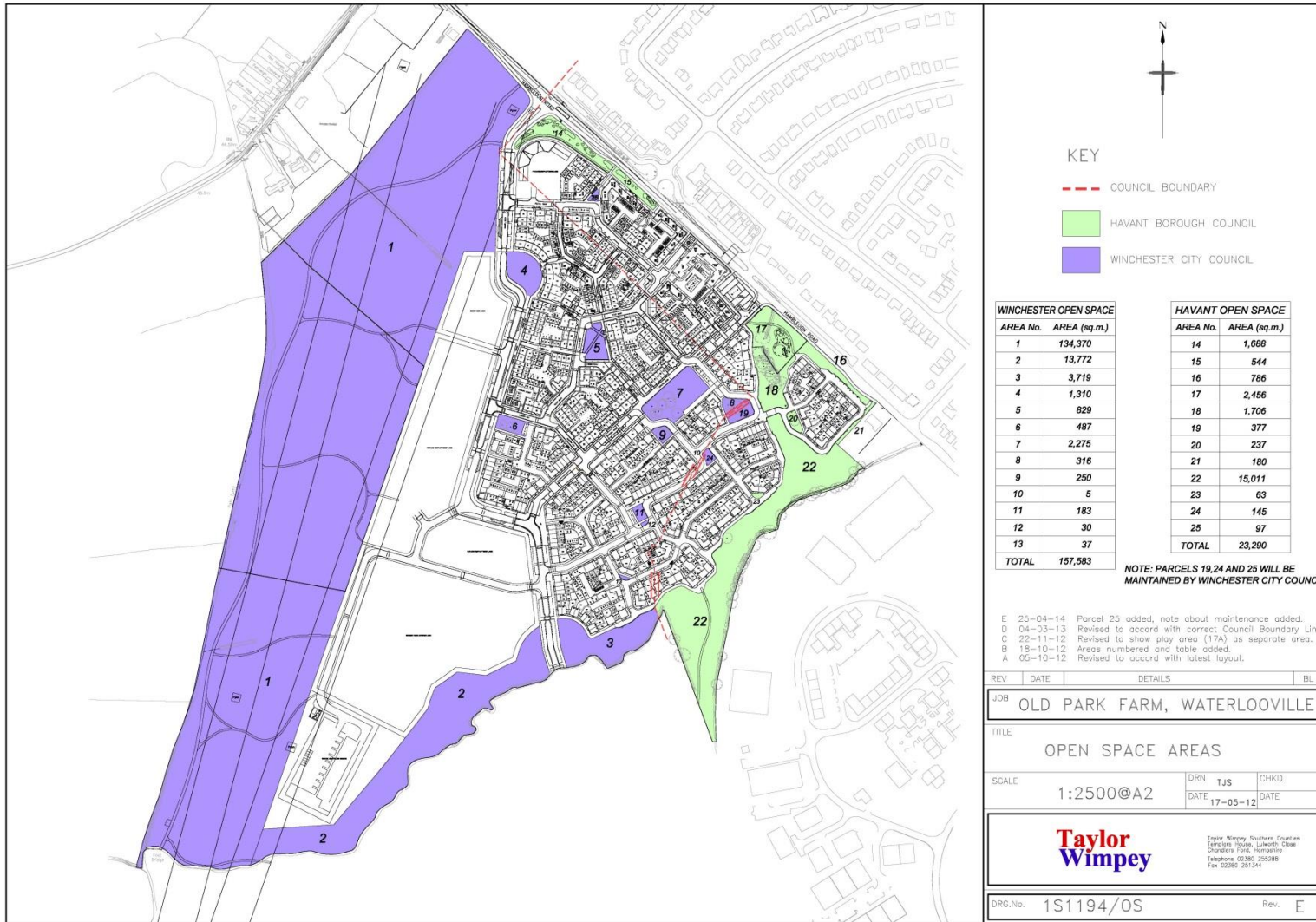
Other Background Documents:-

None

APPENDICES:

Appendix 1 – Adopted Open Space

Appendix 2 – Local centre presentation boards



KEY

- - - COUNCIL BOUNDARY
- HAVANT BOROUGH COUNCIL
- WINCHESTER CITY COUNCIL

WINCHESTER OPEN SPACE

| AREA No. | AREA (sq.m.) |
|--------------|----------------|
| 1 | 134,370 |
| 2 | 13,772 |
| 3 | 3,719 |
| 4 | 1,310 |
| 5 | 829 |
| 6 | 487 |
| 7 | 2,275 |
| 8 | 316 |
| 9 | 250 |
| 10 | 5 |
| 11 | 183 |
| 12 | 30 |
| 13 | 37 |
| TOTAL | 157,583 |

HAVANT OPEN SPACE

| AREA No. | AREA (sq.m.) |
|--------------|---------------|
| 14 | 1,688 |
| 15 | 544 |
| 16 | 786 |
| 17 | 2,456 |
| 18 | 1,706 |
| 19 | 377 |
| 20 | 237 |
| 21 | 180 |
| 22 | 15,011 |
| 23 | 63 |
| 24 | 145 |
| 25 | 97 |
| TOTAL | 23,290 |

NOTE: PARCELS 19, 24 AND 25 WILL BE MAINTAINED BY WINCHESTER CITY COUNCIL

- E 25-04-14 Parcel 25 added, note about maintenance added.
- D 04-03-13 Revised to accord with correct Council Boundary Line.
- C 22-11-12 Revised to show play area (17A) as separate area.
- B 18-10-12 Areas numbered and table added.
- A 05-10-12 Revised to accord with latest layout.

| REV | DATE | DETAILS | BY |
|-----|------|---------|----|
| | | | |

JOB
OLD PARK FARM, WATERLOOVILLE

TITLE
OPEN SPACE AREAS

| SCALE | DRN | TJS | CHKD |
|-----------|-----|-----|------|
| 1:2500@A2 | | | |

Taylor Wimpey

Taylor Wimpey Southern Counties
Temple House, Liphworth Close
Chichester, West, Hampshire
Telephone 01243 255388
Fax 01243 251344

DRG.No. 1S1194/OS **Rev.** E

Appendix 1