

WEST OF WATERLOOVILLE FORUM

28 February 2012

Attendance:

Councillors:

Winchester City Council

Cooper (Chairman) (P)

Clear (P)

Coates

Evans (P)

Pearson (P)

Stallard (P)

Deputy Members in attendance:

Councillor Phillips (Standing Deputy for Councillor Coates)

Havant Borough Council

Hunt (P)

Guest (P)

Smallcorn (P)

Deputy Members in attendance:

Councillor Hilton

Hampshire County Council

McIntosh (P)

Other Members in Attendance:

Councillors Humby, Read and Shimbart

Officers in Attendance

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

Mrs J Potter: Havant Borough Council

Mr S Jenkins: Highways (Hampshire County Council)

Mr N Green: Strategic Planner, Winchester City Council

Mr M Maitland: Community Officer, Winchester City Council

Mrs E Appleby: Assistant Director (Economic Prosperity) Winchester City Council

Mrs J Lee: Principal Planner, Winchester City Council

Mrs J Wilson: West of Waterlooville Implementation Officer, Winchester City Council

Ms A Woods: Head of Economy and Arts, Winchester City Council

1. **CHAIRMAN'S WELCOME**

The meeting was held in the Acorn Centre, Waterlooville and the Chairman welcomed approximately 20 members of the public, local residents, representatives of amenity groups, together with District and Parish Councillors.

2. **COUNCILLORS FREDERICK ALLGOOD AND DAVID FARROW**

Since the last meeting, two members of the Forum - Councillors Freddie Allgood and Dave Farrow - had sadly passed away. The Chairman read a statement which outlined their outstanding contributions to public life.

3. **MINUTES**
[\(Report WWF67 refers\)](#)

A Member raised concerns regarding the number and percentage of affordable housing units on the MDA. In response, Mr Tilbury explained that the planning policies of both Councils were that 40% of the MDA should be affordable housing. Given market conditions, it was unlikely that the developers would provide a greater percentage, as open market housing provided greater profitability. However, it was open to developers to sell their open market properties to whoever they wished. If there was any change to these policies, the Chairman agreed that this would be reported to the Forum.

RESOLVED:

That the minutes of the previous meeting, held on 13 September 2011, be approved and adopted.

4. **PUBLIC PARTICIPATION ON GENERAL MATTERS**

During public participation on general matters, not covered by other items on the agenda, no issues were raised.

5. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA**
 (Oral Report)

Mr Green explained that Phases 3 and 4 of the Taylor Wimpey development had been submitted to the Local Planning Authorities and, although they were still subject to on-going negotiations with officers, it was anticipated that the applications would be determined by a simultaneous meeting of both Havant and Winchester planning committees on 3 April 2012. Phases 3 and 4 would complete the residential Taylor Wimpey development, leaving only the development of the employment land.

In response to a question, Mrs Lee explained that Taylor Wimpey had applied for a variation of their planning conditions and that neighbours had been notified of the application in the normal way. In summary, this application sought the removal of Condition 28 of outline consent (reference

05/00500/OUT) that a required bund between the proposed houses and the employment land, as the nearby houses would now be constructed to Sustainable Code Level 3. The applicant argued that these houses therefore had adequate acoustic insulation and adequate internal ventilation, which did not require open windows. The application was currently being considered by officers.

Mr Steele (on behalf of Grainger) explained that discussions on the Section 106 Legal Agreement were almost complete. In the meantime, Grainger had been working on the application work of Phase 1, selecting a construction contractor and re-considering the Design Codes. Grainger hoped to start work on site by early summer 2012 and complete the first dwellings by spring 2013.

The Household Waste Recycling Centre was currently out to tender and the contract was expected to be awarded by the end of March 2012. Work on site was anticipated to commence in April 2012 and conclude in October 2012. It was therefore hoped that the facility would be opened to the public by the end of 2012.

Mr Tilbury reported that, during discussions, it had become apparent that it was not physically possible to complete the access road from the Grainger site to the Recycling Facility, until the work on the restoration of the River Wallington was completed. He explained that this was likely to create a two-year delay, which was unavoidable and regrettable, but that it would achieve the greater benefit of the river's restoration to its natural state. The Chairman added that, although the delay was likely to cause some traffic issues, these should be carefully managed and was not a reason to delay the opening of the Recycling Facility. Mr Tilbury stated that Ward Members had been informed.

In response to a question, Mr Jenkins agreed to undertake a traffic survey on Hambledon Road to monitor the effects of increased traffic.

The Forum noted that a sum of money had been allocated in the Section 106 Legal Agreement to provide leisure facilities accessible to residents of the MDA. The agreement had sufficient flexibility that these facilities could be provided either as part of an extension to the existing Waterlooville pool, or in some other way that Havant Borough Council considered expedient. Therefore, at this time, although the money would be secured through the Legal Agreement, it was not yet decided where the money would be spent.

With regard to the proposed cemetery site, Mr Tilbury reported that monitoring work into the water levels of the site was complex, seasonal and continuing. Therefore the emerging Section 106 Legal Agreement had provision that, if there was an objection from the Environment Agency to the preferred site, the developers would make the infrastructure money that they would have been liable for, portable to another site. However, Mr Tilbury agreed to provide a more detailed report on this issue to the next meeting of the Forum, regardless of whether or not the detailed survey would be available.

During debate, some Members raised concerns regarding the apparent lack of Member involvement with the emerging Section 106 Legal Agreement. Following debate, Mr Tilbury assured Members that the negotiations with the developer reflected the wishes Members' had expressed at both earlier meetings of the Forum and through the planning committees. However, a summary of the Section 106 Legal Agreement would be presented to the next meeting of the Forum and, at the conclusion of negotiations with the developer, the full document would be publicly available upon request.

Mr Green also invited the public to consider the Winchester City Council Local Plan Core Strategy document, which was open to consultation until 12 March 2012.

RESOLVED:

1. That the Report be noted.
2. That the next meeting of the Forum receive a detailed update regarding the cemetery site and a summary of the Section 106 Legal Agreement.

6. **ARTS STRATEGY UPDATE**
[\(Report WWF68 refers\)](#)

At the previous meeting, the Forum had agreed to establish an Arts Advisory Panel to assist officers in the deployment of the developers' art contributions.

The Forum received an oral presentation from Steve Geliot and Clare Halstead. Mr Geliot explained that he had been working in public art since 1989 and Ms Halstead was an arts project manager. Together, they had won the contract for the Arts Strategy, funded by the developer's contribution.

In summary, the Forum noted Mr Geliot's and Ms Halstead's proposal that approximately £25,000 of the available £90,000 for year one of the programme be committed to a portable pod. The proposed pod would be 5 metres across, egg shaped, constructed in oak with a thatched roof and, through a number of available configurations, provide a space for the local arts community and other community projects. It was hoped that the pod would be made available for hire as it could be transported easily to other areas. These proposals were currently out for public consultation. Further details were available on the Council's website for this meeting, although the images set out were not illustrative of the pod, which had yet to be designed.

The Forum noted that Mr Geliot and Ms Halstead were meeting with the developers to investigate the possibility that some of the arts strategy funding could be used to influence proposed infrastructure works. For example, whether the funding could be used to improve the design and appearance of a bridge.

During debate, Councillors Smallcorn and Stallard, as the Forum's representatives on the Arts Advisory Panel, explained that they had endorsed the proposals when they had been considered at an earlier meeting of the Panel.

In response to questions, Mr Geliot explained that the maintenance costs of the pod should be very low, but they had not projected these costs beyond year one. The Forum also noted their intention to employ an apprentice from the local area.

The Forum noted the Panel's terms of reference (Report WWF68 refers) and Mr Tilbury advised the Forum that this should be referred to Winchester City Council's Cabinet for approval. This should be with a request to delegate authority to the Assistant Director (Economic Prosperity) to commission, deliver and evaluate the programmes and projects funded by the developers' contributions for art as part of the Section 106 Legal Agreement in consultation with the Arts Advisory Panel and Havant Borough Council. This was agreed by the Forum.

RESOLVED:

1. That the presentation be noted.
2. That Winchester City Council's Cabinet be recommended to approve the West of Waterlooville Arts Advisory Panel's terms of reference.
3. That Winchester City Council's Cabinet be recommended to delegate authority to the Assistant Director (Economic Prosperity) to commission, deliver and evaluate the programmes and projects funded by the developers' contributions for art as part of the Section 106 Legal Agreement in consultation with the Arts Advisory Panel and Havant Borough Council.

**7. CREATION OF A PARISH COUNCIL FOR WEST OF WATERLOOVILLE
MDA - UPDATE
[\(Report WWF66 refers\)](#)**

The Report updated the Forum on the work Winchester City Council had undertaken in relation to the possible creation of a parish council for the MDA area. Mr Tilbury explained that a meeting had been held between the City Council and the two parish councils and he expressed his gratitude to the parish councils for their constructive approach.

Mr Lander-Brinkley (Denmead Parish Council) reciprocated by thanking the officers involved, explained the issue regarding precepts and that both parish councils had talked to Whiteley Parish Council which had recently evolved to represent a new MDA.

During discussion, the Forum noted that a large majority of the residents would live in the Winchester (parished) District. Therefore, the new Parish Council would be able to represent the whole community. Members also noted that candidates for the new Parish Council need not necessarily live within the Parish itself and could reside up to three miles outside the Parish boundary, which would mean that residents of the development living within Havant could become members of the Parish Council. The new Parish Council would eventually be responsible for managing its own open space contributions (amongst other duties) and its creation would not affect any long term review of district council boundaries.

RESOLVED:

1. That the discussions held at the joint meeting between representatives of Denmead and Southwick & Widley Parish Councils and the City Council on 26 January 2012 be noted.
2. That the decision of the two Parish Councils to form a "West of Waterlooville Advisory Group" be welcomed.
3. That a standard item be placed on the Forum agenda, to enable regular reporting back by the Advisory Group representatives on the progress being made towards the creation of a parish council for the West of Waterlooville MDA, together with other related community issues.

8. **UPDATE FROM COMMUNITY OFFICER (NEWLANDS)**
[\(Report WWF65 refers\)](#)

The Report set out the progress of the Community Officer (Mr Maitland) for the West of Waterlooville MDA. During debate, Mr Maitland updated the Forum orally on detailed aspects.

RESOLVED:

That the Report be noted.

The meeting commenced at 2.00pm and concluded at 3.50pm.

Chairman