

**WEST OF WATERLOOVILLE FORUM**

**22 March 2018**

Attendance:

Councillors:

Winchester City Council

Read (Chairman) (P)

Brook (P)  
Clear

Cutler (P)

Havant Borough Council

Blackett  
G Shimbart

Sceal  
Wade (P)

Hampshire County Council

Hughes

Stallard (P)

Denmead Parish Council

Lander-Brinkley (P)

Southwick and Widley Parish Council

Watson (P)

Deputy Members in Attendance:

Councillor Evans (Standing Deputy for Councillor Clear) Winchester City Council  
Councillor Briggs (Standing Deputy for Councillor Hughes) Hampshire County Council

Officers in Attendance

Mr S Tilbury - Corporate Director: Services, Winchester City Council.  
Mr Lewis Oliver – Principal Planning Officer, Havant Borough Council.  
Mrs J Lee - Principal Planning Officer, Winchester City Council.  
Mrs K Stickland - West of Waterlooville Implementation Officer, Winchester City Council and Havant Borough Council.  
Mrs J Bridges - Community Officer, Havant Borough Council and Winchester City Council.

Apologies:

Apologies were received from:

Havant Borough Councillors: Blackett and Sceal.  
Winchester City Councillor: Clear.  
Hampshire County Councillor: Hughes

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1. **CHAIRMAN'S WELCOME**

The meeting was held at the Wellington Vale Care Home, Darnel Road, Denmead, Waterlooville, and the Chairman welcomed approximately four members of the public, local residents, representatives of amenity groups, together with District, County and Parish Councillors.

The Chairman thanked the officers and representatives of Grainger for arranging the walk that had preceded the meeting. The walk had included the Town Park land, Phase 5 land, the almost complete phase 2 (including various Sustainable Urban Drainage features), the ancient woodland and the top part of Phase 13.

On behalf of the meeting, the Chairman expressed his thanks to the contribution made to the work of the Forum since its inception by Councillor Gwen Blackett who would not be seeking re-election to Havant Borough Council. Members of the Forum and the public present wished her well for the future.

2. **MINUTES**

(Report WWF103 refers)

RESOLVED:

That the minutes of the previous meeting, held on 2 October 2017, be approved and adopted.

3. **PUBLIC PARTICIPATION**

During public participation, the following member of the public raised the following points and the officers' response is set out below:

**David Crichton**

Mr Crichton stated that further to his comments recorded in the minutes of the meeting held on 2 October 2017, the signage had not been installed on Ayrshire Road to correctly direct traffic to the recycling centre.

Mr Tilbury replied that Taylor Wimpey would be reminded of this matter.

The 30 mph roundals on Hambleton Road had not been implemented, although Havant Borough Council had confirmed that they could be installed.

Although these works would be minor they would make a difference to traffic safety.

Mrs Stickland replied that Hampshire County Council would be contacted on this matter.

The type of bridge construction on the Grainger site had not been accepted for a Guinness World Record as it was deemed to be a FlexiArch construction, which was a trade term and could not be competed against by others.

There were still outstanding street light works to be carried out in Darnel Road and Hereford Park. In-ground cabling works needed to be completed before the roads were re-surfaced.

Mrs Stickland explained that this was a lengthy process that involved a number of parties to progress.

The issues regarding waste water charges had been taken up with OFWAT and the local Member of Parliament. The matters arising appeared to be a matter of interpretation of the regulations and the outcome would set a precedent. This matter was being progressed by Mr Crichton.

The provision of a footpath to Brambles Park should be pursued with Thomas Sanderson as there was sufficient room to provide a footpath without compromising the security of Thomas Sanderson's premises.

The safety of crossing Hambledon Road required further consideration. Havant Borough Council was considering using Community Infrastructure Levy money for the crossing by McDonald's on Hambledon Road and this money would be better spent on a crossing by the shops on Hambledon Road. Representation should be made to Havant Borough Council in this respect.

Mrs Stickland replied that Hampshire County Council would be contacted on this matter.

Councillor Briggs added that there was a site meeting on Wednesday 28 March to consider locating a Toucan crossing adjacent to McDonalds. Further issues that the County Council were considering were introducing 30 mph speed limits in the whole area and methods to address congestion at the two roundabouts.

The road to the recycling centre was not named and its post code was incorrect. Winchester City Council's street naming section had been contacted to make these corrections.

Mrs Stickland would progress this matter.

There was concern over the consent for Redrow to develop Phase 13(a). An issue was moving the numbers of additional house builds into Phase 13(a) which could lead to phase 13(b) having too few houses to make it viable in that area. A situation should be prevented where the developer sought at the end of the development to seek further planning permission for additional houses, or alternatively leaving a large open space to remain. The master plan foresaw a balanced distribution of housing across the development and this should be adhered to.

The Chairman thanked Mr Crichton for his contribution.

At the invitation of the Chairman, Councillor Neil Lander-Brinkley provided an update on the community governance review.

In summary he stated that following the original consultation on the principle of review held in February 2018, 74.2% of respondents were in favour of a new parish council being formed. Winchester City Council's Licensing and Regulation Committee had approved consultation on the detail, naming and style of the new parish council and its actual boundaries. This consultation was open to mid April and there had been offers from local residents to assist with its arrangement. The draft order would be made by June 2018 (with the Licensing and Regulation Committee to meet upon 14 June 2018) which would lead to a shadow parish council being formed prior to election to the new parish council in May 2019.

Councillor Cutler added that the shadow parish council would be particularly useful to help channel public opinion. For example there had been considerable public concern over the Phase 13(a) planning application and to have a body to voice these concerns in the transition period would be of benefit.

Mr Crichton added that the formation of the shadow parish council would also give local people experience prior to the election of a formal body.

4. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**

(Report WWF101 refers)

Mrs Stickland presented the report.

Mrs Stickland stated that the temporary building would be completed by June 2018 and concerns had been expressed to Grainger about the delay in delivering the community facility.

In respect of paragraph 10.14 and Grainger's potential strategic review of how the Design Code was operating, Mr Tilbury stated that this "midterm" review was always anticipated to reappraise how the Major Development Area's outline layout might need to be modified in the light of progress and experience and whether there was any need to revise aspects of the layout.

Arising out of consideration of the Update Report, Mr Crichton commented that a Premier store had taken the retail unit on Hambledon Road. Part of this unit remained empty and it may be suitable for use as a pharmacy.

Mr Watson stated that Southwick and Widley Parish Council had commented on the Phase 13(a) planning application which had been approved. Seventy three houses had been approved on a site which had been outlined for 57, which represented a 16 per cent increase. If this became a trend this could impact on the infrastructure of the area and he suggested that perhaps the developer's financial contribution should be increased to compensate. There was a need to prevent a gradual creep in the total numbers. Other members of the Forum endorsed these comments and asked that any reassessment of housing numbers be made at the earliest stage possible. Mrs Stickland advised that the Environmental Impact Assessment gave a cap on overall development capacity and Mr Tilbury added that while there was no intention to increase the overall number of dwellings it was sensible for a reassessment to be undertaken as to where housing could be located after taking into consideration the layout of the scheme and factors such as traffic flows.

Some members of the Forum stated that this situation was unsatisfactory and that clear details were required at the earliest opportunity rather than to have incremental applications which might increase overall housing numbers and therefore change the dynamics and organisation of the Major Development Area. It was agreed that members of the Forum should be advised of the outcome of this reassessment at the earliest opportunity. Mr Tilbury responded that there would be a pause in development whilst the reassessment was undertaken and that the application for Phase 13(a) did not set a benchmark overall.

In respect of the Taylor Wimpey employment land and its future use, Mr Tilbury stated that there was new National Planning Policy Framework guidance that land should not sit unused and that following an Environmental Impact Assessment it should be put to a beneficial use. Mr Crichton added that there was land within Grainger's ownership close to Brambles Industrial Estate to which the situation of seeking an alternative use might also be relevant.

In reply to a question by Jenny Redmond, Rowans Hospice, Mr Tilbury stated that the land adjacent to the Hospice, which had been considered for use as a cemetery, was being kept under review. Any access would be by Milk Lane or from Ladybridge roundabout and would be screened so that it was not prominent.

Following debate, it was also agreed that where individual planning applications arose during the year (as had been the case on the application for phase 13(a)), the applications should be put before the Advisory Group and at the appropriate time the shadow parish council for their views. The Forum would retain an overall view of the master plan.

Members also commented on the traffic delays at the principal roundabouts and also on the A3 at Milk Lane and Ladybridge Road and it was suggested that the County Council required a Traffic Management Plan to improve the situation. Councillor Briggs stated that the County's present consultation included both roundabouts and would consider suggestions regarding traffic waiting times and traffic safety issues. The Forum agreed that representation should be made on its behalf to Hampshire County Council to advise in its formation of a Traffic Management Plan referring to the traffic issues at the Asda and Milton roundabouts and also the overall traffic on Hambledon Road.

Mr Crichton added that with the new Lidl store opening in May 2018 and with Havant Borough Council also considering the regeneration of the BAE site, the traffic situation needed to be addressed.

**RESOLVED:**

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

That representation be made to Hampshire County Council to advise that in its formation of a Traffic Management Plan, the traffic issues at the Asda and Milton roundabouts and also the overall traffic on Hambledon Road should be taken into consideration.

**5. EMPLOYMENT LAND UPDATE FROM DAVE PARKER, TAYLOR WIMPEY**

Mr Parker representing Taylor Wimpey provided an update on the commercial land in their ownership, which was accessed off Darnel Road.

The parcel of land had been divided, with the smaller parcel to the north, facing the Wellington Vale Care Home, having firm interest in development. However, the larger adjoining parcel to the south had received no expressions of interest.

Taylor Wimpey was considering temporarily using part the land (that had received no expressions of interest) as a builder's compound, but following completion of the development the site would be boarded off if no future use had been secured. If no commercial use had been found for the site following continued marketing, negotiation would take place with the local authority over its future use, which may for example include the provision of affordable housing units.

The site was adjoined the western open space and by boarding off the site access connections to the open space could not be made. A further possible use of the site could be for car park for the users of the open space.

The Chairman commented that it was a commitment of the master plan that this area of land would not have housing upon it due to its close proximity to the recycling centre.

6. **BEREWOOD EMPLOYMENT LAND PROPOSAL – FROM QUOD, ON BEHALF OF THE NEW SITE OWNERS**

Councillor Read made a personal statement that he was a member of Winchester City Council's Planning Committee and the Joint West of Waterlooville MDA Planning Committee. Councillor Evans left the meeting during consideration of this item.

The Chairman welcomed to the meeting Tim Rainbird , representing Quod , Graham Mc Morran, (UMC Architects), Simon Holley and Roger Fidler as the development team, who had been appointed by the site's new owners, The Coal Pension Properties Limited.

The representatives stated that the Coal Pension Properties Limited would retain the freehold and that the site was a long-term hold to generate income for the pension fund. The industrial business park would be brought forward in phases largely in accordance with the Design Code. It would provide a high quality scheme which was envisaged to provide 45,000 square feet of space and generate up to 850 jobs. There would also be other ancillary benefits to the local economy.

The location of the Berewood Employment Land was demonstrated to the meeting, including the red line area of the application. In accordance with a master plan, the site had defined development plots and the spine road ran through the site. The outline approvals had been well thought out, providing significant landscaping and providing an employment hub in a good setting which could provide flexible space to its occupiers.

Potential occupiers might be high tech companies providing research and development and renewables via a combination of spaces. Ten to fifteen per cent of space was offices to be occupied by teams within the companies such as accountants or those involved in product development.

The frontage of the units would address the spine road (which would provide access to all of the units) and all parking would be to the rear of the units. The materials to be used would be of a good quality in neutral tones, such as grey and black, throughout the development. The buildings would be two storeys in height with a parapet and hipped roof behind and would be consistent throughout the development. The secure storage would also be located to the rear of the units.

The buildings would respond to neighbouring housing and provide footpaths to allow residents to access the neighbouring school.

In answer to questions, the representatives of Quod stated that there would be no access from the site to Brambles Farm in order to preserve and reinforce the landscaping and to comply with the routeing plan. Noise emanating from the units would be kept under control.

The development would be progressed in five phases. There was confirmed demand for the first phase of the units (which were smaller units) and a planning application would be made within by 6 to 8 weeks following modification to the Design Code. The remaining phases would be developed as demand came forward.

The nearby footpath route would remain under the ownership of Grainger.

The site had consent for B2 use, which could include heavy industry. However, it was intended that the users would be in the B1 use class and it would be undesirable to have tenants in the units that caused problems for other tenants. It was anticipated that the use of units would generate less traffic than had been presently consented for.

RESOLVED:

That the presentation be noted.

7. **ARTS ADVISORY PANEL**  
(Report WWF102 refers)

Councillor Brook stated that the next meeting of the Arts Advisory Panel would be held later in the day.

There were three current art projects: Newlands Walk (which would be completed at the end of May following a safety inspection); the Gateway Commission and the Boat Pond.

The bespoke LEAP at Newlands Walk would be created by A Frost Design and local schools would be involved in its opening.

RESOLVED:

That the report be noted.

8. **DATES OF 2018 - 2019 MEETINGS**

It was agreed that the meetings of the Forum for 2018 – 19 would be held in the Vale Care Home, Darnel Road, Denmead, Waterlooville, as follows:

11:00am Thursday 5 July 2018.

2:00pm Tuesday 6 November 2018.

11:00am Tuesday 12 March 2019.

The meeting commenced at 11.00am and concluded at 12.50pm.

Chairman