

**WEST OF WATERLOOVILLE FORUM****31 March 2010**Attendance:Councillors:Winchester City Council

Hollingbery (Chairman) (P)

Chamberlain (P)  
Coates (P)  
CollinCooper (P)  
Stallard (P)Deputy Members

Councillor Clear (Standing Deputy for Councillor Collin)

Havant Borough CouncilFarrow (P)  
Hunt (P)Guest (P)  
Smallcorn (P)Hampshire County Council

Allgood (P)

McIntosh (P)

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 Development Officer, Winchester City Council

**1. CHAIRMAN'S WELCOME**

The meeting was held in the Council Chamber at Havant Borough Council's Civic Offices and the Chairman welcomed approximately 20 members of the public, local residents, representatives of amenity groups, together with County, District and Parish Councillors.

Councillor Guest (Vice-Chairman of the Forum) kindly took the Chair for the start of the meeting until the arrival of Councillor Hollingbery.

2. **MINUTES**  
[\(Report WWF49 refers\)](#)

RESOLVED:

That the minutes of the previous meeting, held on 30 October 2009, be approved and adopted.

3. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA**  
[\(Report WWF48 refers\)](#)

Mr Green outlined the progress of the MDA since the previous meeting of the Forum. Taylor Wimpey had developed approximately 40 of the dwellings from their 2008 permission for 110 dwellings. He anticipated a further application from Taylor Wimpey in the near future for the next phase of development comprising 75 dwellings. This application would be subject to full public consultation and would be considered by Havant Borough Council's Community Boards prior to determination.

The Forum had also visited the site on 22 March 2010, where Councillors had particularly commented on the high quality interiors of the new dwellings.

With regard to the work on the integration of the MDA with the existing Waterlooville town centre, Mr Green explained that the schemes which had been devised were dependent upon the cooperation of third parties, in particular Asda. Asda had made clear, following detailed discussions, that they were not prepared to engage in any redevelopment or relocation process in the current economic climate. This might not be the position in the future, but it currently represented a constraint on achieving the best integration scheme, which was not in the power of the planning authorities to overcome at this time.

The Forum also noted that Havant Borough Council's Local Development Framework Core Strategy had begun a six week period of public consultation from 31 March 2010 and that Winchester was working towards publishing its Core Strategy for consultation in autumn 2010.

With regard to the Grainger part of the MDA, the masterplanning process was continuing through discussions with officers and public meetings. Grainger were set to hold public consultation meetings with Havant Borough Council's North Community Board on 26 May and 7 June 2010 and the Southern Community Board on 27 June 2010. Following a question, Mr Green explained that, in addition to District and Parish Councillors, County Councillors would be welcome to attend these sessions. It was anticipated that the planning application would be submitted to the District Councils by the middle of the summer 2010.

In addition, Mr Frankum from Grainger's consultant's Savills, gave the Forum a presentation, which is available electronically [here](#).

In summary, this set out the results of the consultation so far on the revised masterplan, together with aerial views of the MDA.

In response to questions from members of the public, the Forum noted that the principle of allowing the access via Milk Lane into the MDA to be used by all vehicles (subject to a formation of a suitable junction) was being explored; but that this road would remain secondary to the main northern and southern access roads. Mr Tilbury added that this new road from Milk Lane had the potential to serve as a convenient access to the new cemetery.

During questions, the Forum also noted that Grainger had continuing discussions with the gas companies, together with odour and noise specialists, regarding a gas substation site on the MDA.

Concerns were expressed regarding the lack of progress on the integration issue. In response, Mr Green explained that a limited amount of retail floorspace would be provided within the MDA and that this would provide for convenience shopping. Progress on the more extensive integration scheme would be dependent on third parties such as Asda. Work had been progressing on improving pedestrian crossings across Maurepas Way and to provide a clear footpath across the Asda car park into the town centre. At the conclusion of this debate, the Forum agreed that it should consider this matter in greater detail at a future meeting.

The Forum noted that an application to Havant Borough Council from Sainsburys supermarket had been withdrawn, but that consideration of any future application would take into account highways issues and the new MDA.

The Forum also noted that there was a provision in the Section 106 Agreement to provide funding for a footpath link from the MDA through the Brambles Industrial Estate to the Leisure Centre, if a land owner could be persuaded to agree to it. Mr Green reported that none of the industrial units on the estate had been prepared to allow access over their land at the moment, but that this was under discussion.

RESOLVED:

That the Report be noted.

4. **WEST OF WATERLOOVILLE MDA – PROPOSALS FOR A NEW CEMETERY**  
[\(Report WWF50 refers\)](#)

Mrs Batchelor reported that, following a suggestion at the last meeting of the Forum, a workshop had been held at Rowans Hospice on 21 December 2009. This had included a site visit of the proposed cemetery site. At the workshop, the Hospice had reaffirmed their position that they did not object to the

adjacent site being used as a cemetery, subject to adequate screening, separate access arrangements and a sensitive signing strategy for the new cemetery. It would not be difficult to agree with funeral companies that only the access from the north should be used by funeral corteges. This would mean that they never needed to pass the access to the Hospice. She added that until the new screening became fully mature and established, plots at the new cemetery would first be used at the point furthest away from the Hospice. The Forum also noted that the development of this site was subject to ground water monitoring tests.

During public participation, Mrs Blackett requested that access to the cemetery and the hospice be kept separate. Mrs Batchelor responded that this would be achieved through routing of funeral parties from the north. Visitors in private cars were not considered an issue since they were unidentifiable. Signage could be organised to avoid any confluence of Hospice and cemetery signing.

The Forum noted an error in the Report at paragraph 6.1. The new cemetery would be within the boundary of Winchester City Council. Following on from this, the Forum agreed that a map should be produced to clearly illustrate the location of the MDA (Major Development Area), the District Council boundaries and (within Winchester's area) the Parish Council boundaries.

**RESOLVED:**

That the Forum support the principle of the revised location for the cemetery and officers be instructed to work with Grainger to develop detailed proposals.

**5. COMMUNITY DEVELOPMENT – APPOINTMENT OF WORKER AND UPDATE ON ACTION PLAN**  
[\(Report WWF47 refers\)](#)

Mr Lincoln explained that progress on the Community Development Plan had not proceeded as initially anticipated, due to the delayed development of the Grainger MDA. However, the new post of a Community Officer, based in Havant, would be filled by June/July 2010. This post would be on a part time basis for the first three years, then full time when more residents moved into the MDA.

During public participation, Mr Heck (PAWRA) volunteered his services on the interview panel for the Community Officer post.

During debate, Mr Tilbury explained that the anticipated introduction of the Community Infrastructure Levy was unlikely to fundamentally change the development or the basis of negotiations.

**RESOLVED:**

That the Report be noted.

6. **VOTE OF THANKS**

The Chairman, Councillor George Hollingbery, explained that this was his last meeting as a City Councillor (as he would not be standing in the forthcoming District elections) and he therefore passed on his thanks and best wishes to all involved with the Forum. On behalf of the Forum, the Vice Chairman reciprocated accordingly.

The meeting commenced at 1.00pm and concluded at 2.05pm.

Chairman