

WEST OF WATERLOOVILLE FORUM**22 November 2013**Attendance:Councillors:Winchester City Council

Read (Chairman) (P)

Bodtger
Coates (P)
ClearCutler (P)
Phillips (P)Havant Borough CouncilBlackett (P)
Hilton (P)G Shimbart (P)
Smallcorn (P)Hampshire County Council

McIntosh (P)

Stallard

Deputy Members in attendance:Councillor Evans for Councillor Clear
Councillor Briggs for Councillor StallardOthers in Attendance:

Councillor Tait (Winchester City Council)

Officers in AttendanceMr S Tilbury: Corporate Director, 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 J Wilson: West of Waterlooville Implementation Officer, Winchester City Council1. **CHAIRMAN'S WELCOME**

The meeting was held at the Public Service Plaza, Havant Borough Council 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 WWF80 refers)

Councillor MacIntosh made reference to the minute referring to the future options for Maurepas Way and commented that in addition to new residents, councillors at all levels of representation should be party to wider consultation.

RESOLVED:

That the minutes of the previous meeting, held on 11 July 2013, be approved and adopted.

3. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**
(Report WWF79 refers)

The Forum noted that there was a significant programme of community development and engagement for new residents and that Jamie Bridges (Community Officer) was in attendance at the meeting to answer questions. Units were selling well in both new developments and the community was beginning to take shape.

The West of Waterlooville Arts Panel had met earlier in the day. Its Chairman, Councillor Phillips, stated that they had met with Grainger and their arts consultant Futurecity. At the conclusion of the meeting the following resolution had been decided upon:

“The Arts Panel has considered very carefully proposals from Grainger to contract a public arts consultancy and directly manage delivery of the public arts programme funded by the Grainger S106 contributions.

We have eventually decided that for the reasons of control, financial regulation and transparency, we would recommend to the Forum that the Arts Panel proceeds with its own competitive tendering process to identify a public arts consultant with which the two councils will work direct to deliver the programme. We ask members of the Forum to support this approach and authorise officers to proceed on this basis.”

Mr Tilbury stated that the Chairman of the Arts Panel and the Chairman of the Forum would now meet with officers to decide how to progress this matter.

The following statements were made during public participation:

- Could a high-level walkway for use by pedestrians and cyclists be used to link the new development to Waterlooville across Maurepas Way? – Mr. Green replied that this option had been previously looked at but had not been progressed due to the topography of the area, particularly the differences in height of land on either side of the road. The best option had been the provision of a pelican crossing, which was in use today.

- The provision of a single lane southbound on Maurepas Way was not supported due to potential traffic congestion.
- A traffic plan was required to avoid traffic congestion, which was already being experienced at the new units in the retail park and the Sainsbury's development. The Chairman stated that the County Council's Traffic Engineer would be invited to attend the next meeting of the Forum to provide guidance.
- Mr Lander – Brinkley (Denmead Parish Council) referred to the Taylor Wimpey development (Phase 5) and conditions to release open space land for facilities on the site, which would help to build a community.

In reply to Members' questions, Mr. Green stated that open space facilities would be provided from 2014 and the provision of open spaces for young people, including kick-about areas, would be pursued.

In respect of the resolution of the Arts Panel, it was explained that the Arts Panel reported to the Forum. Mr Bereford, representing Grainger, commented that the developer had sought to raise the level of arts provision within the development by appointing a national company, Futurecity, to provide advice. The resolution of the Arts Panel to seek tenders due to a procurement issue was a step backwards.

A Member commented that more could have been done by the developer to protect Plant Farm from vandalism and that it had been allowed to become a danger.

In respect of finding a suitable site for a cemetery, it was noted that the site marked on the original plans could not be used and would now become part of the new Town Park. Land to the north of the Rowans Hospice has been identified in the approved masterplan to provide for a cemetery, but if it could not be used as a cemetery then it would revert to open space. Havant Borough Council's Open Space Officer was present at the meeting and added that groundwater readings had now been completed and indicated that a cemetery on the site was possible if the site was correctly drained. A report on this subject would be considered by Havant Borough Council in January 2014.

Mr. Bereford representing Grainger clarified that the trees to the rear of Purbrook Gardens (Marrelsmoor Coppice) were subject to a Tree Preservation Order and would not be felled to provide housing but some tree works (lopping) would need to be carried out.

RESOLVED:

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

4. **GRAINGER – TOWN PARK**
(Presentation)

Mr. A Smith from Fabrik consultants acting on behalf of Grainger provided a presentation of the provision of a town park.

In summary, Mr Smith stated that the objective was to create a sense of unity, identity and community.

The various elements of the park would be connected by a circular path which would link an orchard (with spring planting), an arboretum (incorporating a trim trail), a multiuse games area (MUGA) including tennis and basketball, an in ground skateboard park that utilised the topography of the site, a cricket oval and a play area.

Pedestrian, dog walking and cycle routes would provide linkages across the area.

Factors taken into consideration within the proposals had been the archaeology of the site, its topography, existing hedges and drainage considerations. Special attention had also been provided to materials, boundary treatments, planting and street furniture. The main entrance by Milk Lane would be marked by low hedges and trees and seating.

In reply to questions from members of the Forum, the following points were clarified:

- The trees in the arboretum would be predominantly species that were native to the Forest of Bere, but there would be other examples from across the world.
- A Member suggested that the skateboard parks at Yate in Bristol and The Level in Brighton providing good examples for future study.
- The park would also provide areas where children could explore woodland areas.

In reply to questions from members of the public, it was also clarified that:

- As the park crossed the Havant Borough and Winchester City Council's boundaries, the responsibility for its upkeep was a matter of discussion between the two district councils. One option was that a new parish council within the Winchester District could take on responsibility for the park's maintenance. Under parish council legislation, public representation on the new parish council could be obtained from those living within the new community within Havant Borough Council's boundary.

- The drainage of the skateboard park would be given special consideration through the sustainable urban drainage scheme.
- A toilet for the park could be provided within the new pavilion area and this would be considered at detailed application stage.

The Chairman thanked Mr Smith for his presentation.

5. **REDROW HOMES – BEREWOOD PHASE 2 RESIDENTIAL**
(Presentation)

Representatives of the Berewood Phase 2 residential development explained that only a small part of the development would be within Winchester City Council's area, with the majority being within Havant Borough Council's area.

The development would provide 246 dwellings of which 40% would be affordable, either through rental or shared equity in equal amounts. The dwellings would be predominantly 2 storey with a some 3 storey development fronting the new Town Park. The density of development would be 29 to 36 dwellings per hectare with an average density of 31.

Important considerations were the access to London Road and the area fronting Town Park to the north. Within the Design Codes the area was designated to have a special identity and to be an area of character. Redrow proposed that the area be based on a garden suburb similar to those of Letchworth and Welwyn Garden City that had stood the test of time. Of importance therefore was landscape considerations such as trees and hedgerows, with dwellings being mainly detached and semi detached in an Arts and Crafts style having front gardens. The development would be of a high quality build with special attention paid to detail.

In answer to questions from Forum Members, the following points were clarified:

- The dwellings fronting London Road would have a separation of 10 to 20 metres from the road.
- The infrastructure for the development accorded with the Master Plan and included through access routes. The infrastructure was the responsibility of Grainger, from whom the site had been purchased by Redrow.

The Chairman thanked the representatives of Redrow for their presentation.

6. **THE ROWANS HOSPICE – PROPOSALS FOR A THERAPY UNIT**
(Presentation)

Mr. J Valkes of hmdw architects limited, representing The Rowans Hospice, provided a presentation on the Hospice's proposals to construct a therapy unit.

He stated that the land adjacent to the present Hospice site had been provided by Grainger Homes with the Hospice providing a financial contribution towards the construction of the access to the site, which also served the White House.

The new development was designed to be low-level and to give the feel of a domestic house. It would be set back from the road and would have glazing to its northern side to connect to the outside and would incorporate photovoltaic technology.

Ms A Yendell, Director of Finance for the Hospice, stated that the present Hospice provided 16 to 19 beds and a day centre. The Department of Health had provided funding towards a pilot project to develop a community outreach centre as a community hub.

In answer to questions from Forum members and the public it was clarified that:

- The present public footpath would not be moved.
- The existing access to the White House and would remain in the short-term and in the longer term a new entrance to the White House would be provided.
- The provision of photo voltaic slates rather than panels would be investigated.

The Chairman thanked the representatives of the Hostel for their presentation.

7. **PRESENTATION BY REV JOHN THOMPSON REPRESENTATIVE OF THE WATERLOOVILLE CHURCHES**

The Forum received a presentation from Mr. John Thompson who represented the Church's of Waterlooville and the Berewood Community Ministry.

Its aims were to serve people of all faiths; represent all churches in Waterlooville; welcome new residents and encourage networking.

It had been recognised that issues of loneliness, stress and a lack of identity could be associated with new developments and the church would provide advice and guidance and opportunities for a fresh start.

Initiatives put forward for welcoming new residents included providing a cake to each new household and opportunities for listening and advice. A Christmas event would be held on 9 December between 4.30pm and 6.30pm in association with Bloor Homes. A guidance leaflet had also been produced and also a website: <http://www.berewoodcommunityministry.org.uk>.

The Chairman thanked Mr Thompson for his presentation.

8. **NEXT MEETING**

It was noted that the next meeting of the Forum would be held at 10.00am on Friday 21 March 2014.

Items for consideration at the next meeting included a presentation by representatives of the proposed Berewood Primary School and a paper on the future conduct of meetings of the Forum, including how planning considerations could be dealt with in the future.

The meeting commenced at 2.00pm and concluded at 4.30pm.

Chairman