

**WEST OF WATERLOOVILLE FORUM**

**17 July 2007**

Attendance:

Councillors:

Winchester City Council

Hollingbery (Chairman) (P)	Cooper (P)
Chamberlain (P)	Stallard (P)
Coates (P)	
Collin	

Deputy Members:

Councillor Hiscock (Standing Deputy for Councillor Collin)

Havant Borough Council

Blackett (P)	Smallcorn (P)
Briggs (P)	Tarrant

Deputy Members:

Councillor Hunt (Standing Deputy for Councillor Tarrant)

Hampshire County Council

Allgood (P)	McIntosh
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Officers in Attendance

Mr S Tilbury: Corporate Director (Operations), Winchester City Council  
Mr N Green: Major Development Area Project Leader, Winchester City Council  
Mr H Bone: Head of Legal Services, Winchester City Council  
Mr S Lincoln: Community Development Manager, Winchester City Council

Mrs C Hughes: Community Regeneration Manager, Havant Borough Council

Mr S Jenkins: Transport Engineer, Hampshire County Council

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1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately 90 members of the public, local residents and representatives of amenity groups to the meeting, which was held at the Deverell Hall, Purbrook.

2. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Briggs be appointed as Vice-Chairman for the 2007/08 Municipal Year.

3. **APOLOGIES**

Apologies were received from Councillors Collin and Tarrant and County Councillor McIntosh.

4. **MINUTES**

(Report WWF32 refers)

RESOLVED:

That the minutes of the previous meeting, held on 20 July 2006, be approved and adopted.

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

(Report WWF30 refers)

Mr Green introduced the Report and explained that, since the last meeting of the Forum, the Grainger Trust's outline planning application had been approved on 30 November 2006, and Wimpey's outline application had been approved on 26 June 2007, by both Havant Borough and Winchester City Councils. The approvals had been subject to Section 106 Legal Agreements, which sought to secure the necessary infrastructure associated with the MDA, likely to total £30m. Although much of this would be spent on schemes to mitigate the impact of the development, a significant part would be spent on facilities that would also benefit the existing community, such as improvements to the leisure centre, a waste recycling centre and facilities for young people. The Section 106 Agreements would also secure the development of a new primary school and the relocation of Forest End Surgery in the MDA. With regard to education provision, a Member highlighted the potential for the new residents to have young families and therefore the MDA was likely to have a proportionally larger number of children than other areas.

Mr Green explained that the Grainger Trust had secured a deal with the landowners (The Portsmouth Diocese) to secure a junction to the southern access road off of the Ladybridge Roundabout.

The developers had secured the agreement in principle from Asda to form a pedestrian crossing across Maurepas Way to link the MDA with Waterloooville town centre, across the Asda car park. However in order to achieve a solution which properly integrated the MDA with the town centre, consultants had been appointed to produce a development brief. The brief was likely to be ready by the end of the year and progress on its production would be reported back to a future forum meeting. During debate, a Member underlined the need for the prompt conclusion to the study to ensure a proper pedestrian link across Maurepas Way.

Mr Green stated that, as a reflection of their long term interest in the development, the Grainger Trust was considering creating a management company for the MDA's open spaces and streets, etc. Although the details had yet to be confirmed,

Members recommended that the company should be run on a not-for-profit basis and noted that it was likely to involve all residents of the MDA, regardless of their type of tenure.

In concluding his presentation, Mr Green explained that the next stages for the MDA involved public consultation on the design codes (see elsewhere on the agenda), followed by detailed planning applications of the various phases of development. He added that updated information would be sent to residents and interested parties as part of the West of Waterloo MDA Newsletter during the summer.

During debate, a Councillor raised concern that the southern part of the MDA would be isolated from the existing development by the location of the proposed cemetery. Consequently, the cemetery should be moved. This view, together with the importance of the MDA's integration with the existing development, was supported by several of those that spoke during the public participation element of the meeting.

However, following discussion, the Forum agreed that both Councils' Local Plans had included Masterplans agreed by previous meetings of the Forum, which set out the broad locations of the major land uses. Having been endorsed by the Planning Inspector, these Masterplans had in turn formed the basis of the outline planning applications which had recently been granted planning permission. They also formed the basis of drawing up the detailed plans that were currently ongoing. Therefore, the location of the cemetery should remain as proposed.

In response to questions, Mr Tilbury explained that any flexibility at this stage in the location of land uses within the MDA was only likely to come from a technical problem which may emerge from the detailed planning stage.

The Forum also discussed the MDA's proposed "shared streets" and noted the County Council's enthusiasm for the scheme in principle.

Several Members and a representative of Denmead Parish Council raised concerns regarding the Grainger Trust's proposal to name the development "Newlands Common." It was suggested that a more imaginative name should be sought and that it could cause confusion with the existing and narrow Newlands Lane which, although nearby, would not lead to the MDA.

In response the Forum noted that, whilst not necessarily inspirational, the name had arisen following extensive public consultation by the applicant and that "Newlands" had a strong historical link to the area, whilst "Common" referred to proposed large areas of open space within the MDA. However, following further discussion, the Forum agreed that the proposed name should be considered by the next meeting of the Forum, after considering further suggestions from members of the public, organisations and the Forum itself.

Other comments that arose from the public participation element of the meeting included concerns that the development was a waste of good arable land and that, in relation to proposed development of flats within the MDA, flats were historically associated with social problems and were not most people's preferred type of home. Concerns were also raised that the developer should take account of measures to design out crime from new developments.

**RESOLVED:**

1. That the Forum notes the significant progress made in bringing forward the West of Waterlooville MDA.

2. That a Report be presented to the next meeting of the Forum to consider the name of the MDA, following suggestions from members of the public, organisations and the Forum itself.

6. **COMMUNITY DEVELOPMENT STRATEGY UPDATE**  
(Report WWF31 refers)

The Report set out the progress made during the previous year on the Community Development Strategy actions. In summary, Mr Lincoln explained that the work had been progressing well and that the proposed performance indicators set out in the Appendix had been drawn from the Audit Commission and the Improvement and Development Agency (IDeA).

In response to a question, Ms Hughes explained that the integration of the existing and new communities would be part of the responsibility of a new Community Development post, funded by the Section 106 Agreements. Following discussion, she agreed to present to the next meeting of the Forum the job description of the new post and the draft action plan to integrate the two communities.

During debate, Members discussed the quality of life the new MDA was likely to offer new residents and the MDA's housing mix. A Member and several members of the public that spoke, suggested that the MDA should not include one bedroom flats but should include 3-4 bedroom family homes that better reflected local need and were more responsive to people's changing circumstances. However, Mr Tilbury explained that, based on housing needs surveys, both Councils' Local Plans required a housing mix to include 50% small dwellings. However, this had been altered for the MDA, where 60% of the development would be larger dwellings.

In response to a question, the Forum also noted that the room sizes of the social housing developments were prescribed to a decent standard and, as a consequence, were often larger than those offered in new open market housing.

RESOLVED:

1. That the Forum notes the progress made on delivering the actions identified in the Community Development Strategy for the West of Waterlooville MDA.

2. That the Forum approves the performance indicators as set out in Appendix 1 of the Report

7. **PRESENTATIONS ON THE DESIGN CODES FOR THE MDA**  
(Oral Report)

The Forum received powerpoint presentations from Ms S Grohman (Fielden, Clegg and Bradley, the Grainger Trust's architects and masterplanners) and Mr C Hancock and Mr D Cox (RPS, Wimpey's masterplanner).

At the time of writing, the presentations were not yet publicly available. However, the detailed Design Codes should be available from Winchester City Council's website in due course ([www.winchester.gov.uk](http://www.winchester.gov.uk))

The Chairman thanked the developers for their presentations. During the public debate that followed, the following comments were made:

- that the proposed density of the development had increased from 40 dwellings per hectre to 43.5. In response, Mr Green explained that the detailed figure of the density had yet to be confirmed, but was likely to fall in the range of 40-43 dwellings per hectre.
- that Grainger Trust's maps should be corrected to illustrate that all the new dwellings along the A3 front the road, including those at the south. A concern was also raised that the Wimpey presentation illustrated a link road with the Brambles Industrial Estate.
- that further work was required on drainage issues, including south of the site and that work should take into account the recent flooding at the Brambles Industrial Estate (caused by a pumping station failure).
- that the MDA would add to the congestion of local roads and air pollution.
- that the landscaped areas of the MDA should be preserved in perpetuity. In agreeing the principle, the Chairman suggested that the land could be put into trust.
- in response to other comments made, the Forum noted that there were three proposed accesses into the MDA (from the Ladybridge Roundabout, Maurepas Way and Hambledon Road). Mr Green also explained that the current intensive agricultural use of the site had limited its biodiversity and that, with its proposed green spaces, the biodiversity of the area could increase because of the MDA.

At the conclusion of debate, the Chairman thanked everyone for their attendance and contribution to the meeting.

The meeting commenced at 2.30pm and concluded at 5.00pm.

Chairman