

**WEST OF WATERLOOVILLE FORUM****19 April 2011****Attendance:****Councillors:****Winchester City Council**

Collin (Chairman) (P)

Achwal (P)

Clear

Cooper (P)

Evans (P)

Stallard (P)

**Deputy Members:**

Councillor Phillips (Standing Deputy for Councillor Clear)

**Havant Borough Council**

Farrow (P)

Hunt (P)

Guest (P)

Smallcorn

**Deputy Members:**

Councillor Shimbart (Standing Deputy for Councillor Smallcorn)

**Hampshire County Council**

Allgood (P)

McIntosh (P)

**Others in Attendance:**

Councillor Beagley

**Officers in Attendance**

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

Mr S Jenkins: Highways, Hampshire County Council

Mr N Green: Strategic Planner, Winchester City Council

Mr M Maitland: Community Officer, Winchester City Council

Mr S Weaver: Interim Development Services Manager

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1. **CHAIRMAN'S WELCOME**

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

2. **MINUTES**  
[\(Report WWF61 refers\)](#)

RESOLVED:

That the minutes of the previous meeting, held on 17 January 2011, be approved and adopted.

3. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA**  
[\(Report WWF60 refers\)](#)

Councillor Allgood declared a personal (but not prejudicial) interest in respect as a Governor of South Downs College, which was referred to during the debate, below. Councillor Allgood spoke and voted thereon.

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

- Safety concerns were raised regarding the proximity of the new play area to Hambledon Road. Mr Tilbury explained that the play area required ROSPA (Royal Society for the Prevention of Accidents) approval and that its location had previously been agreed to help integration of the new and existing communities. Furthermore, the play area was not designed for unattended play, and therefore the children who used the play area would either be, in their parents' opinion, old enough to be responsible in proximity to the road or be accompanied by an adult. Members also noted that the play area would have appropriate boundary treatment. However, the officers noted the Forum's concerns regarding its location and agreed that the Council would adopt a flexible response to any concerns from the residents, once it was opened.
- In response to concerns regarding the detailed location of the Denmead Gap, Members noted that the boundary was marked in the current Local Plan and that this might be subject to a minor review as part of the Local Development Framework process.

**Taylor Wimpey Site**

In summary, Mr Green explained that the development had achieved its 100<sup>th</sup> occupation and subsequently approximately 200 people now lived in the mostly completed Phase 1 of the Taylor Wimpey development. Work had already begun on Phase 2. An application had been received by both

Councils from Taylor Wimpey for an extra care facility and it was anticipated that this would be determined by a “joint” meeting of the Councils’ planning committees on 13 June 2011.

### **Grainger Site**

Mr Green explained that outline consent had been granted by the Councils’ planning committees for 2,550 dwellings at a meeting held on 21 March 2011, together with full consent for Phase 1. The detailed Design Codes for the later phases had been deferred for further consideration to ensure the continuation of the high quality anticipated from Phase 1. It was likely that these Design Codes would be considered by the Forum later in the year, before consideration by the planning committees.

Mr Green added that pre-construction work on Phase 1 was likely to begin in summer 2011, with the first dwellings completed and occupied by early 2012.

### **Integration/Highways Issues:**

The Section 106 Legal Agreement provided £1.2m from the developers to integrate the MDA with the existing town centre and Mr Green explained that this would be realised through a phased approach. At the start of the development, a footpath would be provided from the MDA through the ‘Blue Star’ site, with the provision of a pelican crossing on Maurepas Way. It was noted that Asda would apply to extend this footpath across their car park.

Mr Green explained that with regard to longer term measures, officers were undertaking a number of studies to examine the deliverable options.

During debate, some Members of the Forum expressed their concern at the lack of proposed integration with the town centre and their disappointment that so little had been achieved following ten years work towards this aim. A Member suggested that any changes to Maurepas Way should be trialled for a limited period to assess its effects.

At the conclusion of this discussion, the Forum agreed that it should meet privately and informally in autumn 2011 to discuss this and other issues (such as the peppercotting of affordable housing units).

Mr Jenkins explained the routes to schools proposals from the MDA, as set out in Appendix 1 of the Report. In summary, he explained that the removal of the Stakes Road roundabout and replacement with two lanes and better traffic management was anticipated to increase both the road’s capacity and its safety.

Mr Jenkins also explained that the design of the proposed pelican crossing of Maurepas Way was a balance between maintaining the free-flow of traffic and ensuring early pedestrian integration with the existing town centre.

In response to concern raised by a member of the public, Mr Jenkins explained that all construction traffic should use the main access road and park on-site. The public were encouraged to inform the West of Waterlooville Implementation Officer of any transgressions from this requirement at [jwilson@winchester.gov.uk](mailto:jwilson@winchester.gov.uk).

A Member raised concerns regarding the development of a “rat-run” along Newlands Lane and Mr Jenkins explained that this should not continue following the completion of the new Taylor Wimpey northern access junction. However, he highlighted that there were funds available from the Section 106 Legal Agreement to deal with unanticipated off-site problems.

Although the drawings in Appendix 1 were not detailed designs and had not been subject to a detailed safety audit, Mr Jenkins noted a concern from a member of the public regarding the need to barrier the road at the end of the Purbrook Gardens footpath. Similarly, in response to concerns regarding the volume of traffic exiting South Downs College at 5pm, Mr Jenkins explained that the proposed new lights on College Road would be equipped to adjust to differing traffic conditions.

#### **Other issues:**

The Forum noted that the transfer of land from Taylor Wimpey for the Household Waste Recycling Facility neared completion. This would be followed by a planning application to be determined by the County Council and an environmental assessment. Mr Green anticipated that the Forum would be able to consider the County’s application prior to submission, and a request would be made for the County to present their scheme in due course. Members also noted that the County had agreed to forward-fund the project, whilst Grainger had agreed to provide a total of £96,000 through phased instalments. Because of the forward-funding, it was possible that the new facility could be open by the end of 2012.

The Forum also heard from the Community Development Officer, Mr Maitland, who provided copies of the latest Community Newsletter (available from [westofwaterlooville.wordpress.com](http://westofwaterlooville.wordpress.com)). He explained that work was progressing with possible neighbourhood watch schemes, street parties and the Billy’s Lake project (for which a meeting was planning to be held on 16 June 2011).

Mr Tilbury explained that surveying work continued on the site of the proposed cemetery and it was not yet certain, because of the water table, whether all of the site would be suitable for burials.

Mr Lander-Brinkley (Denmead Parish Council) explained that Denmead and Southwick & Widley Parish Councils had met and agreed to jointly mentor the development of a new parish council within the MDA. He reported that these views had been expressed in a letter to Winchester City Council.

In response to a Member’s question, it was explained that Havant Borough Council was reviewing its built leisure facilities and, as yet, no decision had

been made on whether to use the some of the Section 106 Legal Agreement fund to extend Waterloooville Leisure Centre. If it was decided not to extend this facility, the Legal Agreement had sufficient flexibility to ensure that the funds could be redirected to another leisure related use within easy reach of the new residents.

During debate, the Chairman agreed that he would discuss with officers the possibility of future meetings of the Forum receiving updates on a business plan for the development of the community.

**RESOLVED:**

That the Forum meet informally in autumn 2011 to discuss (amongst other issues) integration and the pepper-potting of affordable units.

The meeting commenced at 2.00pm and concluded at 3.30pm.

Chairman