

WEST OF WATERLOOVILLE FORUM

9 March 2005

Attendance:

Winchester City Council

Councillors:

Collin (Chairman) (P)

Allgood (P)
Chamberlain
Cooper (P)

Hiscock (P)
Rees (P)

Havant Borough Council

Councillors:

Blackett (P)
Moss (P)

Smallcorn (P)
Tarrant

Deputies

Councillor Hunt (Standing Deputy for Councillor Tarrant)

Hampshire County Council

Councillors Hindson (P), and McIntosh (P)

Also in attendance

Councillor Stallard

Officers in attendance:

Mr S Opacic (Team Leader, Forward Planning) Winchester City Council
Mr H Bone (Assistant City Secretary (Legal)) Winchester City Council
Mr M Maitland (Community Officer) Winchester City Council

Ms J Batchelor (Head of Planning and Development) Havant Borough Council
Mr B Bateman (Senior Planner) Havant Borough Council
Mr P Marshall (Development Engineer) Havant Borough Council

Mr D McGrath (Engineer) Hampshire County Council
Mr S Jenkins (Engineer) Hampshire County Council

944. **CHAIRMAN'S WELCOME**

The Chairman welcomed to the meeting at the D-Day Memorial Hall, Southwick, approximately 40 members of the public.

945. **APOLOGIES**

Apologies were received from Councillors Tarrant and Chamberlain and at the invitation of the Chairman, Councillor Stallard (as a Ward Member and as the Conservative Deputy Member) was invited to join the Forum.

946. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Moss be appointed Vice-Chairman for the remainder of the 2004/05 Municipal Year.

947. **PUBLIC PARTICIPATION**

Mr Houghton addressed the Forum as the proprietor of a business that operated from Plant Farm, which was part of the proposed Major Development Area (MDA). In response to Mr Houghton's comments, Mr Opacic explained that the 12 small businesses and caravan storage site were all tenants of the Southwick Estate who would be responsible for any eviction notices. The Forum noted the possible lack of alternative sites in the area for caravan storage and that, in response to a comment from Mr Andre, it was noted that the MDA's Masterplan included provision for continuation of the allotment site.

Mr Sanders of the Brambles Traffic Group requested that he should be invited to sit at the table of the Forum to better represent the views of the local businesses that he represented. Whilst appreciating the importance of the Brambles Traffic Group, following debate the Forum agreed that all interests (such as Parish Councils and community groups et al) should feel able to contribute to the process without a preference stated by the Forum or any one group. At the conclusion of debate, Mr Sanders withdrew his request.

The Forum also discussed how different community groups and hard-to-reach groups could be best engaged in the process of the MDA to ensure the development of sustainable communities. It therefore requested that a report be presented to the next meeting on this issue and it was recommended that it should consider possible best practices that could be learnt from the Langstone Harbour Advisory Group.

Mr Stewart of the Council for the Protection of Rural England highlighted to the Forum the impact of the South East Plan which superseded the Strategic Authorities' Structure Plan. Whilst acknowledging the importance of the South East Plan, Mr Opacic commented that it was unlikely to act as the triggering mechanism for the MDA's reserve site of 1000 dwellings for at least two years and that any such decision was likely to be considered by a future meeting of the Forum.

948. **NEW TERMS OF REFERENCE AND FUTURE WORK PROGRAMME**
(Report WWF15 refers)

Councillor Allgood declared a personal (but not prejudicial) interest in this item as Winchester City Council's representative on the Havant and Waterlooville Citizens Advice Bureau and he spoke and voted thereon.

Councillor Smallcorn declared a personal (but not prejudicial) interest in this item as Havant Borough Council's representative on the Havant and Waterlooville Citizens Advice Bureau and she spoke and voted thereon.

In introducing the report, Mr Opacic explained that this was the first meeting of the re-constituted Forum. Previous meetings of the Forum had worked towards completing the preferred Masterplan and this had been agreed at its last meeting held on 15 April 2004. It was therefore agreed that new terms of reference should be adopted (as set out in Appendix 1) to reflect the Forum's new role in guiding the MDA into a living and working sustainable community.

During its consideration of the report, the Forum agreed to amend its quorum from three to five members and the representatives of the County Council agreed to seek deputy members prior to the next meeting.

At the invitation of the Chairman, Mr Harding (who spoke as a local architect) commented on the need for the MDA to be fully integrated with Waterlooville town centre and questioned the definition of "environmental mitigation" at paragraph 3.5 of the report. In answering, Mr Opacic explained that environmental mitigation referred to possible compensation measures that the developers may be liable for and that this would be highlighted in the applications' environmental statement.

Other members of the public raised questions relating to the MDA and during discussion it was noted that the Southern Access Road was shown indicatively on the Masterplan to be south of Ladybridge Road, but that its actual location would depend on planning approval. Mr McGrath explained that the Highways Authority was currently investigating technical details regarding the precise location of this road.

At the conclusion of debate, the Forum agreed to the recommendations as set out in the report (subject to amendment of the quorum) and noted that its work programme was likely to be a long-term commitment to oversee the successful implementation of the Masterplan. The Forum also noted, without amendment, the procedures for public participation that were set out in the report.

RESOLVED:

1. That the revised terms of reference (as set out in Appendix 1 to the Report) be endorsed, subject to quorum being increased from three to five Members.
2. That the future work programme and timetable be agreed.

949. **UPDATE ON PLANNING APPLICATIONS**
(Report WWF14 refers)

Mr Opacic updated the Forum that, subsequent to the publication of the report, planning applications had been submitted to both Winchester City Council and Havant Borough Council from George Wimpey plc to develop approximately 450 dwellings and 7.29ha of employment, mixed uses and Open Spaces on Old Park Farm, at the north of the MDA. The applications would be considered by the Councils' jointly-appointed consultants Atkins with a view to each Council's Development Control Committee determining the application within the statutory 16 week deadline, if possible. It was noted that Atkins had been appointed by both Councils so as to avoid duplication of costs and to ensure consistency across the two planning authorities.

It was explained that the local authorities would be working together to publicise the applications as part of a process of public consultation. A newsletter would be sent to over 2000 people comprised of the Councils' MDA mailing list, anyone who commented on the MDA element of either local plan, over 1000 neighbours, Parish Councils and community groups. In addition, the following public exhibitions had been organised which would be attended by officers of the Councils and in some cases their consultants, Atkins, on the following dates:

Waterlooville Library:

Wednesday 6 April, Saturday 9 April, Thursday 14 April, Monday 18 April

Denmead Community Centre:

Thursday 7 April, Saturday 16 April, Tuesday 19 April

Subsequent to a Member's suggestion, it was agreed that additional exhibitions should be held for the Grainger Trust application (when received) at Deverall Hall, London Road in Purbrook and that officers should investigate the possibility of extending the opening hours into the evening of the exhibitions at the Denmead venue.

Mr Opacic read a letter to the Forum that had been received from the Grainger Trust who were proposing to develop the larger, southern part of the MDA with 1550 dwellings. The letter explained that the proposals for the application were well advanced but had been delayed because of cost uncertainties regarding the possible infrastructure requirements (that would be sought by the local authorities through Section 106 legal agreements) and the quantity and type of affordable housing that would be required. Although further issues remained outstanding regarding the transport assessment, the Trust anticipated that their planning applications would be submitted in June/July 2005.

In regard to the affordable housing provision, it was noted that the Trust had suggested that this could be administered by them, without the involvement of a Registered Social Landlord. The Grainger Trust had also suggested that the provision of affordable housing should be time-limited, after which their control would revert back to the developer with the potential for them to be sold on the open market. Both of these suggestions were likely to be resisted by both Councils.

Whilst discussing the different timing in the submission of the planning applications, Mrs Batchelor acknowledged that although they could be referenced to the Masterplan, the difficulties of considering the applications in isolation could be so great that the Councils might be able to refuse the Wimpey application as being premature.

In response to a question from Mrs Cooper of PAWES, Mrs Batchelor explained that the precise location of roads and densities within the development was unknown until both applications had been received.

RESOLVED:

That the report be noted.

950. **COUNCILLOR DON ALLEN**

The Forum expressed its sadness and regret at the news of the recent death of County Councillor Don Allen who had attended the previous, informal meeting of the Forum.

951. **EXEMPT BUSINESS**

RESOLVED:

That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
952 and 953	Negotiations and Priorities for Planning and Highway Agreements and Other Infrastructure Requirements in The West Of Waterlooville MDA	Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services. (Para 9 to Schedule 12A refers).

952. **NEGOTIATIONS AND PRIORITIES FOR PLANNING AND HIGHWAY AGREEMENTS AND OTHER INFRASTRUCTURE REQUIREMENTS IN THE WEST OF WATERLOOVILLE MDA**

(Report WWF16 refers)

The Forum considered an exempt report that set out the suggested priorities for the infrastructure requirements for the MDA, so as to guide future officer-level negotiations with the developers (detail in exempt minute)

The meeting commenced at 2.00pm and concluded at 4.50pm