

**WEST OF WATERLOOVILLE FORUM**

**7 July 2010**

Attendance:

Councillors:

Winchester City Council

Collin (Chairman) (P)

Achwal (P)

Clear (P)

Cooper (P)

Chamberlain

Evans

Stallard (P)

Deputy Member:

Councillor Phillips (Standing Deputy for Councillor Evans)

Havant Borough Council

Farrow (P)

Hunt (P)

Guest (P)

Smallcorn

Deputy Member:

Councillor Hilton (Standing Deputy for Councillor Smallcorn)

Hampshire County Council

Allgood

McIntosh (P)

Deputy Member:

Councillor Beagley (Standing Deputy for Councillor Allgood)

Officers in Attendance

Mr S Tilbury: Corporate Director (Operations), Winchester City Council

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

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

Mr S Jenkins: Highways, Hampshire County Council

Mr S Lincoln: Community Planning Manager, Winchester City Council

Mr H Bone: Head of Legal Services, Winchester City Council

Mr S Finch: Head of Planning Management, Winchester City Council

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1. **CHAIRMAN'S WELCOME**

The meeting was held in the D-Day Memorial Hall, Southwick and the Chairman welcomed approximately 30 members of the public, local residents, representatives of amenity groups, together with District and Parish Councillors.

As a procedural item, the Forum noted that Winchester City Council's representation on the Forum would be corrected at its next meeting of Cabinet, as it had appointed one representative too many.

2. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Guest be appointed Vice-Chairman for the 2010/11 Municipal Year.

3. **MINUTES**

[\(Report WWF52 refers\)](#)

The Forum agreed to correct the previous minutes to reflect that Councillor Guest had chaired the entire meeting; as the then Chairman, Councillor Hollingbery, had attended the meeting late.

Arising from the minutes, Mr Jenkins confirmed that officers continued to explore the potential that Milk Lane could be used by all vehicles, subject to satisfactory junction arrangements. If this proposal went forward, it would form part of a future planning application. During discussion, Mr Jenkins noted the Forum's concerns regarding the need for sensitive signing for the hospice and the cemetery.

RESOLVED:

That, subject to the above correction, the minutes of the previous meeting, held on 31 March 2010, be approved and adopted.

4. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA**

[\(Report WWF51 refers\)](#)

***The Taylor Wimpey Site***

Mr Green reported that over 80 new dwellings on the Taylor Wimpey site were now occupied and that both the open-market and affordable dwellings had proved popular. He anticipated Taylor Wimpey's next phase of development (for 110 dwellings) would be submitted around September/October 2010 and that this would be considered by the Forum, prior to determination by Winchester's and Havant's planning committees.

In response to a Member's concerns about the appearance of the communal areas on the Taylor Wimpey site, Mr Tilbury explained that, at this stage, the responsibility of maintaining these areas remained with the developer. However, in agreeing on the importance of this issue, he undertook to highlight this to the West of Waterlooville Implementation Officer and the new Community Officer.

### ***Grainger Site***

Mr Tilbury explained that, since the previous meeting of the Forum, there had been a change in Government policy which had revoked regional planning strategies. However, he explained that the West of Waterlooville MDA (Major Development Area) pre-dated regional planning strategies and that planning consent had already been granted for 2,000 dwellings at the site. The release of the additional 1,000 dwellings, which formed part of the reserve MDA, required a "compelling justification" to be demonstrated to the Local Authorities. Mr Tilbury advised that this justification could relate to the integrity of the development, the desirability to ensure the necessary infrastructure items were provided and to meet housing need. These issues and others would be considered in Grainger's planning application for their site (which included the additional 1,000 dwellings in their emerging masterplan) and was anticipated to be submitted in late summer/early autumn 2010.

During the public participation element of the meeting, Mr and Mrs Blackett questioned the release of these additional 1,000 dwellings, which they did not consider to be necessary.

At the invitation of the Chairman, the Forum received a presentation from Mr Frankum (from Grainger's consultants, Savills) and Mr Adam (Grainger's architects).

Mr Frankum's presentation is available electronically [here](#) and that this would form part of the public exhibition to be held 9/10 July 2010 at the Waterlooville Community Centre.

Mr Adam explained the main features likely to be included in phase one of Grainger's development. This included a broad street (with a green running along the middle); attention to how the development addressed the entrance roundabout, crescents and squares of development and a mix of housing types and tenure. He added that minimum garden size of properties would have a depth of 10 metres.

The Forum noted that the masterplan was likely to propose a cluster of farm-style buildings around Plant Farm. Grainger were pursuing the idea of converting the listed building of Plant Farm itself into a public house. They had also considered converting the barn, which fell within the curtilage of the Farm, as a community building; but did not want to jeopardise the success of the proposed community building at the new local centre.

In response to questions it was noted that:

- The site of the proposed cemetery fell within the redline area of the original planning consent, granted to Grainger in 2009. However, subsequent to that permission, previously unforeseen difficulties in the water table of that area meant that the cemetery site had to be re-located; but that it would remain within the redline area of the original permission.
- In response to a request from a member of the public, Mr Green agreed to research and supply the latest information on water monitoring after the meeting and include this in the next update report.
- The access road leading to the waste recycling centre and the industrial estate would not primarily be a residential road.
- The development would be linked into the footpath networks of the Forest of Bere.
- With regard to the integration of the new MDA with the existing Waterlooville town centre, Mr Tilbury explained that this remained one of the key issues of the development. However, at this stage, no obvious solution had emerged regarding the position of Asda and traffic flows along Maurpas Way. Therefore, in the absence of this, the design of the MDA avoided any development which could jeopardise future integration. The Forum requested further information on the progress regarding the integration issues (including footpath networks) at its next meeting.
- The masterplan and design codes should ensure a consistency in quality (if not style) across the entire MDA of both developers.
- Using the standard calculation which disregarded the areas for commercial development, the waste recycling facility and open space, the densities of both the Taylor Wimpey and Grainger sites were broadly similar, at 40 dwellings per hectare.
- The emerging Grainger masterplan, and the opportunity to include the additional 1,000 dwellings, meant that the north/south road would have an junction onto the Ladybridge Roundabout which could be sited further to the west, avoiding ecological features. This road was likely to be designed as a street, with a maximum speed of 30mph.
- The proposed cricket pitch by Plant Farm would incorporate a modest cricket pavilion.
- The green spaces would be protected by Section 106 Agreements and would be subject to secure, long term management arrangements,

possibly including transfer of ownership. Any change of use to these areas would, in any case, require planning permission.

- Grainger would be required to hand-over a site for a new school at a very early point in development. However, the County Council would then need to undertake a thorough consultation process and make a strategic decision as to when to complete the school, which could be some time after the land was made available by the developer and planning permission granted by the local planning authority.

**General Points:**

Mr Lincoln explained that the appointment of a Community Officer had been delayed by an internal reorganisation at Havant Borough Council and now that this had been completed, it was likely that an existing officer from Winchester City Council would be transferred to this new role and start work in early September 2010. The post would be on the basis of two days a week, rising to a full time post as the development progressed. The Forum requested a presentation on the role of the new Community Officer at their next meeting.

The Forum noted that 40% of the MDA would be affordable housing units with an aspiration (dependant on the availability of Government grants) that 70% of these would be social rent and 30% joint ownership. The Registered Social Landlord for the Taylor Wimpey site was the Radiant Group (of which the Swaythling Housing Association was part).

**RESOLVED:**

1. That the Report be noted.
2. That future meetings of the Forum receive presentations on the role of new community officer, latest information on water monitoring, and integration issues (including footpaths).

The meeting commenced at 10.00am and concluded at 11.35am.

Chairman