

WEST OF WATERLOOVILLE FORUM

30 October 2009

Attendance:

Councillors:

Winchester City Council

Hollingbery (Chairman) (P)

Chamberlain (P)
Coates (P)
Collin

Cooper (P)
Stallard (P)

Deputy Members

Councillor Clear (Standing Deputy for Councillor Collin)

Havant Borough Council

Farrow (P)
Hunt (P)

Guest (P)
Smallcorn (P)

Hampshire County Council

Allgood

McIntosh (P)

Deputy Members

Councillor Beagley (Standing Deputy for Councillor Allgood)

Officers in Attendance

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

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

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

1. **CHAIRMAN'S WELCOME**

The meeting was held at The Deverell Hall, Purbrook and the Chairman welcomed approximately 60 members of the public, local residents, representatives of amenity groups and District and Parish Councillors.

2. **MINUTES**
[\(Report WWF46 refers\)](#)

RESOLVED:

That the minutes of the previous meeting, held on 3 August 2009, be approved and adopted.

3. **PUBLIC PARTICIPATION**

Mr Field requested that the Forum and interested members of the public be invited to tour the site to see the progress Wimpey Taylor (the developer for the northern part of the site) had made on the ground. Following a debate, it was agreed that anyone who was interested in attending this tour would register with the Democratic Services Officer after the meeting and that the tour would be organised by officers.

4. **MASTERPLANNING UPDATE – INCLUDING PARAMETER PLANS (PRINCIPLES)**
(Oral Report)

Mr Green gave the Forum a presentation. In summary, he explained that, as a consequence of the changing economic environment, the existing Masterplan for Grainger's element of the major development area (MDA) was no longer viable. It was therefore necessary to re-consider Grainger's Masterplan, and take into account the additional 1,000 dwellings in the reserve site that were released by both Councils new Local Development Framework documents, Winchester's Core Strategy Document and Havant's Draft Core Strategy Document .

The new Masterplan would adhere to the principles previously set out by the Forum in its Vision, adopted in 2005. The Masterplan would set out the position of the boundary, the main access points, and the broad location of land-uses and comprise of a number of elements; including the Parameter Plans and Illustrative Layouts.

The Parameter Plans would accompany the Masterplan and these would set out the landscape structure (the areas of public open space, the location of the cemetery and allotments) and movement patterns (the main access, secondary and residential street networks and the footpaths and bridleways though the site). The Parameter Plans would also provide an indication to the location of varying building heights and densities throughout the MDA.

The Illustrative Layouts would provide the reader with an indication of how the Masterplan could translate in the later, detail stages.

Mr Green explained that the main changes that Grainger had proposed in the emerging new Masterplan were the additional 1,000 dwellings, the re-orientation of the open spaces (running east-west rather than north-south), and the re-location of the local centre and cemetery.

The Forum then received a presentation from Mr Franklin (Savills Urban Design on behalf of the developer, Grainger). In summary, Mr Franklin underlined the need for the MDA to have a strong identity and that it should respond to its south Hampshire context and connect and integrate with the surrounding urban and countryside areas.

He added that, amongst other things, the Masterplan should:

- ensure that the MDA remained safe and welcoming;
- respond to the ecology and biodiversity of the site;
- adopt the correct scale and form, using Emsworth and Bishops Waltham as examples;
- ensure that it becomes a quality place;
- be sustainable;
- create interesting streets and spaces within 5-10 minutes walkable distances;
- that land uses should complement, rather than compete, with existing facilities;
- respond to the topography and hydrology of the site;
- respond to and understand the historic development of the area;
- respond to the densities of surrounding areas (Mr Franklin indicated that the Masterplan would propose lower densities and built forms towards the south of the MDA and 3-4 storey high buildings in centre);
- take account of passive solar design and maximise the green edge of the MDA;
- the opportunity to access the site from Milk Lane;
- the use of ponds as Sustainable Urban Drainage areas.

As part of this work, the developers had created a digital terrain model of the site, which would be available from their website from 13 November 2009:

www.newlandshampshire.co.uk

Mr Franklin also explained that the emerging Masterplan proposed that the new cemetery be re-located on land adjacent to the Rowans Hospice. The proposed cemetery and hospice would be separated by a strip of land 80m wide and screened with evergreen and indigenous planting.

During public participation, Mrs Cooper (PAWARA: Purbrook and Widley Area Residents' Association) and Councillor Blackett objected to the proposal to relocate the cemetery near the Hospice. They referred the Forum to the 1,200 letters of objection from local residents on this issue and that the suggested screening was unlikely to be sufficient and would do nothing to mitigate the proximity of the cemetery with the Hospice.

Ms Yendale spoke as a representative of Rowans Hospice and explained that the Hospice had raised no objection to the proposed relocation of the

cemetery, so long as there was sufficient screening and appropriate access treatment.

In response to comments, Mrs Batchelor explained the location of the cemetery in the existing Masterplan was unlikely to be viable, due to a high water table in the area. She suggested that it would not be economic to constantly drain this area. Mrs Batchelor also clarified that the emerging Masterplan proposed that this area (originally set aside for the cemetery) would be retained as an urban park.

At the conclusion of the debate regarding the cemetery, the Forum agreed that a meeting should be held at Rowans Hospice between the interested parties to discuss the potential location of the new cemetery. This meeting would be organised by officers and its conclusions reported back to the next meeting of the Forum.

At the conclusion of debate, the Forum generally welcomed the emerging Masterplan, although concerns were raised regarding amenity space for the flats, internal space standards, densities, layout of the social housing and the design elements relating to a safe and secure environment. The Chairman underlined the public's opportunities to influence the Masterplan, as set out below, and urged everyone to get involved.

RESOLVED:

1. That the Report be noted.
2. That a meeting be held at Rowans Hospice with the interested parties regarding the location of the cemetery and that the conclusions of this meeting be reported to the next meeting of the Forum.

5. **INTEGRATION**
(Oral Report)

Mr Green explained that the key point of integration with the existing community would be through the town centre, across Maurepas Way. A study had therefore been commissioned by the developer to consider possible re-development of the adjacent Asda car park and Blue Star sites.

As a long-term solution, the study had suggested that the Asda store be re-located onto the site that was currently used as its car park, with parking being provided in the basement of the new building. This would enable the site of the current Asda store to be re-developed as a new town square with a possible hotel and/or commercial centre on the Blue Star site.

However, the Study had concluded that, in the current economic climate, the proposals were unlikely to be economically viable. Although Asda had indicated an interest in the proposals, at this stage they were unable to assess the potential commercial impact of the MDA on the store. However, Mr Green

explained that the proposals would be included in the Local Development Framework documents of both Councils.

As a short-term solution to increase integration, the Study had recommended an enhanced pedestrian route through the Asda site and crossing over Maurapas Way.

During discussion, the Panel noted the possible affect an application from Sainsburys for development in the area could have, which would be considered by the planning committee of Havant Borough Council on 5 November 2009.

RESOLVED:

That the Report be noted.

6. **DRAFT SCHEDULE FOR SUBMISSION OF PLANNING APPLICATIONS**
(Oral Report)

Mr Franklin explained that Grainger anticipated submitting design code applications for 2,550 dwellings to both Councils in the spring of 2010.

This would follow a series of public consultation exercises that would include events on 13 and 14 November 2009 at Waterlooville Community Centre, a stakeholder's workshop (to be held in late November) and new website which would go live from 13 November 2009:

www.newlandshampshire.co.uk

The Forum also noted and thanked PAWARA for its work in distribution information regarding the MDA.

RESOLVED:

That the Report be noted.

The meeting commenced at 2.00pm and concluded at 3.20pm.

Chairman