

WEST OF WATERLOOVILLE FORUM

14 July 2008

Attendance:

Councillors:

Winchester City Council

Chamberlain (P)
Coates (P)
Collin (P)

Hollingbery (Chairman) (P)

Cooper
Stallard (P)

Havant Borough Council

Farrow (P)
Hunt (P)

Smallcorn (P)
Tarrant (P)

Hampshire County Council

Allgood (P)

McIntosh

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 Planning Manager, Winchester City Council

Mrs J Batchelor: Head of Development and Technical Services, Havant Borough Council

1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately 25 members of the public, local residents and representatives of amenity groups to the meeting, which was held at The Council Chamber, City Offices, Havant Borough Council.

2. **ELECTION OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Hunt be appointed Vice-Chairman for the remainder of the 2008/09 Municipal Year.

3. **MINUTES**

[\(Report WWF40 refers\)](#)

RESOLVED:

That the minutes of the previous meeting, held on 29 January 2008, be approved and adopted.

4. **PUBLIC PARTICIPATION**

During the public participation element of the meeting the following issues were raised.

Mr Blackett asked a question regarding solar heating and raised concerns regarding the possible creation of a bio-mass generator within the MDA (Major Development Area).

In response, Mr Green clarified that it was unlikely that the MDA would utilise solar power (that is, creating energy from the sun), but that it was likely to use solar heating (a cheaper option, which used the sun's energy to heat water). He added that if a bio-mass generator was to be created on the MDA, it would be included in a future reserved matters application and be subject to the usual public consultation thereon.

Mr Heck (PAWARA, a local residents' association) raised concerns that, in the context of the slow-down in the housing market, the developers' commitments to complete infrastructure items (such as the southern access road) may be subject to change, to the detriment of local residents.

In response, Mr Tilbury explained that the Section 106 Legal Agreement had set out those items which the local authorities had considered necessary to mitigate the effects of the MDA. If a developer asked for certain aspects of the Agreement be renegotiated, this would require the approval of Members. However neither developer had requested this. Mr Tilbury further clarified that the trigger point for the construction of the southern access road remained at the completion of the 1300th dwelling.

NOTE: on re-checking the S106 Agreement it is confirmed that the Southern Access should be completed by the occupation of the 1,000 Grainger Dwelling. The Section 106 Legal Agreement was available to the public via Havant Borough Council's website – www.havant.gov.uk.

Mrs Cooper (PAWARA) posed a question regarding the retirement village, which was referred to at the 17 June 2008 planning committee meetings.

Mr Tilbury clarified that this had come about in response to a question regarding whether the accommodation would be designed to meet the needs of older people. At that meeting, Mr Green had said that the development of a retirement village could have a commercial interest to the developer and therefore may be included in one of the reserved matters applications. However, it was not required as part of the outline consent and nor (if it was proposed as part of a reserved matters application) would it be in addition to the MDA's specified number of dwellings.

Mr Lander-Brinkley (Denmead Parish Council) requested that Denmead and Southwick and Widley Parish Councils be sent a hard-copy of the finalised Design Codes for reference. He also asked detailed questions regarding the routing and

monitoring of construction traffic to the MDA and what could be done to ensure the satisfactory rate of building on site and, within this, what priority would be given to affordable housing.

In response, the Chairman agreed to supply the Design Codes as requested and asked officers to supply a detailed, written response to Denmead Parish Council regarding construction traffic. With regard to his concerns about the rate of building, the Forum noted Grainger's long-term commitment to the site, which was likely to override any short-term downturn in the housing market. It was also noted that, because the development of the affordable housing was facilitated by the sale of market housing, the two housing types were often developed at similar rates. Mr Tilbury also stated that the development of large MDAs were usually phased, not only for construction reasons, but also so as to not undermine the local housing market with a sudden and large release of houses for sale. The Forum also noted that it was in the developer's economic interests to promptly complete the development to finance their Section 106 commitments.

Mr Moss highlighted to the Forum the importance of the MDA's integration with the existing town centre, that this was likely to be affected by Asda's recent refit and that, in his opinion, the best solution was the creation of an underpass.

The Forum noted that integration with the existing town centre was one of the key aims of the MDA.

Mrs Moss raised concerns regarding the relocation of the recycling centre, as there were a number of issues regarding its current operation. In addition, she requested greater consultation with the Waterlooville Business Association on the MDA, which was noted by officers.

In response, Mrs Batchelor explained that the relocation of the household recycling centre depended on planning permission being granted to Taylor Wimpey to create the access road and for the centre's prospective owners, Hampshire County Council, to design and submit the necessary planning application.

Following debate, the Forum agreed to request a report on the household recycling centre which incorporates the views of Winchester City, Havant Borough and Hampshire County Councils, as well as Taylor Wimpey and Grainger.

5. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**
[\(Report WWF39 refers\)](#)

Mr Green summarised the Report for the Forum. He explained that the Design Codes for both applicants had been agreed in principle, subject to amendments at meetings of both Councils' planning committees held on 16 and 17 June 2008 and that, together with the Masterplan, these would form the basis of future reserved matters applications for the various phases of development. The first of these had already been received from Taylor Wimpey, although significant amendments were required. Grainger's first phase application was expected to be submitted in September 2008.

Mr Green explained that there had been slow progress regarding the management company, but the details of the proposed scheme would be presented to the Forum at a future meeting.

With regard to the integration of the MDA with the existing town centre, Mr Green explained that progress in reaching a solution which also met the needs of Asda and which was financially viable was challenging, but progressing. He hoped to be able to report back to the next meeting of the Forum with further details.

During debate, the Forum noted that the developers had agreed to the County Council's strategy for the creation of the access roads and Members requested that the County Council's Highways representatives attend the next meeting.

The Forum also discussed the creation of the management company. It noted that officers had learnt lessons from previous developments to fully integrate the management of the social housing with market housing. Following debate, the Forum agreed that officers should encourage, as far as possible, the integration of the management company arrangements between both the affordable and market housing and between Grainger's and Taylor Wimpey's sites.

The Forum also noted that the Section 106 Agreement provided for the possibility that the entire MDA could be maintained by one management company. Mr Tilbury explained that the structure of the management company should be sufficiently flexible to respond to changing needs and wishes of the new residents as they arrived. Similarly, Mr Tilbury commented that the new residents may wish to establish their own Parish Council, as was the case at Whiteley.

RESOLVED:

That the Forum note the significant progress made in bringing forward the West of Waterlooville MDA; including the work in progress on establishing a management company, and preparing to successfully link and integrate the MDA with Waterlooville town centre.

6. PRESENTATION FROM GRAINGER

This item had not been included on the agenda within the statutory deadline. However, the Chairman agreed to accept the item onto the agenda so as to better inform Members and the public present of the initial designs for the first phase of the Grainger's part of the MDA. He added that a more detailed presentation from both Grainger and Taylor Wimpey would be considered at the next meeting of the Forum, likely to be held in September 2008.

The Chairman therefore welcomed Mr Storey, from Grainger, Ms Murray from the architects FCB, and Mr French from Grants the landscape architects, who gave a presentation to the Forum.

In summary, this highlighted proposals for first phase of the development which included the village green next to the community centre and school, the importance placed on landscaping and encouraging sustainable lifestyles, the mix of housing types, and street design.

In the discussion that followed, the Forum noted that construction traffic to the site would access from Maurepas Way and that parking for the community centre was likely to be provided on street, by a joint arrangement with the school and at the Plant Farm complex.

In response to concerns about safety, Mr Green explained that the proposed SUDs (Sustainable Urban Drainage Systems) would not need to be fenced off, but would

be designed to have gently sloping edges to enable anyone falling in to easily get out of the water.

The Forum also requested that the presentation to the next meeting include further detail outlining how the village green could provide a safe and overlooked area of play for children and how the development would work in a practical sense for its new occupants (in particular how it intended to provide clothes drying areas for the flats).

RESOLVED:

That the presentation be noted.

7. **COMMUNITY FACILITIES AND RESOURCES**
[\(Report WWF38 refers\)](#)

Mr Lincoln outlined the Report to the Forum and following a discussion it was agreed that a further report should be presented to a future meeting, setting out the rationale behind the proposed design for the community centre. During debate, Members underlined the importance of the success of the new building, its cost and that it should be able to cope with the various demands made of other, busy, community centres. Mr Lincoln therefore agreed to collect the monthly schedules of activities from other community centres (such as Olivers Battery in Winchester) and test these demands against the proposed new centre.

Mr Tilbury also explained that the post of the Community Development Officer would be fully resourced from the developers' Section 106 Agreement contributions.

RESOLVED:

1. That the functional specification of the Community Centre be noted.
2. That the draft job description for the post of Community Development Officer be noted.
3. That the Forum notes progress made on delivering the actions identified in the Community Development Strategy for the West of Waterlooville MDA.
4. That a more detailed Report be submitted to a future meeting explaining the rationale behind the design of the Community Centre.

The meeting commenced at 2.30pm and concluded at 4.30pm.

Chairman