

WEST OF WATERLOOVILLE FORUM

29 January 2008

Attendance:

Councillors:

Winchester City Council

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

Havant Borough Council

Blackett (P)	Smallcorn
Briggs	Tarrant (P)

Deputy Members:

Councillor Hunt (Standing Deputy for Councillor Smallcorn)

Hampshire County Council

Allgood (P)	McIntosh (P)
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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 J Batchelor: Head of Development and Technical Services, Havant Borough Council

1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately 60 members of the public, local residents and representatives of amenity groups to the meeting, which was held at the Deverell Hall, Purbrook.

2. **APOLOGIES**

Apologies were received from Councillors Briggs and Smallcorn.

3. **MINUTES**

[\(Report WWF37 refers\)](#)

RESOLVED:

That the minutes of the previous meeting, held on 17 July 2007, be approved and adopted.

4. **PUBLIC PARTICIPATION**

Mr Saunders (a local resident) addressed the Forum and, in summary, raised concerns regarding traffic issues related to the MDA (Major Development Area). Amongst the issues he raised, he suggested that a system of traffic lights should be introduced at the Asda roundabout; concerns about the possible affect of the proposed recycling facility on the narrow Hambledon Road; air pollution in Purbrook and the lack of existing parking provision in Waterlooville.

Councillor Shimbart (Havant Borough Council) also commented on problems relating to the existing recycling centre and underlined that the new centre should be completed during an early phase of the MDA's development.

Mrs Cooper (PAWARA – Purbrook and Widley Area Residents' Association) expressed concerns regarding the movement of large construction vehicles, serving the MDA, through narrow roads in Purbrook.

Mrs Moss (a local resident) raised concerns that the flats in the MDA should not be built at the edge of the development, where the character of existing dwellings was predominantly large detached properties. She added that it was not too late to change the proposed locations of these flats.

In response to the above concerns, Mr Green explained that, although there were plans to install traffic light signals on Hambledon Road, there were no plans to install them at the Asda Roundabout. It was the County Council's view that the optimum flow of traffic through this roundabout would be achieved without traffic lights, although Mr Green suggested that they could be installed at later date, if necessary.

He stated that concerns about pollution were covered by the applicants' Environmental Impact Assessments and that baseline monitoring had been undertaken. In respect of the impact of the MDA on parking in Waterlooville town centre, Mr Green said that this was difficult to estimate, but that it was anticipated that many of the residents of the MDA could walk or cycle into Waterlooville and therefore not significantly add to pressures on parking in the town centre.

With regard to the new recycling centre, Mr Green reported that the developers intended to release the land for the centre at an early stage, in compliance with the Section 106 Legal Agreement. Therefore the speed of its development was largely the responsibility of the County Council who would own and manage the site. It was believed that the County Council was currently producing the necessary designs in order to submit the required planning application.

With regard to construction traffic travelling through Purbrook, Mr Green explained that the traffic from this direction was for the initial site access and to serve the smaller development of Plant Farm and that the majority of construction traffic would use Maurepas Way.

With regard to the issue of flats, Mr Green reiterated that the overwhelming majority of the new dwellings would be houses, but that there would be limited numbers of

apartment blocks; the exact design and location of which would be determined at a later stage, when the detailed designs of the relevant phases were produced.

5. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**
[\(Report WWF35 refers\)](#)

Mr Green reported that both developers (Taylor Wimpey for the smaller, northern part of the MDA, to be called "Old Park Farm", and Grainger to the larger, southern element, to be called "Newlands Common") had been granted outline planning consent and that the decision notices were issued in early January 2008. Both Havant Borough and Winchester City Councils were anticipating that both applicants would submit the Design Codes and first reserved matters applications within the next few weeks and that these would be determined by the two Councils (using the same joint planning meeting arrangements which were used to determine the outlines applications) in spring 2008.

Subject to its approval, the developer would then be expected to begin construction of infrastructure (such as access roads and structural landscaping) on site in the summer, with the first of the houses likely to be completed by the end of 2008.

The Forum discussed their previous concerns regarding the design codes of the Taylor Wimpey application and the lack of Member involvement in reviewing the amended Codes. Several Members also requested that Taylor Wimpey's revised Design Codes be presented to a future meeting of the Forum, prior to the period of public consultation. However, following discussion, Members noted that their comments and concerns had formed the basis of negotiations between Taylor Wimpey and officers in guiding the development of the Design Codes. Further consideration by the Forum, prior to their formal submission to the Councils, would delay the application process. The Forum therefore agreed that the Design Codes should be made available for public inspection at each of the District Council's offices.

Further to this, Mrs Batchelor reported that Havant Borough Council's recently introduced consultation forums would not be appropriate to consider the Design Codes, as it would only replicate the work which had been achieved by this Forum at its previous meetings.

During discussion, a Member asked how areas whose ownership were sometimes blurred between the public and private realms (such as garage blocks) would be successfully maintained. Mr Green commented that this had been considered by the applicants and added that access to some of the proposed garage blocks would be through controlled access gates, although the issues as to how they would be maintained had yet to be determined.

The Forum also noted that the developers were still considering options for how the MDA would be managed. Mr Tilbury explained that within the framework of the Section 106 Legal Agreement, the developers had agreed an "exit strategy" whereby, if necessary, the Councils would assume the maintenance responsibilities of the MDA, having received relevant funds from the developers or future management company.

A Member reminded the Forum of the previous recommendations that it had made to help guide the development of the MDA. He highlighted the issues of integration, Maurepas Way, the location of flats, the recycling centre, landscaping and density of

development. In response, Mrs Batchelor explained that these recommendations had guided officers in their negotiations with the developers throughout the process. She added that the future of the Asda superstore, was central to the integration of the MDA. This was currently being considered as part of a study from the Councils' consultants, Roger Evans, whose conclusions would be reported to a future meeting of the Forum.

With regard to the provision of infrastructure, Mr Tilbury reported that, during negotiations, both applicants had agreed a timetable for the development of the infrastructure (such as the building of schools) which had met with officers' approval. The Forum also noted the applicants' long-term interest in assuring that the infrastructure at the MDA was a success and, in particular, Grainger's intention to remain long-term owners of the site after the completion of the MDA.

In response to a Member's comment, Mr Green explained that part of the developer's financial contribution had been used to create a new post to ensure that the development complied with the terms of the planning consents and the Section 106 Agreements. He added that it was unlikely that the drainage and road adoption problems experienced at Knowle would be repeated, as Southern Water had been included in the negotiations and the Forum noted that the MDA would feature a sustainable urban drainage system.

RESOLVED:

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

6. **THE NAMING OF THE WEST OF WATERLOOVILLE MDA**
([Report WWF36 refers](#))

Mr Briggs (a local resident) spoke on this item and suggested that one name should be used for the whole MDA and that "Newlands Common" should be known simply as "Newlands", which had a greater historical precedent.

Following a debate in which several Members of the Forum regretted the Local Authorities' lack of power to determine the name/s of the MDA, the following was agreed.

RESOLVED:

That the Forum notes that the naming of the development did not fall within the jurisdiction of the Councils and that the developers' intended to call the development "Old Park Farm", in respect of the land in the ownership of Taylor Wimpey; and "Newlands Common", in respect of the land in the ownership of Grainger.

7. **COMMUNITY DEVELOPMENT STRATEGY UPDATE**
(Oral Report)

Mr Lincoln explained that work on the Community Development Strategy continued through officer-level negotiations with the developers. This included the development of a community management company which, once the new community had started to move in, would take forward the aims of the Community Development Strategy. Negotiations had also included the implementation of a new Community Development Worker and Green Travel Co-ordinator, funded by the developers

through the Section 106 Legal Agreements. As part of the job descriptions, the Community Development Worker would work on community issues and the integration of the MDA with existing areas. Mr Lincoln also reported that work had been progressing in the creation of the new community centre.

Mr Lincoln concluded that a detailed update report on the Community Development Strategy, including a job description for the new Community Development Worker post, would be considered at the next meeting.

During debate, the Forum requested that the initial design brief for the new community centre be considered at a future meeting, such as the possibility to assign space within the building for a Citizens Advice Bureau. The Forum also noted how the new centre would work with, rather than compete with, existing community facilities.

RESOLVED:

That the Report be noted.

8. **NEXT MEETING**

At the conclusion of the meeting, the Chairman explained that the next meeting was likely to be held in June/July 2008 and would consider the Roger Evans Report on integration, a detailed update report on the Community Development Strategy (including the job description for the Community Development Worker and Green Travel Co-ordinator post and an initial design brief for the new community centre).

The meeting commenced at 3.00pm and concluded at 4.30pm.

Chairman