

## **WEST OF WATERLOOVILLE FORUM**

**3 October 2005**

### Attendance:

#### Councillors:

##### Winchester City Council

Chamberlain (P) Cooper (P) Hiscock (P)	Collin (Chairman) (P)	Rees (P) Stallard (P)
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##### Havant Borough Council

Blackett (P) Moss	Smallcorn (P) Tarrant
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##### Hampshire County Council

Allgood	McIntosh (P)
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### Deputy Members:

Councillor Beagley (Standing Deputy Member for Councillor Allgood)

### Officers in Attendance

Mr S Tilbury: Director of Development, 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 H Bone: Assistant City Secretary (Legal) Winchester City Council  
 Mr M Maitland: Community Officer, Winchester City Council

Mrs J Batchelor: Director of Planning & Development, Havant Borough Council  
 Mr A MacClean (Traffic and Transportation Manager) Havant Borough Council

Ms S Applegate: Environment, Hampshire County Council

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## 1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately forty members of the public, local residents and amenity groups to the meeting which was held at the Crookhorn College of Technology, Waterloooville.

## 2. **APOLOGIES**

Apologies were received from Councillors Moss, Tarrant (and Deputy Members Hunt and Kennedy) and County Councillor Allgood.

3. **PUBLIC PARTICIPATION**

Mr Brinkley, as a representative of Denmead Parish Council, questioned how the proposed Major Development Area (MDA) would affect secondary school provision in the area. In response, Ms Parker explained that it was likely that the number of new students living in the MDA would be insufficient to merit the construction of a new secondary school. However, she added that Hampshire County Council's Education Officers had indicated that contributions would be sought from the developer to improve existing secondary school facilities. The Forum noted that an update report on education issues would be presented to its next meeting and Ms Parker agreed to forward to Denmead Parish Council the latest communications from the County's Education Department.

4. **MINUTES**

(Report WWF20 refers)

It was agreed to amend the minutes to record Councillor Pines' attendance as a deputy at the previous meeting and, that on page 6, that the reference should be to the Children Act, not the Children's Act. The Forum also agreed the exempt minute, without discussion.

RESOLVED:

That the minutes of the previous meeting, held 23 June 2005 be approved and adopted as amended above.

5. **FEEDBACK ON COUNCILLORS' VISIT TO A MAJOR DEVELOPMENT AREA AT AYLESBURY**

(Oral Report)

The Chairman explained that in July 2005 the Forum had visited Aylesbury where two MDAs had recently been completed. Members had considered this a worthwhile experience in preparing work for the West of Waterlooville MDA and noted the importance of ensuring a coherent strategy for open spaces and the spaces between buildings, so that it was easier to distinguish between public and private areas. Members also noted from their trip the need to integrate the new community with the existing community, that facilities such as bus-stops should be clearly marked and benefits of a well-run community centre.

RESOLVED:

That the report be noted.

6. **FUTURE MASTERPLANNING ARRANGEMENTS**

(Report WWF22 refers)

Mr Green explained that, following a delay in the submission of the planning application from Grainger Trust, a Steering Group had been formed to take forward the masterplanning work for the MDA. The Steering Group was chaired by Winchester City Council's Director of Development and its membership included senior-level officers from Winchester, Havant and Hampshire County Council as well as representatives of the development interests. Reporting to this Group, five Project Task Teams had been created to look at issues regarding the MDA, such as the priorities for community infrastructure. Progress on the masterplan would be

reported to future meetings of the Forum and it was anticipated that this work would be completed by January 2006.

During the public participation element of the Report's consideration, Mr Briggs (as a representative of the Council for the Protection of Rural England) and Mrs Cooper (as representative of Purbrook and Widley Area Residents Association) commented on the need for the masterplan to be properly scrutinised by the public.

These concerns were echoed by some Members who considered that the completion date of January 2006 was insufficient to allow enough time for proper scrutiny and to generate public confidence in the masterplan before the submission of the planning application. They therefore suggested that the timescale should be extended to 31 March 2006.

During debate, officers of Winchester City and Havant Borough Councils advised against setting any specific extension of time. They explained that the applicants had the right to submit their planning application at any time and that, because of this, the work of the Steering Group could only proceed with their goodwill, albeit that it was in their interests to work with the three authorities. It was not open to the local authorities to set a date before which an application could not be received. Setting a specific timescale for completing the masterplan was likely to endanger this goodwill and result in the submission of planning applications before important masterplanning work had been completed. This, in turn, would increase the likelihood that development decisions might ultimately be determined by the Planning Inspectorate.

Following a vote which, was decided by the Chairman's casting vote, the proposed extension to the masterplanning process to March 2006 was not agreed. However, the Forum did agree that the Steering Group should re-consider the timescales with the applicants in light of Members' concerns. It was also agreed that the results of this, together with updates from the Steering Group should be reported to future meetings of the Forum.

At the conclusion of debate, a Member questioned process against a number of issues raised at the previous meeting in relation to the masterplan. In response to these, Ms Parker explained that health issues regarding the powerlines would be considered through the project team work and further at the application stage. Older people's views would be canvassed at a series of stakeholder meetings, the next of which was scheduled for 10 November 2005.

Following debate, the Forum agreed that it would be useful if future agendas included an oral "General Progress Report" to pick up on any outstanding issues raised at the previous meeting.

**RESOLVED:**

1. That the Forum endorse the new masterplanning arrangements and key areas of work as a means to take forward the Major Development Area proposals to deliver the Councils' Vision and Development Objectives for a high quality, sustainable new community at Waterloooville.
2. That the Forum reaffirms the importance of completing the outstanding Masterplanning work, and that this is fundamental to dealing properly with outline planning applications and to enable the development to proceed.

3. That resources, including officer time, be made available in both authorities to enable the work to be completed swiftly and to a high standard.

7. **VISION AND OBJECTIVES FOR THE NEW COMMUNITY**  
(Report WWF23 refers)

In introducing the report, Ms Parker highlighted a recommended change (in italics, below) to Appendix 1, page 3, under "Provide for a Mix of Land Uses and Densities." This should read: "7. Development will provide a balanced mix of land uses to create a sustainable new community.....*including a cemetery.*"

During the public participation element of the Report's consideration, Mr Blackett (as a representative of the Purbrook and Widley Residents Association) highlighted that the Vision had referred to "at least 2,000 dwellings" being delivered at the MDA. In summary, he considered that this was an unacceptable change to the previous references to the number of dwellings proposed at the MDA, as these were recorded as "up to 2,000 dwellings."

In response, officers explained that the change from "up to" to "at least.." had been recommended by the Inspector in his report to the City Council following the Winchester District Local Plan Inquiry so as to accurately reflect the requirements of the Structure Plan. It would therefore be inconsistent for the wording to be different from that proposed. Following a vote which was decided by the Chairman's casting vote, a proposed amendment to change the wording in the Vision statement to "up to 2,000 dwellings" was defeated. Councillor Stallard requested that her vote for this amendment be recorded.

Mr Blackett also raised concerns regarding the need to address Maurepas Way, so that the new MDA could be fully integrated with the Waterlooville town centre. The Forum noted that this was an issue being considered by the Steering Group and that a series of options on Maurepas Way would be considered at a future meeting of the Forum.

Mrs Cooper commented that the Vision should include references to protect the land surrounding the Rowans Hospice at the south the MDA site. In response, Mrs Batchelor explained that the Vision would supplement the Masterplan Framework Layout Plan, in which this area had been identified as an area of the countryside.

Following Members' comments, officers agreed to consider the need to avoid jargon in future reports and where it was unavoidable, such terms should be accompanied by a glossary.

In respect of any wider regeneration initiatives of Hambledon Road (page 5 of Appendix 1), Mr Green clarified that this merely left open the option of a possible future improvement of the existing road and shopping parade as a consequence of the MDA.

**RESOLVED:**

1. That the Vision and set of Development Objectives set out in Appendix One be agreed as a definitive statement of the local authorities' aspirations for the West of Waterlooville Major Development Area;

2. That Vision and Development Objectives be noted to

- a) to advise and guide future masterplanning work;
- b) to assess how far subsequent masterplan proposals provide a robust framework to deliver the kind of community to which it is aspired;
- c) to assess how far outline planning applications provide sufficient detail to provide confidence that an appropriate framework is in place to facilitate delivery of development objectives through subsequent 'reserved matters' applications.

8. **WINCHESTER DISTRICT LOCAL PLAN REVIEW INQUIRY INSPECTOR'S REPORT SEPTEMBER 2005**

(Report WWF21 refers)

The Forum noted that the Planning Inquiry Inspector's Report would be considered by a series of Winchester District Local Plan Committees throughout autumn. This Committee would consider whether to accept or refuse the Inspector's changes and its recommendations would be considered by Cabinet and then Council, where any proposed modifications to the Local Plan would be approved for consultation during January 2006. A six week period of public consultation on the proposed modifications would follow. It was anticipated that, subject to the comments received on the proposed modifications, the Local Plan would be recommended for approval by April 2006.

During debate, the Forum noted the importance of adhering to the principles of good quality development in areas of high density. From comments made by members of the public present, the Forum also noted the emphasis Denmead Parish Council placed on the need to protect the Local Gap policies between the MDA and Denmead; that there was a variation in the life expectancies of the Local Plan and the Vision; and it was confirmed that the masterplan did not propose built development on the southern access road junction near to the Ladybridge Roundabout.

RESOLVED:

That the report be noted.

The meeting commenced at 7.00pm and concluded at 9.10pm.

Chairman