

WEST OF WATERLOOVILLE FORUM**23 March 2017**Attendance:Councillors:Winchester City Council

Read (Chairman) (P)

Brook (P)
Clear (P)

Cutler (P)

Havant Borough CouncilBlackett (P)
Hughes (P)G Shimbart (P)
Wade (P)Hampshire County Council

McIntosh (P)

Stallard (P)

Denmead Parish Council

Lander-Brinkley (P)

Southwick and Widely Parish Council

Watson (P)

Officers in Attendance

Mr S Tilbury - Corporate Director, Winchester City Council.

Mr S Weaver – Team Leader Development Management, Havant Borough Council.

Mr N Green - Strategic Planner, Winchester City 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.

Mr M Maitland - Community Officer, Winchester City Council.

Mrs J Bridges - Community Officer, Havant Borough Council.

Mrs J Lake - Community Officer, Havant Borough Council.

1. **CHAIRMAN'S WELCOME**

The meeting was held at the D Day Memorial Hall, Southwick, and the Chairman welcomed approximately four members of the public, local residents, representatives of amenity groups, together with District, County and Parish Councillors.

2. **MINUTES**

(Report WWF92 refers)

RESOLVED:

That the minutes of the previous meeting, held on 20 October 2016, be approved and adopted.

3. **PUBLIC PARTICIPATION**

During public participation, the following members of the public raised the following points and the officer's and Member's response is set out below:

(i) A local resident

A local resident enquired as to the progress of the development of the proposed cemetery adjacent to Rowans Hospice rear car park.

In reply, Councillor Hughes stated that from his personal understanding a number of companies were in discussions with Havant Borough Council to develop the cemetery site. The results of two studies undertaken by the Environment Agency had indicated that 65% of the site was usable without engineering works having to be carried out.

(ii) David Crichton

Mr Crichton made the following statements:

George Hollingbery MP had been approached to resolve matters relating to the surface water drainage rebate, which had become a matter of a dispute between SEE Water and OFWAT (the water regulator). The issue over the possible charging for the removal of surface water would affect those living in the Grainger development.

Councillor Tim Pike, Cabinet Lead for Strategic Innovation, Infrastructure and Projects at Havant Borough Council would be the single point of contact for all matters relating to the Major Development Area (MDA) and would assist officers in enabling progress on items.

Mr Crichton asked whether the Taylor Wimpey representative at the meeting (David Parker) could provide assistance in explaining why the link bridge between the Taylor Wimpey and Grainger development had not been opened and, in addition, he commented that within the Taylor Wimpey development

there were 23 lamp posts that were unlit and a lamp post that had been damaged and was at an angle. It would be of benefit if Taylor Wimpey exercised coordination in expediting matters.

In reply, Mr Tilbury stated that it was beneficial for residents that Councillor Pike had been identified as a lead Member for Havant Borough Council and the Chairman added that Councillor Pike was welcome to attend future meetings of the Forum.

(Note: Subsequent to the meeting David Parker confirmed that he had requested a full audit of the lighting columns and on receipt of the report the required remedial works would be undertaken).

4. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**
(Report WWF93 refers)

Mrs Stickland presented the report.

Mrs Stickland added that following representations made at the last meeting of the Forum by Mrs Clementson from the Waterloooville Area Community Association, a meeting had been held with representatives of the Association. It had been established at that meeting that there was no financial assistance available for their purposes under the Section 106 Agreement and Mr Biltcliffe (Head of Planning, Havant Borough Council) had further offered his advice and support to the Association as required.

It was expected that the majority of the Western Open Space owned by Taylor Wimpey would be opened in time for the summer months. The area to the south and east of the Household Waste Recycling Centre would continue to be laid out. Mrs Stickland additionally confirmed that part of the southern section owned by Grainger may have the path completed by late summer. The completion of the bridge would create a link between the areas of open space.

In respect of paragraph 12.9 of the Report, following updated traffic modelling it had been established that the triggers for the provision of the roundabout would most likely remain at 950 occupations on the Grainger development.

In respect of paragraph 12.10 (a) and the relocation of the Multi Use Games Area (MUGA), it had been agreed that to address public concerns over issues of noise from the MUGA, additional planting would take place. A number of Members commented that there would also be advantage in lighting the MUGA in order to reduce the potential for antisocial behaviour.

In reply to questions raised by Members, Mr Tilbury responded that the reasons put forward by Taylor Wimpey to justify the delays in completing the section of the spine road and bridge was now regarded as unsatisfactory as it was impacting on the movement of people. This had led to the start of a warning notice period due to the breach in the Section 106 Agreement. A number of members of the Forum commented that the reasons for the delay

should have been better communicated to Members. Following debate, it was agreed that a formal letter be sent on behalf of the Forum to Taylor Wimpey expressing its extreme concerns for delays for the completion of their section of the spine road and bridge and requesting a programme of works with a fixed date for completion.

Mr Lander-Brinkley informed the meeting that Denmead Parish Council together with Southwick and Widley Parish Council and the West of Waterlooville Advisory Group, would be objecting to the temporary office and community building referred to in paragraph 12.10 (c). The objection would be on the grounds that the community building was very different from that originally proposed, as it shared facilities with the developer and it would be unusable over the 10 year period that was envisaged for its use due to its small size and that it would not be financially viable.

Mrs Stickland stated that in respect of paragraph 12.2 regarding the non-compliance by Bloor Homes with the approved planning documents, in respect of failure to implement landscaping of the car park courts, Winchester City Council had now identified an Enforcement Officer to deal with this case and their name would be provided to Members.

In respect of the West of Waterlooville Public Arts Advisory Panel, Councillor Brook, in her capacity as the new Chairman of that body, had invited residents to share places and structures that they liked in the Western Open Space via an Instagram account.

RESOLVED:

1. That the progress being made in bringing the West of Waterlooville MDA forward be noted.
2. That a formal letter be sent on behalf of the Forum to Taylor Wimpey expressing its extreme concerns for delays for the completion of their section of the spine road and bridge and requesting a programme of works with a fixed date for completion.

5. PRESENTATION FROM GRAINGER – GATEWAY PROPOSALS

Marcia McGinty from Grainger provided an outline of Grainger's proposals for the gateway area. She informed the meeting that Grainger had been in discussion with a pub operator to provide a public house and a 60 bed hotel, and also with a coffee house chain for a drive through facility. These facilities would be accessed from Maurepas Way, by the Phase 1 entrance. Indicative locations and design layouts were explained to the Forum, which might be developed in association with office units and some residential development.

Preliminary discussions on the proposals had taken place with planning officers, which had led to some further consideration of the design including the layout of parking to be provided and improvements to the relationship of the entrance to the public house with existing residential properties.

In answer to Members' questions about the impact of the proposals on Waterlooville Town Centre and the degree of integration between the two, Mr Tilbury stated that during the time that had elapsed since the original Master Plan for the MDA and now, there had been a feathering of the edges of development between the MDA and the town centre which had helped to provide improved integration. Mr Green added that the ASDA landholding was key in providing improved integration as this land was envisaged for mixed use in the Master Plan, but no decision had been made to date by ASDA on the site's redevelopment.

Some Members stated that consideration would need to be given to the additional impact on traffic in accessing the Maurepas Way roundabout, which was already the subject of complaint by residents, and also the impact on traders within the Waterlooville town centre from competition within the new development.

RESOLVED:

That the proposals be noted.

6. **PRESENTATION FROM TAYLOR WIMPY - UPDATE ON THE EMPLOYMENT AREAS**

David Parker, Planning Manager, representing Taylor Wimpey provided an outline of Taylor Wimpey's proposals for the remaining plots.

It was intended that the open space that was subject to the Section 106 agreement would be adopted by Winchester City Council by the end of April 2017, subject to minor corrective works being completed. At the point of adoption the present close board fence would be removed and would reveal a ranch style fence to provide open views of the open space. Particular care had been taken to enhance the area including the planting of 50,000 daffodils, tree planting, the provision of picnic benches and log benches as well as other enhancements. Following adoption, the open space would continue to be maintained by Millstone Landscaping for a further 12 months.

Mr Parker continued by outlining the interest that had been shown in the commercial/employment area. In summary, he stated that a light engineering company, a storage company and a nursery had expressed an interest in various parcels of the commercial land. The prospective users had expressed a need for single-storey or single-storey with a mezzanine floor rather than three storey developments. The sites could be sold as individual parcels, rather than as a whole, and this could lead to a variety of differing heights between the units. There had been no interest in the phase 5 commercial land located on the approach to the Household Waste Recycling Unit.

There had been delays in the opening of the connecting bridge to the Grainger site due to health and safety concerns during the various phases of construction due to traffic movements. Taylor Wimpey was willing to meet with all stakeholder parties to agree a programme of work towards the

bridge's opening. A temporary footpath had been provided to allow access to the school from the Taylor Wimpy site.

In answer to Members' questions, Mr Parker stated that the bridge was required to be in a satisfactory condition in order that it could be adopted by Hampshire County Council. He acknowledged that communications from Taylor Wimpey could have been improved upon in the past but there was a willingness to engage going forward.

A Member suggested that the Phase 5 Commercial Land could be considered for the provision of car parking for those wishing to access the open space. The officers commented that this suggestion would require careful consideration due to the loss of commercial land and the potential for encouraging fly tipping as this site was located next to the Household Waste Recycling Unit.

Forum members wished to ensure that the access and car parking arrangements for the commercial sites did not impact on the residential properties. Mr Parker observed that the issues of parking on the access road was sometimes the result of residents not using their allocated parking spaces, which in time could lead to an approach for a Traffic Regulation Order to control the situation. The car parking requirements would also be much clearer when it was established how much land would be required for commercial use.

Mr Parker confirmed that Taylor Wimpey were in the late stages of negotiation with a company for the full use of the parade of shops fronting Hambledon Road. (Note: Subsequent to the meeting Mr Parker informed Mrs Stickland that the interested party had decided not to proceed, however a new interest had been registered).

In respect of the open space, litter bins and dog waste bins would be provided at the adoption of the open space by the City Council when the most optimum locations for the bins could be identified.

RESOLVED:

That the proposals be noted.

7. **MOVING TOWARDS A NEW PARISH FOR WINCHESTER – AN UPDATE**
(Report WWF94 refers)

Mr Lander - Brinkley stated that together with Mr Watson he would be meeting with Howard Bone, Head of Legal and Democratic Services at Winchester City Council, in the afternoon of the 23 March 2017 to discuss the undertaking of a Community Governance Review. An objective was to establish a timetable for the undertaking of the review.

RESOLVED:

That the Forum supports the request of the Advisory Group for a Community Governance Review and records its thanks to those involved in its progress.

8. **DATES OF 2017 - 2018 MEETINGS**

It was noted that the meetings of the Forum for 2017 – 18 would be held as follows at venues to be agreed:

Monday 26 June 2017 – Morning. The meeting would be preceded by a walk around the Taylor Wimpy site and the open space.

Monday 2 October 2017 – Afternoon

Thursday 22 March 2018 – Morning

The meeting commenced at 10.00am and concluded at 11.55am

Chairman