

# West of Waterlooville Neighbourhood Agreement

(Produced October 2012)



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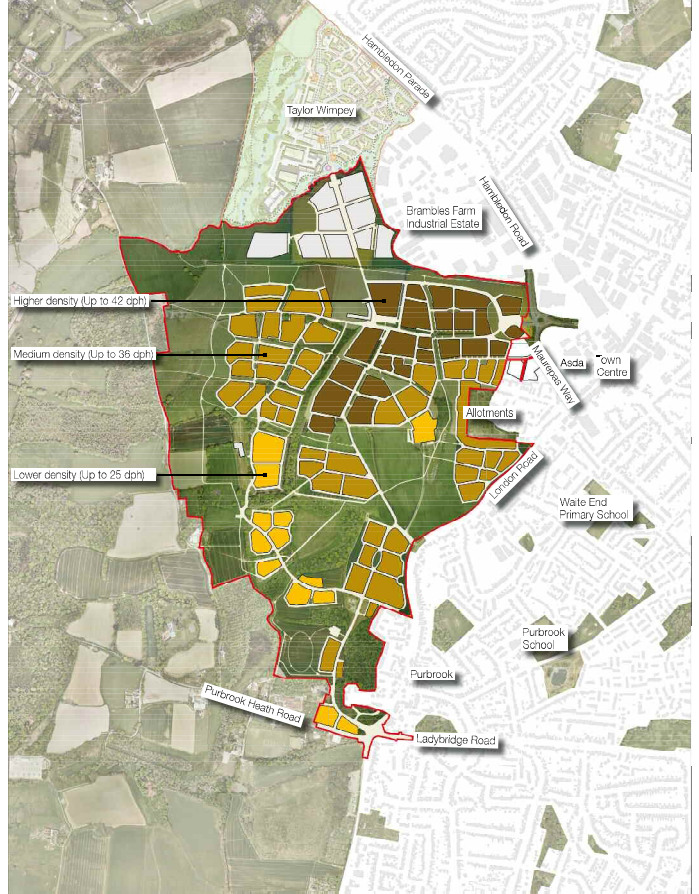
## Introduction

The West of Waterlooville Major Development Area (MDA) is a development of approximately 3,000 homes. The two major developers involved are Grainger PLC and Taylor Wimpey. Grainger will be responsible for the development of the larger part of the MDA with the construction of approximately 2,500 units and the remainder undertaken by Taylor Wimpey.

Duke's Meadow is the first phase of a Taylor Wimpey development which in total will result in the construction of 450 homes and over 7 hectares of employment and mixed use development.

Note: Information from this document is for information only. It does not constitute an offer of any financial product. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision.

Newlands, Waterlooville  
Master plan: Density parameter plan



Copyright © 2011 by the developer or its agent. All dimensions to be checked on site. All measurements for build or payment only.

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**grainger plc** **savills**

SAVILLS and LOGIC PARTNERS  
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The development has a mix of affordable housing units which makes up approximately 40% of the residential properties. The affordable housing units are mainly managed by Radian Housing Association, but a

small number of the units that have been specifically adapted for people with disabilities are managed by Ability Housing Association.

# ement (Produced October 2012)

## West of Waterlooville Forum

The creation of a Major Development Area at West of Waterlooville offers challenges and opportunities.

The opportunities include:-

- A chance to form a vibrant, caring and sustainable community;
- The ability to house people who are in need of affordable, good quality housing;
- The opportunity for the three local authorities to work together in a model example of community leadership;
- Integration of the MDA with existing communities, in particular Waterlooville Town Centre, and the surrounding countryside.

The challenges include:-

- Determining the types of community facilities (such as community centres, local shops, schools, and recreation facilities) which will be required to promote and engender a spirit of community amongst the new residents;
- Ensuring that the new community has the necessary facilities and infrastructure in place, at appropriate phases throughout the development;
- Dealing with the issues which arise out of the fact that the MDA is to be built across the districts of Winchester City and Havant Borough;
- Creating a sense of community amongst the residents of the MDA,

who will be coming together for the first time, and whose primary common interest is a new home in the MDA;

- Learning from the experience of other MDA developments
- To ensure better coordination of the aims, methods and work of the developers in a way that establishes and retains the confidence of the people already living or working in the area.

In meeting these opportunities and challenges the West of Waterlooville Forum acknowledged that, if the West of Waterlooville MDA is to be considered an 'exemplar' development, as much emphasis would need to be given to the community infrastructure as would be given to the physical infrastructure. The Forum recognised that in order to achieve this, the community and other stakeholders would need to play an active and continuing role. The development of this Neighbourhood Agreement is one way in which the community and key agencies can work in partnership to address issues as they arise and help to form the foundation for a sustainable development and improved quality of life for its residents.

### Review

A review of this Agreement will be undertaken one year from its introduction and thereafter on completion of each of the construction phases of the Taylor Wimpey development.

# What will Winchester City Council & Havant Borough

## Details:



### Havant Borough Council

Havant Borough Council is in south east Hampshire comprising the main areas of Havant, Waterlooville, Emsworth, Hayling Island, and Leigh Park, each with distinct characteristics and needs. The Borough is small with about 30 miles of coastline including sensitive areas such as Hayling Island and has a population of approximately 117,000.



### Winchester City Council

The Winchester District covers an area of 250 square miles and serves a population of approximately 110,000. It includes the settlements of Winchester, New Alresford, Bishops Waltham, Wickham and Whiteley along with a large number of smaller rural communities.

The Councils will:



### *Noise and Anti-social Behaviour*

- We will respond to noise complaints received in accordance with noise enforcement legislation.
- We will support residents with the development of projects and initiatives which helps to foster a sense of community.



### *Litter & Dog Fouling*

- We will undertake kerbside waste collections each week – alternating between refuse and recyclable materials.
- We will maintain play areas, open spaces and borders to a high standard once those areas have become adopted.
- We will work with Taylor Wimpey and Trinity Estates to keep residents informed of changes to maintenance responsibilities as detailed in the 'Management Plan'.



### *Property Frontages*

- N/A



### *Parking*

- We will consult with residents to resolve any parking issues as they arise.



# Council do?



## Priorities:

To find a satisfactory resolution for residents in relation to:

- Consistency of household waste and recycling collections.
- Enforcement and issue of fixed penalty notices for litter and dog fouling incidents across the whole development.
- Undertaking a review of the Community Lettings Plan for the West of Waterlooville Development



## Contacts:

### Havant Borough Council

Name Cllr Dave Collins

Position Portfolio Holder  
(Environment)

Signature *D. H. Collins*

### Winchester City Council

Name Cllr Patricia Stallard

Position Portfolio for Communities,  
Culture and Sport

Signature *Patricia J. Stallard*



# What will the Residents do?

**Details:** We are a new and emerging community and acknowledge that we must work with the support of others to develop appropriate networks and infrastructure to ensure that our community remains a desirable place to live both now and in the future.



## **Noise and Anti-social Behaviour**

- We will discourage children from playing in the car park areas.
- We acknowledge that the design of the development encourages children to play in the streets and open spaces. However, we will encourage children not to cause unnecessary disturbance to other residents.
- We will encourage residents to call the 101 police non-emergency number should all other attempts fail to resolve the issue.



## **Litter & Dog Fouling**

- We will encourage residents to clean up if their dogs' foul and to report incidents if others fail to clean up.



## **Property Frontages**

- We will encourage residents to maintain their front gardens, cutting the grass and clearing any rubbish that collects or is blown in.
- We will discourage residents from storing bulk refuse in front gardens or leave it on view of neighbouring properties.

- We will encourage residents to ensure household waste recycling bins and bags are not left on display at any time other than on the day they are to be emptied/collected.



## **Parking**

- We will encourage residents to park in the designated or allocated parking spaces for their property and not on the road or in visitor parking spaces.
- Residents will be discouraged from storing untaxed vehicles, boats or caravans on hard stands or allocated parking areas, unless they have a valid SORN from the Driving Standards Authority.



## **Traffic Speed**

- The design for much of the road infrastructure within the development is a 'shared space' concept, which gives a higher priority to pedestrian users. Drivers are therefore requested to slow down to a maximum speed of 10 mph in these areas.



## **Priorities:**

- To form a Residents Association.
- To organise an annual community event.

## **Contacts:**

### **Old Park Farm Residents Association Group**

Name Ross Alesbury

Position Chairman

Signature

# What will Radian do?



## *Details:*

We are an award winning organisation, employing over 1000 staff, providing affordable housing to around 17,000 households and specialist care and support to individuals across the South East. We aim to maintain a high standard of service and our performance is regularly monitored by our customers, our board, our management team, and our regulator, the Homes and Communities Agency (HCA).



## *Noise and Anti-social Behaviour*

- We will encourage our tenants to support the principles contained within this Neighbourhood Agreement.
- We will respond to complaints received within 3 working days and provide feedback to complainant.



## *Litter & Dog Fouling*

- We will investigate any complaints received regarding our tenants.



## *Property Frontages*

- We will ensure tenants adequately maintain their gardens and frontages to the standard expected within their tenancy agreements.

- We will participate in regular walkabouts with the Community Worker and a Community Representative and take appropriate action to address any issues identified for which we are responsible.



## *Parking*

- We will encourage tenants to sign up to park their vehicles in their allocated parking areas.
- We will ensure that the parts of parking areas we are responsible for, as identified in the 'Management Plan' are maintained to a high standard.



## *Priorities:*

- To participate in a review of Community Lettings Plan

## *Contacts:*

### **Radian**

Name Mike Fitzpatrick

Position Head of Rother

Signature

A handwritten signature in black ink, appearing to be "MF".

## What will Taylor Wimpey / Trinity Estates do?



### *Details:*

Taylor Wimpey was formed through the merger of George Wimpey and Taylor Woodrow on 3rd July 2007. Taylor Wimpey plc is a focused community developer with operations in the UK and Spain. We aim to be the developer of choice for our customers, employees, communities and shareholders

Our UK homes are sold under the following brands: Taylor Wimpey, George Wimpey & Bryant Homes. Our 23 regional businesses in the UK give our operations significant scale and truly national geographic coverage. Each business builds a range of products, from one bedroom apartments and starter homes to large detached family homes.



trinity

### *Details:*

Trinity is a privately owned property management company operating across England and Wales. We provide high quality cost effective property management services for residential and mixed use developments, and currently have in excess of 30,000 homes committed to management.



### *Noise and Anti-social Behaviour*

- Taylor Wimpey will ensure that its employees and contractors adhere to the set working hours for work on site and will act in a professional and courteous manner.



### *Litter & Dog Fouling*

- Taylor Wimpey and Trinity Estates will ensure that the play areas, open spaces, car park areas and borders for which they are responsible are regularly maintained until they have been adopted by the local authority.
- Taylor Wimpey will ensure that the roads and pavements are regularly cleaned and maintained until they have been adopted by the local authority.



### *Property Frontages*

- Taylor Wimpey will ensure that on the signing of contracts with home owners a handover will be given which ensures household waste recycling bins and bags are not left on display at any time other than on the day they are to be emptied/collected and their frontages are kept clean, tidy and well maintained.





## Parking

- Taylor Wimpey will ensure contractors are discouraged from parking works vehicles in occupied residential areas.
- Trinity Estates will maintain the parking areas as identified in the 'Management Plan'.
- Trinity Estates will work with Radian to ensure an effective and coordinated approach is taken to the maintenance of the parking areas.
- Taylor Wimpey and Trinity Estates will endeavour to respond to any complaints or issues received within 3 working days and provide feedback to the complainant.



## Priorities:

- Taylor Wimpey to keep residents informed of changes to the Management Plan

## Contacts:

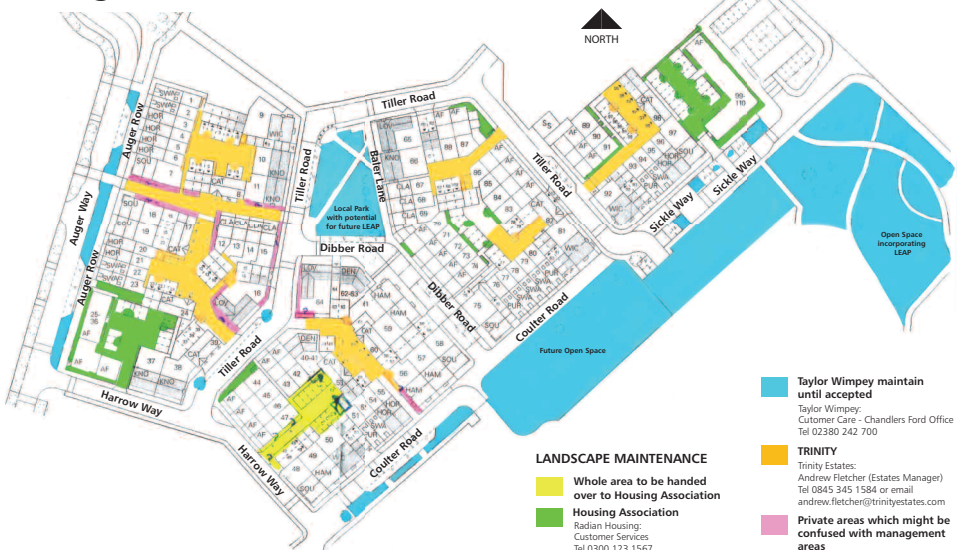
### Trinity Estates

Name Raymond Phelps

Position Estates Manager

Signature

## Management Plan - Phase 1



# What will the Police do?

## Details:

When completed, the development will straddle both Winchester and Havant Districts. The development is covered by two Safer Neighbourhood Teams. Those in the Winchester District fall under the Winchester Rural South Safer Neighbourhood Team and those in Havant are covered by the Waterlooville Central Safer Neighbourhood Team. The Winchester Rural team are based at the Police station in Bishops Waltham and the Waterlooville team are based at Waterlooville Police station.

The teams are made up of police officers, police community support officers (PCSO) and special constables. The Safer Neighbourhood Teams work together with the community and other partners to tackle local problems and improve the quality of life in your neighbourhood.



## Noise and Anti-social Behaviour

- Subject to operational demands the safer neighbourhood team will patrol Dukes Meadow on a regular basis.
- Working in partnership with other agencies we will develop better relationships with the young people of the area and help provide activities.



## Parking:

- We will deal with any vehicles not displaying a valid tax disc.
- If vehicles are causing an obstruction we will attend and assess the situation and take any necessary action.



## Priorities:

- Hampshire Police will be supportive of any projects, sit on any partnership meetings and visit when time allows in order to:
  - Reduce Crime
  - Reduce Anti Social Behaviour
  - Reduce Fear of crime
- As laid out in The Crime and Disorder Act 1998 which established Crime and Disorder Reduction Partnerships (CDRP'S). This imposed a statutory duty on local authorities and Police to work closely to: Tackle crime and disorder, alcohol and substance misuse and anti-social behaviour; increase public

reassurance and contribute to cohesive communities: promote effective working between statutory partners and other relevant agencies.

## Contacts:

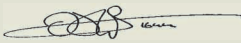
### Winchester Rural South Safer Neighbourhood Team

PS 2920 Hibberd  
PC 22295 Sarah Newman  
PCSO 14117 Amey Stevens

Name Patrick Reddin  
Position Inspector  
Winchester Rural South

Signature 

Name David Humphries  
Position Inspector  
Waterlooville Central

Signature 

### Waterlooville Central Safer Neighbourhood Team

PS 57 Kathryn Chambers  
PCSO 12961 Teresa Toms  
PCSO 14852 Matt Dean



