

**WEST OF WATERLOOVILLE FORUM****13 September 2010**Attendance:Councillors:Winchester City Council

Collin (Chairman) (P)

Achwal  
Clear (P)  
Cooper (P)Evans  
Stallard (P)Deputy Member:

Councillor Phillips (Standing Deputy for Councillor Evans)

Havant Borough CouncilFarrow  
Hunt (P)Guest (P)  
Smallcorn (P)Deputy Member:

Councillor Shimbart (Standing Deputy for Councillor Farrow)

Hampshire County Council

Allgood (P)

McIntosh

Others in Attendance:

Winchester City Council: Councillors Coates, Read and Tait

Officers in AttendanceMr S Tilbury: Corporate Director (Operations), Winchester City Council  
Ms F Churchill: Organisational Development, Havant Borough Council  
Mr S Jenkins: Highways, Hampshire County Council  
Mr S Lincoln: Community Planning Manager, Winchester City Council  
Mr M Maitland: Community Officer, Winchester City Council**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.

2. **MINUTES**  
[\(Report WWF55 refers\)](#)

During consideration of the minutes, it was noted that the Winchester City Council Conservative Group would be submitting a Notice of Motion to the City Council meeting to be held on 29 September 2010. This would ask the City Council to review its requirement to provide Major Development Areas (MDAs) and reserve sites, in light of the abolition of regional planning targets.

RESOLVED:

That, subject to the above correction, the minutes of the previous meeting, held on 7 July 2010, be approved and adopted.

3. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA**  
[\(Report WWF54 refers\)](#)

During the public participation element of the meeting, the following issues were noted:

In response to a question regarding the build rate at the development, Mr Tilbury explained that if the Councils were to grant outline permission for 2,550 dwellings, it was likely to take the developers approximately 10-12 years to complete the construction of all of these units. This would be completed through phased development, following the approval of detailed planning applications for each phase.

A question was asked about the reserve status of the site, if outline permission was granted for 2,550 dwellings. Mr Tilbury explained that once granted permission the reserve would have been accepted as part of the whole MDA and therefore it could no longer be a 'reserve'.

Concerns were also raised regarding the Coalition Government's recent changes to strategic planning arrangements and it was suggested that, because of these changes, the Councils should re-consult with the public on the MDA. In response, Mrs Churcher explained that Havant Borough Council's Local Development Framework Core Strategy was currently at Examination in Public to test its "soundness". She invited members of the public to attend and hear this debate. Prior to the Enquiry, Havant had received legal advice that, even in light of the Government's changes, there was insufficient justification to reconsider the need for new housing.

Mr Tilbury explained that Winchester City Council's Cabinet (Local Development Framework) Committee had, at its meeting on 22 July 2010, confirmed that the Council should continue to support the housing numbers set out by PUSH (Partnership for Urban South Hampshire) in respect of both the West of Waterlooville and North Whiteley MDAs, as these had not been increased from Winchester's own assessment of the correct numbers by the South East Plan.

During debate, the Forum heard a comment that whilst the PUSH figures were likely to be revised downwards (as they had been based on predicted higher rate of economic growth) there would nonetheless remain a substantial need for new housing in the area.

Another member of the public raised concerns regarding the new MDA's ability to alleviate Havant Borough Council's housing list, as she considered it likely that the majority of new social housing tenants would come from the Portsmouth area.

### **Taylor Wimpey Site**

Following public participation, the Forum received a presentation from Mr Chris Hancock (RPS, on behalf of Taylor Wimpey, the developers of the northern part of the MDA).

Mr Hancock's presentation is available electronically **here**.

Taylor Wimpey had virtually completed all of Phase 1 of its development and sold all but nine of Phase 1's 110 dwellings. Consequently, the strong market demand for the properties meant that the company was keen to proceed with Phase 2 as soon as possible. The presentation set out details of the Phase 2 application, for 114 dwellings, and this had recently been submitted to both Councils.

During the presentation, the Forum noted the importance of the previously agreed Design Codes in guiding the development.

In response to questions the Forum noted that:

- whilst the new access at the north of the MDA onto Hambledon Road was near the brow of a hill, the traffic lights controlling the junction would be designed to maximise safety and ensure that they and queuing traffic would be visible to southbound traffic. It was this access that would serve the proposed household waste recycling centre. Mr Jenkins added that this road was likely to be completed before the recycling centre was opened.
- a pedestrian crossing had been proposed further south on Hambledon Road and it was noted that the location of this crossing was a compromise between the end of the green, pedestrian lane from the MDA and the position of the local shops.

*NOTE: Following the meeting, Mr Jenkins clarified that to facilitate the new pedestrian crossing, three car parking spaces had been lost from the Hambledon Road service road (which served the local shops).*

- the completed MDA would include a cycle route linking Denmead to Purbrook.

- the range of two, three and four storey buildings facing Hambledon Road were in accordance with the agreed Design Code and would be set back behind an approximately ten metre wide landscaping strip.
- Phase 2 would continue Taylor Wimpey's commitment to provide private garden spaces (normally to a depth of 7 metres), but adjusted relative to the size of the dwelling. In response to comments that the new residents' wheelie bins had been left out on the road, Mr Hancock explained that each dwelling had been provided with sufficient space to store two wheelie bins.

During debate, officers agreed to provide the Forum with an answer as to how the live/work units would be offered on the open market place.

### **Grainger Site**

Mr Tilbury explained that Grainger would be submitting a hybrid application, comprising an outline application for 2,550 dwellings together with a detailed application for Phase 1 by early October 2010. These were likely to be determined by meetings of both Councils' planning committees before or shortly after Christmas 2010.

Mr Tilbury also reported that negotiations between the Councils and the developer continued on the renewed Section 106 Agreement. He explained that, where possible, this work was based on the principle of scaling up the existing Section 106 Agreement to provide contributions from the additional 1,000 dwellings in the new application.

RESOLVED:

That the Report be noted.

#### 4. **COMMUNITY OFFICER (NEWLANDS)** [\(Report WWF53 refers\)](#)

The Forum welcomed Mr Maitland to his new role as Community Officer for Newlands. During his introduction to the Forum, Mr Maitland outlined his considerable previous experience on community development work.

The Chairman extended an invitation to Mr Maitland to report back to each future meeting of the Forum on his role. Mr Maitland explained that one of his first reports would include the results of a residents' survey he was due to undertake. The Forum also noted that the arrangements of the Community Officer would be reviewed in March 2011.

RESOLVED:

That the Report be noted.

5. **FUTURE MEETINGS**  
(Oral Report)

The Forum noted that its future meetings were likely to be held on the:

- afternoon of Tuesday 26 October 2010 (a non-public, training session for the Forum, held in the period that the planning applications were due to be considered)
- afternoon of Monday 17 January 2011 (a public meeting of the Forum which was likely to receive an update on the determinations of the planning applications and the role of Parish Councils at the MDA)
- afternoon of Monday 14 March 2011 (a public meeting of the Forum)

The meeting commenced at 2.00pm and concluded at 3.45pm.

Chairman