

**WEST OF WATERLOOVILLE FORUM**

**12 November 2012**

Attendance:

Councillors:

Winchester City Council

Read (Chairman) (P)

Bodtger (P)  
Coates (P)  
Cutler

Evans (P)  
Phillips (P)

Deputy Members in attendance:

Councillor Clear (Standing Deputy for Councillor Cutler)

Havant Borough Council

Hilton (P)  
Hunt (P)

G Shimbart  
Smallcorn (P)

Hampshire County Council

McIntosh

Stallard (P)

Deputy Members in attendance:

Councillor Beagley (Standing Deputy for Councillor McIntosh)

Officers in Attendance

Mr S Tilbury: Corporate Director (Operations), Winchester City 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 Wilson: West of Waterlooville Implementation Officer, Winchester City Council

Mr S Dunbar-Dempsey – Open Space Officer, Winchester City Council

Mr S Weaver – Development Manager, Havant Borough Council

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1. **CHAIRMAN'S WELCOME**

The meeting was held at the D-Day Memorial Hall, Southwick and the Chairman welcomed approximately 35 members of the public, local residents, representatives of amenity groups, together with District and Parish Councillors.

2. **VICE-CHAIRMAN**

RESOLVED:

That Councillor Smallcorn be appointed as Vice Chairman for the remainder of the 2012/13 Municipal Year.

3. **MINUTES**

(Report WWF70 refers)

RESOLVED:

That the minutes of the previous meeting, held on 28 February 2012, be approved and adopted.

4. **PUBLIC PARTICIPATION ON GENERAL MATTERS**

All public participation related to specific matters already on the agenda and was therefore taken when that item was reached during the meeting.

5. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA**

(Report WWF71 refers)

The Forum noted that;

- approximately 180 dwellings had been occupied on the Taylor Wimpey site;
- the recycling centre was complete;
- the Councils were discussing the adoption of open spaces with Taylor Wimpey, prior to their possible eventual adoption by the new parish council;
- that the groundwork monitoring of the proposed cemetery site was likely to continue for further 12 months.

Mr Tilbury distributed to the Forum an addendum to the report (available on the website) which set out the differences between the previous and new Section 106 Legal Agreements. In summary, this increased the contributions pro rata as a reflection of the larger scheme. The new Agreement also changed the triggers at which some infrastructure development/contributions would be required from the developer, to ensure the viability of the MDA.

Mr Broad (Horizon Leisure Trust) explained that the Trust operated the Waterlooville Leisure Centre on behalf of Havant Borough Council on a 30 year lease. He explained that the Trust had made preparations to extend the dryside facilities at the Centre, without realising that the contribution from Grainger of approximately £1.1m for sport and leisure could be triggered by the Trust's own application. He therefore reported that the Trust was urgently reviewing its position, with a view to combining its two-phase extension to the dryside facilities to maximise the value of the scheme.

During public participation, Mr Crichton (Waterlooville Community Forum) raised concerns regarding the condition of the recycling centre access road and the need for appropriate signage to minimise the effect on residents of traffic using the new centre. In response, Mrs Wilson agreed to raise this concern with Taylor Wimpey.

Mr Crichton also raised concerns regarding the potential for confusion regarding the number of local community initiatives that were being set up on behalf of the new residents.

The Forum welcomed Mr Beresford and Mr Fletcher from Grainger, who explained:

- That Bloor Construction had been appointed to build out their site, which Grainger were satisfied would deliver the high quality scheme they aspired to. As part of the selection process, they had visited the builder's previous sites at Shepton Mallet and Poundbury. All parties were working towards resolving an issue regarding materials, which had prevented the builders from starting on the site on 12 November 2012. Notwithstanding this, and the difficulties of working through the winter, it was anticipated that construction would commence very soon with the first completions in March/April 2013.
- That it was Grainger's responsibility to complete the access road to the recycling centre. As this new road would bridge the river, the river restoration work had to be completed before construction on the road could begin.
- Hampshire County Council had submitted an application for the new school and was complying with the process which required all new schools to apply for academy status. Grainger had raised concerns regarding the expense and complexity of its modern design and the proposed location of the bin storage area. It was anticipated that the new school would open in September 2014.
- Despite Grainger's security fencing, Mr Beresford acknowledged that vandalism at Plant Farm had been an issue which the company was doing its best to contain. Plant Farm remained an integral part of the MDA concept.
- Mr Beresford also reported that Grainger had been recently approved as a registered provider of social housing, which would enable it to retain and manage some social housing on the site and further underlined its long term commitment to the new community. In response to a Member's question, Mr Beresford outlined Grainger's long history and involvement in social housing and the proposed mixture of social housing tenure types.
- In response to questions, Mr Beresford explained that that consideration was being given to the establishment of an estate

management trust which would, after the occupation of approximately 150 dwellings, be run by the local community. He recognised that this needed to be considered in the light of other mechanisms for community representation.

Mr Lander–Brinkley (Denmead Parish Council) outlined the progress of the emerging Parish Council and expressed concern that the noticeboard on the MDA had been removed.

In response to concerns raised, the Forum noted that BT had installed a copper wire based communications system on the Taylor Wimpey site, which had caused concern to some residents. However, whilst Mr Beresford explained that Grainger had persuaded BT to install the higher grade fibre optic cable for their development, the Forum noted that both systems provided both areas with sufficient broadband capacity for new residents.

The Forum also noted that there had been concerns from Winchester's Ward Members and Parish Councils, regarding an executive decision on Designated Protected Areas. This related to shared and rented social housing in parished areas and it was anticipated that the executive decision (PHD431 refers) would be finalised in the near future.

RESOLVED:

That the Report be noted.

6. **DEVELOPERS' ART AND PLAY CONTRIBUTIONS AT WEST OF WATERLOOVILLE**

(Report WWF72 refers)

Mrs Appleby explained that, at the previous meeting of the Forum, Members had adopted the Public Arts Strategy and the Arts Advisory Panel to help guide the developer's contribution towards public art across the development area.

The Panel had highlighted the potential to deliver Taylor Wimpey's play contributions with the arts contribution, to maximise the community benefit. The Panel had also commissioned the artists to work on community notice boards.

The Forum noted that the construction of the WOWPod was likely to be completed after Christmas and the report recommended that its management (after the first year, when it would be maintained by the commissioned artists) be transferred to the local community. In response to concerns, Mrs Appleby explained that the pod had been designed to be manoeuvrable by three people but would require a commercial vehicle to transport it from venue to venue. The issue of its long term storage had also yet to be resolved.

Members noted that Winchester's Corporate Director (Governance) had advised that, although Councillor Stallard had been appointed to the Panel as

Winchester's representative but now served on the Forum as one of the County's representatives, it was reasonable that she should continue on the Panel. The Forum noted the benefit of retaining Councillor Stallard on the Panel, as she was also Winchester's Portfolio Holder for Communities, Culture and Sport.

RESOLVED:

1. That Winchester City Council's Portfolio Holder for Communities, Culture and Sport and Havant Borough Council's Portfolio Holder for Economy and Community be recommended that:

a. the Public Art Strategy for West of Waterlooville at Appendix 1 be formally adopted by their respective Councils, subject to any minor amendments which may be delegated by the Forum to the Assistant Director (Economic Prosperity) in consultation with the Arts Advisory Panel;

b. they approve the proposal to expand the terms of reference of the Arts Advisory Panel to include any future deployment of Developer Contributions for Play;

c. they authorise the Assistant Director (Economic Prosperity) at Winchester City Council and the Community Manager at Havant Borough Council respectively to enter into negotiations with a suitable, locally based, not-for-profit organisation about the potential to transfer the ownership of the WoWPod, once the "phase one action plan" has been delivered;

d. they note the changes to the arrangements for holding and monitoring the Art Contributions outlined in paragraph 7.2 of Report WWF72.

7. **UPDATE FROM COMMUNITY OFFICER (NEWLANDS)**  
(Report WWF69 refers)

The Report set out the progress of the Community Officer (Mr Maitland) for the West of Waterlooville MDA. He explained that interviews had been held for his replacement and the Forum unanimously thanked Mr Maitland for his work.

During his presentation, Mr Maitland highlighted the grant from Heritage Lottery Fund of £77,000 to restore Billy's Lake.

During debate, Members were concerned that there had been no replacement of the community office, after the compound was reoccupied by Taylor Wimpey in July 2012 in preparation for the start of work on phases 3 & 4. It was noted that its removal was a consequence of the faster than anticipated build of the Taylor Wimpey site and the Forum tasked officers to find a replacement base for the community office as soon as possible.

During debate, a Member expressed concern regarding on-street parking and that emergency vehicles were unable to electronically remove the bollards. In response, it was noted that the neighbourhood agreement encouraged residents to use their allocated parking spaces, but that there were no on-street parking restrictions and drivers should avoid parking their vehicles which may cause roads being blocked to emergency vehicles.

RESOLVED:

That the Report be noted.

The meeting commenced at 10.00am and concluded at 11.50am.

Chairman