

WEST OF WATERLOOVILLE FORUM

30 September 2008

Attendance:

Councillors:

Winchester City Council

Hollingbery (Chairman) (P)

Chamberlain (P)
Coates
Collin

Cooper (P)
Stallard (P)

Deputy Members

Councillor Clear (Standing Deputy for Councillor Coates)

Havant Borough Council

Farrow (P)
Hunt

Smallcorn
Tarrant

Hampshire County Council

Allgood (P)

McIntosh (P)

Officers in Attendance

Mr S Tilbury: Corporate Director (Operations), Winchester City Council
Mr N Green: Major Development Area Project Leader, Winchester City Council
Mr H Bone: Head of Legal Services, Winchester City Council
Mr S Lincoln: Community Planning Manager, Winchester City Council

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

1. **CHAIRMAN'S WELCOME**

The meeting was held at The Deverell Hall, Purbrook and the Chairman welcomed approximately 25 members of the public, local residents, representatives of amenity groups and County, District and Parish Councillors.

2. **MINUTES**
([Report WWF42 Refers](#))

RESOLVED:

That the minutes of the previous meeting, held on 14 July 2008, be approved and adopted.

3. **PUBLIC PARTICIPATION**

During the public participation element of the meeting, the following issues were raised.

Mr Briggs (Waterlooville South Community Board) asked whether, following a successful and productive Grainger Phase 1 exhibition held at the Deverell Hall on 5 September 2008, Taylor Wimpey planned to hold a similar event.

The Chairman asked that officers consider Mr Briggs' request and liaise with Taylor Wimpey as appropriate.

Mrs Cooper (PAWARA) stated that she had been satisfied with responses to her questions at the Grainger Phase 1 on parking at the Community Centre and on access to the Household Recycling Centre.

Mr Green clarified that access to the Recycling Centre would be provided following implementation of the Grainger infrastructure.

Mr Lander-Brinkley (Denmead Parish Council) referred to a recent traffic accident involving a child pedestrian at a 'shared space' in Newbury town centre. He asked whether, in light of this, the potential drawbacks of shared spaces had been acknowledged with regard to the development of the MDA.

Mr Lander-Brinkley also referred to a response to a query that he had recently received from Hampshire County Council Highways, with regard to the enforcement of construction traffic using preferred routes. He was concerned about disruption to residents and of damage to narrow lanes and had suggested that notices and appropriate fines should be considered. Mr Lander-Brinkley advised that the County Council had responded that Section 106 funding would be utilised to repair any damage to highways. Therefore, Mr Lander-Brinkley considered that, as Section 106 money was not intended for the purposes suggested by the County Council in their letter and nor had the inconvenience to residents from construction traffic been acknowledged, this matter had yet to be resolved to his satisfaction.

In response, the Chairman suggested that officers note Mr Lander-Brinkley's concerns and liaise with County Council Highways to clarify the situation as appropriate.

Mr Pink (Waterlooville and District Residents Association) referred to Appendix 4 of Report WWF41 - Newlands Community Centre (below) that

showed comparative activity programmes at Complain Community Centre. He suggested that the illustrative comparisons were misleading, as that Centre did not have five separate rooms, but instead had spaces created by partitions.

Mr Pink also sought clarification as to whether the Milk Lane construction access road to the Newlands site would revert to a public footpath after completion of development.

In response, Mr Green explained that Milk Lane would revert to a bus route, once the construction was completed.

At conclusion of the public participation session, the Chairman announced that preliminary diagrams had recently been received, which showed proposals for integration of the Newlands development with the existing community at Waterlooville. These were displayed in the hall and he suggested that comments on the proposals would be welcomed by officers and representatives of the applicant.

4. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**
[\(Report WWF43 refers\)](#)

Mr Green reported that, on Thursday 20 November 2008, Winchester and Havant Councils' Planning Committees were set to consider applications from Taylor Wimpey for the first phase Reserved Matters Residential Development for their area of the MDA. A similar application from Grainger was also expected to be received soon.

During discussion, it was agreed that a report be brought to the next meeting of the Forum on the MDA's natural features and footpaths etc. The report should clarify rights of way issues and also the ownership, management and protection of woodland, trees and hedgerows. The report should also give further detail of a meadow on site that had been previously designated a Site of Special Scientific Interest (SSSI).

The Forum also agreed that it would be helpful for there to be a running total kept of each phase of housing development completed and the public informed accordingly.

Mr Green referred the Forum to paragraph 1.15 of the Report and reported that, disappointingly, it was unlikely that the proposed Household Recycling Facility would be completed within at least three years. He explained that the proposal depended on planning permission being granted to Taylor Wimpey to create the access road (as part of their Phase 1 development). The County Council would be unable to commence the necessary and lengthy procedures to agree the specific layout of the site (including consultation with the Environment Agency to obtain necessary licences and also for the submission of tenders) until this had been finalised.

On behalf of the Forum, the Chairman reported his disappointment at the delay of this facility and requested that, where possible, County Council colleagues assist in timely progression of the facility.

The Forum also referred to Grainger's intention for there to be a Management Company on site (paragraph 1.16 – 1.19 of the Report refers). Mr Green advised that it was still to be formally resolved as to how the company was to be financially supported and also the composition of its Board (which would require a stronger emphasis on community representation). He advised that, within four to six weeks, relevant local community stakeholders would be consulted on arrangements for the Board. Once its likely composition had been finalised, this would be reported to the Forum. The Forum agreed that the arrangements for the Management Company should be completed in advance of any significant building works on site.

During further discussion, it was agreed that the mechanisms of the Management Company should be as flexible as possible, so as to include representation from future residents groups that may be established as the development progressed. It was agreed that officers be encouraged to continue their work with Grainger to establish a Management Company and that progress be reported back to future Forum meetings.

Mr Green referred to paragraph 1.20 of the Report, regarding integration of the MDA with Waterlooville town centre. In his presentation, Mr Green showed preliminary diagrams on the integration. He reminded Members that the area where necessary redevelopment would be required to take place to facilitate the integration (adjacent to Asda and Maurepas Way at Waterlooville) was outside the MDA area, but it was in the ownership of Grainger. Mr Green advised that Asda was crucial to the scheme and, to date, had been very co-operative, although he also stated that they did not wish to cease trading for any significant period during redevelopment, nor be relocated too far from their existing site. These discussions had concluded with the preliminary proposals as shown within the plans recently submitted. The drawings showed a relocated new Asda store on the site of the existing car park, with provision for dispersed car parking during redevelopment. Mr Green suggested that the proposed integration would be an improvement, visually, on the existing immediate area. There would be associated mixed development, possibly inclusive of some residential (on the site of the old petrol station) with an emphasis on 'shared' pedestrian and vehicular spaces. The levels at the site may present some challenges for the redevelopment.

During further discussion, Mr Green suggested that the integration would be successful without the need for an underpasses and/or a bridge. The removal of the roundabout and proposed increase in shared spaces would also contribute to the visual improvement of the area. He also advised that relevant public transport companies would be consulted on the proposals. On behalf of the Forum, the Chairman requested that Members and public consider the illustrative drawings displayed in the hall and pass further comments to officers and to representatives of the applicant.

During questions from members of the public, Councillor Blackett asked whether a reduction from four lanes at Maurepas Way, at the location of the proposed integration, would mean that it was no longer to be intended as the main thoroughfare to the town. Responding, Mrs Bachelor advised that the importance of the road would remain, but that it would also be much safer for pedestrians. Mr Green added that Section 106 money would also be utilised to ensure that the most suitable and safest proposal was provided.

Other members of the public raised concerns regarding the possible dissipation of the existing traffic as a consequence of reducing the road lanes and that the gradients at this location would make shared surfaces difficult to successfully implement.

RESOLVED:

1. That the Forum note the significant progress made in bringing forward the West of Waterloo MDA, including the work in progress on establishing a management company, and preparing to successfully link and integrate the MDA with Waterloo Town Centre.

2. That a Report be brought to the next meeting of the Forum on natural features, footpaths etc located at the MDA development site. The Report should clarify rights of way issues and also ownership, management and protection of woodland, trees and hedgerows. The report should also give further detail of a meadow on site that had been previously designated a Site of Special Scientific Interest (SSSI).

5. **NEWLANDS COMMUNITY CENTRE**
([Report WWF41 refers](#))

Mr Lincoln referred to a matter raised during the public participation session at the start of the meeting. Mr Pink (Waterlooville and District Residents Association) had suggested that the illustrative comparisons for Community Centre were misleading, as the Centre did not have five separate rooms, but instead had spaces created by partitions. Mr Lincoln clarified that monthly schedules of activities from other Community Centres had been collated and tested against the proposed five rooms at the new Centre. These comparison activity programmes (as shown at appendices 2 – 4 to the Report) had been intended to illustrate that these programmes could be accommodated here.

During discussion, Mr Lincoln advised that he was generally satisfied that the capacity of the proposed building would cater for a wide range of community activities. Although this building was larger than some other community centres, storage was likely to remain an issue as the numbers of activities grew over time. He suggested that the key to this new building would be flexibility of layout, to maximise a range of activities at different times. This included a 'portable' stage area. With regard to adequate storage at the

centre, Mr Lincoln advised that there was a difficult balance between providing enough storage space and useable space, but that he was satisfied that the balance shown within the plans would be adequate. With regard to future housing development at the adjacent reserve site to the MDA, it was recognised that this was likely to generate further demand for community facilities. Mr Lincoln advised that there was potential for adaptation of first floor office space for this purpose.

Responding to detailed questions from the Forum, Mr Lincoln advised that the Community Centre would be developed to be as carbon efficient as possible and sustainable in its design. Mr Green clarified that the Centre would be developed within the local centre as part of the first phase development of the Grainger site.

Officers also responded to questions from members of the public. Mrs Cooper sought clarification that there would be adequate parking for the Community Centre (i.e. more than 14 spaces as originally proposed). Mr Green advised that he was awaiting a response from Grainger with regard to this matter. He also advised that ring-fenced Section 106 funding had been secured to contribute to improvements to dryside activities at the existing Waterloooville Leisure Centre.

RESOLVED:

That the report be noted.

The meeting commenced at 2.30pm and concluded at 3.30pm.

Chairman