

**WEST OF WATERLOOVILLE FORUM****23 June 2005**Attendance:Councillors:Winchester City Council

Chamberlain (P)	Collin (Chairman) (P)	Rees
Cooper (P)		Stallard (P)
Hiscock		

Havant Borough Council

Blackett (P)		Smallcorn (P)
Moss (P)		Tarrant (P)

Hampshire County Council

McIntosh (P)		Hindson (P)
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Others in Attendance who Spoke:

Councillor Allgood (Winchester City Council)

Officers in Attendance

Mr S Opacic: Head of Strategic Planning, Winchester City Council  
 Ms J Parker: Major Development Area Project Leader, Winchester City Council  
 Mr N Green: Major Development Area Project Leader, Winchester City Council  
 Mr M Maitland: Community Officer, Winchester City Council  
 Mrs V Fifield: Principal Landscape Architect, Winchester City Council  
 Mrs L Mansfield: Head of Community Development, Winchester City Council  
 Mr H Bone: Assistant City Secretary (Legal) Winchester City Council  
 Mr D Massey: Transport Planner, Winchester City Council

Mrs J Batchelor: Head of Planning & Development Services, Havant Borough Council  
 Mr B Bateman: Senior Planner, Havant Borough Council  
 Ms C Hughes: Community Initiatives Manager, Havant Borough Council  
 Mr A Norton: Head of Technical Services, Havant Borough Council  
 Ms S Applegate: Environment, Hampshire County Council  
 Mr D McGrath: Engineer, Hampshire County Council

1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately thirty members of the public, local residents, amenity groups and representatives of the development interests to the meeting, held at the Waterlooville Community Centre, Maurepas Way, Waterlooville.

2. **APOLOGIES**

Apologies were received from Councillors Rees and Hiscock.

3. **PUBLIC PARTICIPATION**

Mrs Cooper of PAWES questioned the period of public consultation regarding the application from Wimpey Homes. In response, Mrs Batchelor stated that although the formal deadline for representations had passed, it was Havant Borough Council's practice to accept representations up to the date of the decision. She added that the applicant had been asked to submit further information which would trigger a further round of public consultation.

4. **MINUTES**

(Report WWF19 refers)

The Forum considered the minutes of the previous meeting, held 9 March 2005.

The above item had not been notified for inclusion on the agenda. The Chairman agreed to accept the item onto the agenda as a matter requiring urgent consideration so that any issues contained within the minutes could be considered at this meeting.

At the invitation of the Chairman, Mr Briggs requested a definition of "affordable housing" as referred to on page 4 of the minutes and the Forum agreed that this was as set out in the District Councils' Local Plans:

Winchester City Council's Definition:

Housing provided, with subsidy, for people who are unable to resolve their housing requirements in the local housing market because of the relationship between housing costs and incomes.

Havant Borough Council's Definition:

Housing that is available for people who cannot afford to buy or rent decent and appropriate housing from the open market in Havant. It comprises the full spectrum of affordable housing, including social rented and shared ownership housing, intermediate housing, key workers' housing and low cost market housing, and should reflect the identified local need as demonstrated by an up to date assessment.

RESOLVED:

That the minutes of the previous meeting, held 9 March 2005 (less exempt items) be approved and adopted.

5. **GRAINGER TRUST – MASTERPLAN PROPOSALS**

(Oral Report)

The above item had not been notified for inclusion on the agenda within the statutory deadline. The Chairman agreed to accept the item onto the agenda as a matter requiring urgent consideration so that representatives of the Grainger Trust could present to the Forum their latest work on the masterplan and progress towards the submission of their planning application for the Major Development Area (MDA).

The presentation given by the Grainger Trust is available as an appendix to these minutes

On behalf of the Grainger Trust, Mr James explained that in March 2005 the Trust had purchased the southern half of the MDA site from the Southwick Estate. The purchase had come at the end of the Trust's 1995 option agreement with the Estate and now the Trust were able to make a greater commitment to the long term development of the MDA.

Mr Groves (of Boyer Planning, agents for the Grainger Trust) explained that there had been a delay in the Trust's application for approximately 1550 dwellings in the southern part of the MDA. The delay had been caused by work on the transport assessment and because the Trust were awaiting the conclusions of the Winchester District Local Plan Public Inquiry (so that the basis of the Section 106 requirements could be progressed). The Inquiry's report was expected by summer 2005 and Mr Groves requested a series of officer-level meetings between the local authorities and the Trust in advance of the submission of their outline planning application, expected in September/October 2005.

Mr Holliday (of Faulks, Perry, Culley and Rech, agents for the Grainger Trust) explained that the main principles of the masterplan were to achieve integration with the existing town centre, to minimise travel distances, and to protect wildlife and areas of woodland. The masterplan was based on the land-uses plan which was agreed by the Forum in April 2004.

In his presentation to the Forum Mr Holliday illustrated the probable character of the MDA. At the edge of the existing town centre, the emerging masterplan proposed a mixture of residential and employment uses with landmark buildings along avenues. A similar mixture of employment and residential uses along tree lined roads were proposed at the MDA's boundary with the existing Brambles Industrial Estate.

At the centre of the MDA, the masterplan proposed a greater concentration of dwellings. Community facilities would be located at the centre of the MDA and although these would be developed on one of the main vehicle routes, Mr Holliday did not anticipate that these new facilities would detract from the existing town centre. The Forum also noted the new primary school would be located at the centre of the MDA to achieve good accessibility.

At the London Road edge of the MDA, Mr Holliday proposed the development of large semi-detached properties to retain the existing character of the area. However, he suggested that behind this avenue, greater densities of development would be sought to take advantage of the good public transport links along London Road.

At the western edge of the MDA, Mr Holliday proposed the lowest density of the MDA so as to provide a soft boundary with the countryside beyond. He added that the positioning of these properties would be designed so as the new residents would enjoy views of (and therefore be able to informally "police") the fields to the west and the recreation ground.

In considering the transport issues, the early phases of development were likely to be constructed along the eastern edge, that were close to the South Hampshire Rapid Public Transport Link and the existing network of bus services. He suggested that the MDA could generate a demand for a new taxi-bus service to Petersfield to the north and a new fast link bus service to Portsmouth to the south.

Mr Holliday explained that all residents of the MDA would receive travel folders which would include information on public transport links and school travel plans. From the Trust's experience of developing other MDAs, a permanent community website would be created to promote sustainable transport in the MDA and Mr Holliday added that there was the potential to create a shared car ownership scheme.

It was likely that the MDA would also contain three metre wide shared pedestrian and cycle paths and it was noted that the developers were in negotiation with Footpath Officers at Hampshire County Council to ensure good east-west links from the MDA to the countryside.

With regard to the character of the MDA, Mr Holliday explained that as many of the mature trees would be retained as possible and a park would be created at the centre of the site which would provide formal sports provision and that this could be used by the nearby school. The proposed cemetery would be located on the ridgeline that ran through Plant Farm and Mr Holliday recommended that a belt of trees be planted here so as to provide shelter and to screen long distance views of the MDA.

During his presentation, Mr Holliday highlighted to the Forum the river that ran through the northern boundary between the Grainger and Wimpey land holdings. He recommended that that this could become an attractive natural feature and provide sustainable drainage along with the designated wet and dry areas that were identified in the land uses plan. In considering environmental issues, the Forum noted that sustainability (such as solar power, insulation and water conservation) would also feature in the design and construction of the new dwellings.

At the invitation of the Chairman a number of comments were made by the members of public attending the meeting. Mr Sanders (Brambles Traffic Group) raised a concern regarding MDA's integration with, and the sustainability of, the Brambles Industrial Estate. In reply, Mr Groves explained that whilst at this stage the Trust were only working towards an outline planning application, it was proposed that there would be footpath links with the industrial estate.

Mr Andre of the Waterlooville Allotments Association noted that the current land-use plan proposed no changes to the existing allotment site, but he requested that for ease of management, the proposed new allotment should be located next to the existing allotment site.

Concerns were also raised regarding the location of the southern access road. During debate, it was noted that both Councils' Local Plans had recommended that this should be in "the vicinity of" of the Ladybridge Roundabout. However, Mr Opacic reported that an objection had been raised against this at the Winchester District Local Plan Inquiry by the Portsmouth Diocese and that the Inspector's recommendation on this had not yet been received. The Forum also noted that the location of the access road was also subject to the conclusions of the both the transport and environmental assessments. However in the plans presented to the Forum, Mr James stated that Grainger Trust proposed that the entrance should be

south of the Ladybridge Roundabout and it was agreed this proposed location should be clarified at the next meeting. The location of the proposed access is set out in the Graingers' Trust presentation, appended to these minutes.

In response to comments raised by Mr Briggs, Mr Opacic explained that the masterplan for the MDA would need to be agreed by both local authorities.

Councillor Allgood commented on the provision of school places at the MDA and following debate, it was agreed further information should be provided on this issue from Hampshire County Council.

During the Councillors' debate, Mr James stated that a proposal to accommodate a relief road for Maurepas Way in the MDA would be resisted by Grainger Trust. He considered that this would merely replicate the problems of Maurepas Way within the MDA and that there were other means to better integrate the MDA with Waterlooville town centre. Mr James indicated that the Trust were proposing to appoint a specialist consultancy to look at the issue of integration and how it could be achieved.

In response to a Member's comments, Mr James confirmed that the Trust was working well with Wimpey Homes (the applicant for the northern part of the MDA) and that both developers were using the approved land use Masterplan as the basis of their applications.

At the conclusion of the debate, the Chairman thanked the Grainger Trust for their presentation and it was noted that the Trust would supply further information to local residents as part of the public consultation on the planning application.

RESOLVED:

That the report be noted.

6. **CREATING A SUSTAINABLE COMMUNITY IN THE WEST OF WATERLOOVILLE MDA**

(Report WWF17 refers)

The Forum considered a report that set out how a sustainable community in the MDA could be developed, what a sustainable community was, the key criteria and a proposed community development programme for the MDA. During presentation of the report, Ms Hughes underlined the need to identify and fill any gaps in the provision of community services and the need to build on the good work of existing services, such as the Waterlooville Community Association.

At the invitation of the Chairman, a member of the public questioned the extent of the consultations with the emergency services regarding the MDA and Ms Parker confirmed that the Council had on-going discussions with the Crime Reduction Officer at Waterlooville Police Station. Councillor McIntosh (who also served on Hampshire County Council's Fire and Rescue Authority) agreed to alert the Fire Service of the issues regarding the MDA.

Whilst welcoming the efforts to include young people in the development of the community development programme, a Member suggested that groups that represented the elderly should also be consulted. Similarly, it was also recommended that the programme should have regard to the changes in the access

to adult social care brought about by the government's green paper on Adult Social Care and to the changes that arose from the Children's Act 2004.

During the debate, Mr James outlined the Grainger Trust's experience of MDAs in deprived areas and suggested that the Forum may wish to find out more about these developments in the North of England. Mr James also reported that the Trust employed a Community Development Officer who Mr James would advise to contact Ms Hughes after the meeting.

At the conclusion of the debate, Members welcomed the report and agreed the recommendations as set out. Ms Hughes agreed to update Members on progress at the next meeting of the Forum and invited any representative of a stakeholder group to contact her.

**RESOLVED:**

That a Community Strategy for the Waterlooville Major Development Area be developed, setting out:

- i) The new community facilities and services that are required
- ii) How and when they will be implemented
- iii) And by whom, including details of developer contributions, long term management arrangements and the role of a community worker.

7. **PROGRESS REPORT ON THE APPLICATION FOR DEVELOPMENT OF LAND FOR RESIDENTIAL (450 UNITS); LIVE/WORK (24 UNITS); EMPLOYMENT (7.29 HA INCLUDING B1, B2 AND B8); MIXED USE INCLUDING RETAIL, FOOD AND DRINK, FINANCIAL/PROFESSIONAL AND HEALTH; OPEN SPACE/RECREATIONAL PURPOSES AND THE CONSTRUCTION OF TWO ACCESSES FROM HAMBLEDON ROAD (OUTLINE) AT THE MDA WEST OF WATERLOOVILLE, HAMBLEDON ROAD**  
(Report WWF18 refers)

Mrs Batchelor introduced the report which updated the Forum on the status of the current outline planning application submitted by George Wimpey UK Ltd to develop the northern part of the MDA. She explained that following consultation with statutory bodies, the Councils' consultants Atkins had highlighted key omissions in the applicant's Environment Statement. A response from the applicant on these omissions (set out at paragraph 3.1 of the report) was expected by 22nd July 2005 and Mrs Batchelor confirmed that the reply would be published by the local authorities.

From this, Mrs Batchelor reported that the application was unlikely to be determined before the autumn 2005 after the publication of the Inspector's report on the Winchester District Local Plan. She suggested that the local authorities would need at that time to decide whether the Wimpey application could be determined in isolation from the rest of the MDA or whether a decision would have to await the determination of an application from the Grainger Trust for the remainder of the MDA. To that end, she reported that the authorities had agreed to hold joint planning meetings to ease public participation and increase consistency.

At the invitation of the Chairman, Mr Webber of Denmead Parish Council spoke of the need provide adequate secondary school provision as a consequence of the MDA. He stated that Cowplain School would serve both the MDA and Denmead, but that the school was already at full capacity and as the entrance criteria was based on

distance from school, the MDA was likely to have a detrimental effect on Denmead's children. In response, Ms Parker confirmed that negotiations regarding the trigger point for contributions towards secondary education were continuing with the County Council.

With regard to the proposals for employment development close to the power lines on the western edge of the MDA, Mr Webber highlighted the conclusions of a recent report that found a possible health risk to those living under power lines. In response, the Chairman agreed that this warranted further investigation.

At the invitation of the Chairman, Mr Briggs commented on the need to undertake a full archaeological assessment of the site.

In response to comments raised by Mr Sanders, Mr Opacic confirmed that the County Council had indicated at the Local Plan Inquiry that they were no longer seeking the creation of a bio-mass plant in the MDA.

RESOLVED:

That the report be noted.

8. **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>
9	Exempt Minutes of the previous meeting, held 9 March 2005	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).

9. **EXEMPT MINUTE**  
(Report WWF19 refers)

The Forum considered an exempt minute from its previous meeting that set out infrastructure requirements that would be sought from the developers by legal agreements. Detail in exempt minute.

**RESOLVED:**

That the exempt minutes of the previous meeting, held 9 March 2005, be approved and adopted as amended in the exempt minute, below.

The meeting commenced at 1.30pm and concluded at 4.00pm.



