

**WEST OF WATERLOOVILLE FORUM****11 July 2013**

<u>Attendance:</u>	
<u>Councillors:</u>	
<u>Winchester City Council</u>	
Read (Chairman) (P)	
Bodtger (P) Coates (P) Clear (P)	Cutler (P) Phillips (P)
<u>Havant Borough Council</u>	
Blackett Hilton (P)	G Shimbart (P) Smallcorn (P)
<u>Hampshire County Council</u>	
McIntosh (P)	Stallard
<u>Deputy Members in attendance:</u>	
Councillor Briggs (Standing Deputy for Councillor Stallard)	
<u>Others in Attendance:</u>	
Councillor Weston (Portfolio Holder for Built Environment - Winchester City Council)	
<u>Officers in Attendance</u>	
Mr S Tilbury: Corporate Director (Operations), Winchester City Council Mr C Murray: Service Manager (Planning Development), Havant Borough Council Mr N Green: Strategic Planner, Winchester City Council Mrs J Bridges: Community Officer, Havant Borough Council Mrs E Appleby: Assistant Director (Economic Prosperity), Winchester City Council Mrs J Wilson: West of Waterlooville Implementation Officer, Winchester City Council	

1. **CHAIRMAN'S WELCOME**

The meeting was held at the D-Day Memorial Hall, Southwick and the Chairman welcomed approximately 13 members of the public, local residents, representatives of amenity groups, together with District and Parish Councillors.

The Chairman requested that it be recorded in the Minutes that Councillor Stallard was in attendance at the meeting shortly after its commencement and participated in consideration of the items from Progress Report on the West Of Waterlooville Major Development Area (MDA) onwards.

2. **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED:

That Councillor Smallcorn be appointed as Vice Chairman of the Forum for the 2013/2014 Municipal Year.

3. **MINUTES**

(Report WWF76 refers)

RESOLVED:

That the minutes of the previous meeting, held on 22 March 2013, 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 MAJOR DEVELOPMENT AREA (MDA)**

(Report WWF75 refers)

Mr Green outlined the relationship between the Taylor Wimpey Section 106 Agreement and that signed by Grainger, who were developing the larger part of the MDA. Due to differing commencement dates for development between the two developers, the interlocking obligations had become misaligned and this had resulted in amendments that had been included in a deed of variation in May 2013. The renegotiated terms of the Section 106 Agreement would not impact on the local authorities. An update would be provided at future Forum meetings.

The first occupations of the Grainger site would take place by the end of August 2013.

Other items of interest included on-going dialogue with the Rowan's Hospice to find a suitable location for a respite care unit and that the new primary school would be an academy sponsored by the University of Chichester. As

reported at the previous meeting of the Forum, consultation was presently taking place on improvements to the Hambledon Parade. A meeting had taken place of the West of Waterlooville (WoW) Advisory Group in May which had, amongst other items, considered a name for the new parish council and consultation was on-going.

With regard to arts development, progress on the WoW Pod had been delayed and the structure would now be more substantial than first anticipated. It would be made of oak and be transportable by hand, although preferably by means of a vehicle tow, which would allow the Pod to be transported to Waterlooville. It was envisaged that with the Pod being transportable it could be used to stage events both within the West of Waterlooville Development and Waterlooville itself, which would assist in community integration. The Notice Boards had not been well received as there were some concerns about the quality of their construction. Arts provision within the Grainger site would be externally commissioned, be flexible in its nature and would seek public involvement in projects in order to engage with the local community. Mrs Belinda Holden from Futurecity was present at the meeting and stated that she would be the lead for Grainger in its arts development.

Mr Lander-Brinkley (Denmead Parish Council) added that there remained a lack of a meeting venue within the development, with the possibility of the use of a room at the school being 12 months in the future. It was also thought prudent to wait until a substantial number of dwellings were occupied at the Grainger development before deciding upon a name for the new parish council.

Mr John Briggs (PAWARA) enquired about proposals for the cemetery, which the officers explained would be in phase 2 of the development. An update on progress would be made to the next meeting of the Forum.

During debate it was raised that two public footpaths had been blocked off by Grainger during their development and it was agreed that a plan showing the location of the footpaths be circulated with the minutes of this meeting and that details also be provided to Hampshire County Council members serving on the Forum at the earliest opportunity in order that this issue could be addressed.

**RESOLVED:**

That the progress being made in bringing the West of Waterlooville MDA forward be noted.

6. **PROGRESS REPORT FOR TAYLOR WIMPEY WEST OF WATERLOOVILLE**  
**MDA**  
(Report WWF78 refers)

Mr D Cramond and representatives of Taylor Wimpey provided an update on the Taylor Wimpey development, Hambledon Road.

Key points arising included continued works on the landscaping to bring it to a standard where it could be adopted by Havant Borough Council; the removal of a spoil heap and its use for grading recreational land for community use, including a level kick-about area and that 22 units of affordable housing were in a position to be transferred to Radian Housing for social use.

Details were also provided of proposals to apply for planning permission to use part of the land originally earmarked for employment provision for residential housing. The parcel of land was marked "E" on the map that was provided as an appendix to the report entitled "Strategic land use proposals".

Taylor Wimpey's representatives explained that although the whole of the site's employment land, which totalled 40 acres in total, had been extensively advertised for business use, including its use as a nursing home, no interest in employment provision had been received. In addition to the economic recession, there was an oversupply of office accommodation within the local area and there had also been a structural shift in society towards home working, which had diminished demand. The land was constrained at its western boundary for housing development due to its close proximity to overhead power lines and to the south a separation gap with a bund and landscaping would respect the amenity value of residents next to the Household Waste Recycling Centre. It was now proposed that 15 acre of the employment land (marked "E" on the appendix) would provide 100 additional homes of which 40% would be affordable housing.

Mr Tilbury explained that if an employment use could not be found then it was a legitimate approach for Taylor Wimpey to seek the planning authority's consent for alternative uses, including residential development. Mr Green commented that there was excess capacity of employment land in the area and that it would take considerable time for this to be used. The Partnership for Urban South Hampshire (PUSH) had strategic locations to concentrate employment within and in association with the rise in home working and the reduction in average floor space per worker from 20 square metres in 2008 to 12 square metres, there was at present an over capacity of employment provision.

Mr. J Briggs (PAWARA) commented that the Household Waste Recycling Centre had occasionally closed due to high winds and residential development close by would not be advisable.

Some Members expressed the view that the MDA should be taken as a whole rather than considering the Taylor Wimpey site in isolation and looking forward there could be changed circumstances with regard to employment. If not developed for employment, the land should be used for recreation. The

Household Waste Recycling Centre had been designed to be set apart from residential housing and the proposal would now bring housing close by. Denmead and Southwick and Widley Parish Councils would be consulted on the proposals as part of any subsequent planning application.

A Councillor also requested that the speed humps on the road leading to the Household Waste Recycling Centre should be marked to distinguish them from the highway surface.

RESOLVED:

That the Report be noted.

7. **UPDATE ON MAUREPAS WAY**  
(Oral Report)

Mr. S Jenkins (Hampshire County Council Highways) reported that numerous studies had been undertaken on the best way to integrate the MDA with existing Waterlooville development.

The latest feasibility study was to create a calm environment for a pedestrian crossing between the Grainger development and Asda across Maurepas Way. The proposed Toucan crossing to the north of Forest Junction (adjacent to the slip road by Asda) would be funded from Section 106 contributions from the whole MDA development. Works would commence in late July 2013.

Longer term, traffic modelling was taking place to consider whether Maurepas Way could be reduced to a single carriageway southbound with two lanes northbound. However, action on its possible implementation would wait until the Grainger development was progressed in order that new residents could be consulted. An update on the latest position would be provided to a future meeting of the Forum.

In reply to Members' questions, Mr. Jenkins explained that traffic planning took into account an offsite traffic plan which included wider considerations of resident's needs in the local area in addition to those residing in the MDA, including traffic flows for commuter routes. The approach taken would allow the County Council to assess possible actions to improve integration as development on the MDA proceeded.

RESOLVED:

That the Report be noted.

8. **COMMUNITY OFFICER REPORT**  
(Report WWF77 refers)

Mrs Bridges reported that a meeting of the Residents' Association had been held the previous evening with 16 persons in attendance. Issues raised included antisocial behaviour, which was being addressed in conjunction with

the Police through joint initiatives such as litter picks and youth work to create a pride in the local area.

A number of social events had not taken place due to poor weather and the Report also made reference to the Community Minister, representing the Churches of Waterlooville, who would be invited to attend a future meeting of the Forum.

Mrs Bridges was thanked by Members for the work that she had undertaken in dealing with antisocial behaviour in the MDA.

Mrs Bridges added that she was proactive in meeting with local residents and maintaining information flows, including those to the parish councils. The new notice boards had been installed and one remained in storage for installation within the phase 3 development.

**RESOLVED:**

That the Report be noted and that a representative of the Waterlooville Churches be invited to a future meeting to present the role and planned activities of the Community Minister

9. **NEXT MEETING**

That the next meeting of the Forum be held at 10.00am on Friday 18 October 2013.

The meeting commenced at 2.00pm and concluded at 4.00pm.

Chairman