

WEST OF WATERLOOVILLE FORUM**10 April 2006**Attendance:Councillors:Winchester City Council

Collin (Chairman) (P)

Chamberlain
Cooper
Hiscock (P)Rees
Stallard (P)Deputy Members:

Councillor Clohosey (Standing Deputy for Councillor Chamberlain)

Havant Borough CouncilBlackett (P)
Moss (P)Smallcorn (P)
TarrantHampshire County Council

Allgood (P)

McIntosh (P)

Officers in Attendance

Mr N Green: Major Development Area Project Leader, Winchester City Council

Mr B Lynds: Principal Legal Officer, Winchester City Council

Mrs J Batchelor: Head of Development Services, Havant Borough Council

Mr A Maclean: Traffic and Transportation Manager, Havant Borough Council

Mr S Jenkins: Engineer, Hampshire County Council

Mrs K Taylor: Principal Planner, Hampshire County Council

Mr C Walton: Head of Highways Development Control, Hampshire County Council

1. CHAIRMAN'S WELCOME

The Chairman welcomed approximately 50 members of the public, local residents and representatives of amenity groups to the meeting, which was held at the Waterlooville Community Centre, Waterlooville.

2. APOLOGIES

Apologies were received from Councillors Chamberlain, Cooper, Rees and Deputy Members Councillors Anthony and Goodall (Winchester City Council).

3. **MINUTES**
(Report WWF26 refers)

RESOLVED:

That the minutes of the previous meeting, held 8 December 2005, be approved and adopted subject to the following amendments:

- Page 3, 3rd paragraph, 5th Line - "Hambledon Road" not "London Road."
- Page 3, 4th paragraph, 1st line - "In considering the design of the three phases..."
- Page 3, 5th paragraph - 6th line - "...this access would result in the Southern Access Road being too close to Rowans Hospice."

4. **GENERAL PROGRESS**
(Oral Report)

Mr Green updated the Forum on progress on the outline application submitted in March 2005 by Wimpey Homes for the northern part of the Major Development Area (MDA). This had been deferred to address issues with the application and to await further progress on the Grainger Trust's application. As these had now been progressed, Mr Green anticipated that revised and additional drawings would be submitted by Wimpey Homes in April 2006 and he confirmed that these changes would be subject to full public consultation.

The Forum also discussed a possible name for the MDA and, following discussion, agreed that this (and a possible change of name for the Forum) would be considered at a future meeting.

Following discussion it was further agreed that infrastructure items such as the location of telecommunication masts, water supplies and the installation of fire sprinkler systems within buildings should be considered at an early stage.

RESOLVED:

That the Report be noted.

5. **PRESENTATION ON THE DRAFT MASTERPLAN FROM THE GRAINGER TRUST**
(WWF29 Refers)

The Forum welcomed to the meeting Mr John Bateman (Grainger Trust) and Mr Keith Bradley (from Fielden Clegg Bradley, their architects). They illustrated the latest thinking in respect of Grainger Trust's draft Masterplan via a powerpoint presentation which is available to view from the City Council's website:

<http://www.winchester.gov.uk/CommitteeMeeting.asp?id=SX9452-A7818D63&committee=9317>

In summary, Mr Bateman explained that the Grainger Trust's primary business was the management of approximately 13,000 residential and commercial properties. The MDA at West of Waterlooville was the largest development site the Trust was currently involved with and it was anticipated that an outline planning application

would be submitted by the end of June 2006. This application would be accompanied by a series of exhibitions in the area which would be staffed by council officers.

During his presentation, Mr Bradley emphasised that the new development should integrate well with the existing town and that it would better balance the geographical centre of the town. However, at this stage, there were no designs regarding the appearance of buildings.

The draft masterplan placed a special priority on the MDA's connection with the surrounding areas of countryside to the west. As well as preserving historical trees and hedgerows within the site, Mr Bradley proposed the creation of a park spreading from the countryside at the south-west of the MDA to edge of the existing town centre. This park would serve as a link between the existing town and the new development and provide space for formal and informal recreational use. The nature of these uses had not yet been determined, although the park would become more formal in nature towards the town centre. In response to questions, Mr Green confirmed that the responsibility of maintaining this area had yet to be agreed, but would be covered in the Section 106 Legal Agreement if the Council was to take on the management responsibilities.

Mr Bradley explained that the MDA would make use of sustainable drainage systems (SUDs) that would include water features, enhance amenity areas and encourage wildlife.

It was noted that the draft masterplan had been designed with sufficient flexibility to take account of the possible release of a further 1,000 dwellings at the Reserve MDA site to the west of the MDA. The masterplan had also included as background information the possible relocation of the Asda Supermarket, as this would greatly improve the MDA's integration with the existing town centre.

The Grainger Trust proposed a "streets for all" policy for the roads within the MDA similar to those which had been implemented in Sweden, the Netherlands and Exhibition Road in Kensington, London. By removing barriers between vehicles and pedestrians, this policy of shared spaces encouraged more pedestrian activity and cycling but (although slowing traffic) would not be detrimental to the traffic flow rate. Mr Bradley explained that these streets would be interspersed with small squares and public spaces which acknowledged the success of traditional urban design. During the discussion that followed, concerns were raised regarding the safety of "streets for all," with particular regard to young children and Mr Bradley explained that a 20mph speed limit would be sought.

At the invitation of the Chairman, Mr Jordan (Secretary of the Portsmouth Diocese) spoke on the proposed access point for the Southern Access Road. He explained that the Diocese was prepared to sell to the developer an area of land that would enable the Southern Access Road to egress onto the Ladybridge Roundabout. The Forum, developer and Diocese agreed that the sale of this land presented the most logical and best solution for the Southern Access Road and as such, Mr Jordan advised that they had no intention to hold the developer to ransom over the sale of this land. Mr Jordan therefore stated that the Diocese would sell the land at a value agreed by an independent arbitrator or as a result of a compulsory purchase order from the local authority. Mr Jordan added that the receipts of the sale would be re-invested in the Diocese and especially within the MDA, through the support of social and youth work but not the creation of a new church. Mr Jordan's statement was welcomed by both the Forum and representatives from the Grainger Trust.

At the invitation of the Chairman, a number of members of the public who attended the meeting asked questions to the developer as summarised below.

Concerns were raised about the additional traffic in the area from the proposed employment uses within the MDA. Mr Green explained that, at this stage, it was not possible to accurately predict the numbers of staff and visitors the employment and mixed uses area would generate as the nature of the occupiers of these units had not yet been determined. However, Mr Bradley stated that for office workers the ratio of space per person was approximately one worker per 10-15metres squared and it was noted that some of the new units would be live/work dwellings which reduced the need to travel to work.

Mr Bradley further explained that a detailed traffic impact assessment study would be submitted with the outline planning application. This would need to demonstrate to the satisfaction of the Highways Authority that the impact of the development would not exceed acceptable levels and what measures were being taken to mitigate those impacts. Mrs Batchelor added that the traffic impact assessment study associated with the Wimpey application at the north of the MDA was publicly available and the revised study would be put on the Councils' website and made publicly available in due course.

In response to further concerns about traffic issues, it was explained that access roads into the site would be created before the development of any housing, as these would create an access for construction traffic. It was anticipated that work on these roads could begin in 2007 with work on the construction of the first phase of housing shortly after.

Representatives of the Purbrook and Widley Residents' Association questioned the density of the MDA in light of the new green spaces that were proposed in the draft masterplan. In response, Mr Bradley explained that the average density would be approximately 40-43 dwellings per hectare. He added that car parking would be in accordance with the latest Government guidance at an average of 1.5 spaces per dwelling and that this would be provided on-plot and that there would be no garage or residents' parking courts. Visitors' parking would be available on-street through carefully designed landscaping to minimise the car's effect on the MDA.

In response to a question, Mr Groves (Boyer Planning, acting on behalf of the Grainger Trust) stated that the creation of a new school in the MDA would be through a Section 106 Legal Agreement with the Local Authorities, which had yet to be determined.

Mr Bradley confirmed that an area of the draft masterplan had been reserved as allotments and that the area of the Denmead gap would be preserved as grassland.

Councillor Henderson (Portsmouth City Council) spoke against the development of the MDA as he considered it a regrettable loss of green space.

At the end of the presentation, the Chairman thanked the representatives of the Grainger Trust and the Forum broadly welcomed the direction of the draft masterplan.

RESOLVED:

That the Report be noted.

The meeting commenced at 2.00pm and concluded at 4.10pm.

Chairman