



Meeting	West of Waterlooville Forum
Date and Time	Tuesday, 6th November, 2018 at 2.00 pm.
Venue	Wellington Vale Care Home, Darnel Road, Denmead, Waterlooville, PO7 7TY

AGENDA

OPEN TO THE PUBLIC

PROCEDURAL ITEMS

- 1. Apologies and Deputy Members**
To record the names of apologies given and deputy members who are attending the meeting in place of appointed Members (where appropriate).
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. Minutes of the previous meeting held on 5 July 2018 WWF107** (Pages 5 - 10)
- 4. Public Participation**
To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum. This period is for a maximum of 10 minutes.

BUSINESS ITEMS

- 5. Progress Report on West Of Waterlooville MDA WWF108** (Pages 11 - 20)
(Representatives of the developers will be in attendance to present and answer questions).
- 6. Update report of the West of Waterlooville Advisory Group - Councillor Cutler**



Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



24 October 2018

Agenda Contact: Dave Shaw, Principal Democratic Services Officer
Tel: 01962 848 221 Email: dshaw@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website via the following link:*

www.winchester.gov.uk/meetings/committees

MEMBERSHIP

West of Waterlooville Forum

Winchester City Council Councillors:

Read, Brook, Clear,
Cutler

Deputy: Evans and
Weston

Havant Borough Council

Councillors:

Christie, Milne, Shimbart
and Wade

Deputies: None

Hampshire County

Councillors:

Hughes and Stallard
Deputy: Briggs

Parish Council of

Denmead

Lander-Brinkley

Southwick & Widley

Parish Council

J Watson

Quorum = 5 members

TERMS OF REFERENCE

West of Waterlooville Forum Committee – Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

PROPOSED SCHEDULE OF MEETINGS FOR THE 2018/19 MUNICIPAL YEAR

The following meetings are scheduled to take place at the Wellington Vale Care Home, Darnel Road, Denmead, Waterlooville, PO7 7TY as follows: –

- 2:00pm Tuesday 6 November 2018
- 11:00am Tuesday 12 March 2019

PUBLIC PARTICIPATION

General

1. There will be a period of 10 minutes maximum at the beginning of each Forum meeting when the Chairman invites the public, including interested groups, to raise any general matters of interest and/or matters relating to the work of the Forum. Detailed matters relating to the agenda will not be accepted at this point, as there will be an opportunity for these to be heard under the appropriate agenda item. As is the usual practice for general public participation, however, Officers and Members may not be able to immediately respond at the meeting to points raised by the public where these relate to non-agenda items.

Consideration of Individual Agenda Items

2. After an Officer has introduced an agenda item, the Chairman will invite public participation on matters relating to that agenda item. At this point, a period of ten minutes (subject to the Chairman's discretion) will be allowed for public comments. During this period, members of the public, including local interest groups will be able to object, support or ask questions directly relating to the agenda item and the comments of the Officer's presentation.

3. An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak, they will agree to the maximum allocation of the ten minute period for the public participation. The Committee Administrator will assist in this process before the start of the meeting. The Chairman will retain a general discretion to manage the public speakers process and may limit individual speakers to less than three minutes or take other steps necessary in order to maximise public participation in an appropriate way. The extension of the total 10 minute allowed for the public participation on any one item will be at the Chairman's discretion.

4. There will be no further opportunity for the public to comment on an agenda item once the period of public participation has ended, even if the prescribed period has not been reached. The subsequent discussion, consideration and decision on the matter is then passed to Forum Members.

5. Members and Officers will not provide immediate response to public comments raised from the floor. All comments and enquiries will be noted and the Chairman will invite Officer/Members to respond to specific points during the questions and debate period of the meeting.

6. Members of the public who wish to speak should wherever possible contact the Committee Administrator before the start of the meeting (preferably by telephone or email prior to the day of the meeting to register their wish to speak) so that as many people as possible can speak during the public participation sessions (this list will be given to the Chairman before the start of the meeting).

7. Once the period of public participation has drawn to a close, there will be an opportunity for elected members who are not on the Forum (relevant Portfolio Holders) to speak in advance of questions and debate amongst Forum Members, at the Chairman's discretion. This may include any councillors from Winchester City Council and Havant Borough Council.

8. The Forum will then debate the item.

9. The Chairman will then invite Officers to respond to any public comments raised from the floor, where appropriate, a vote will be taken to reach a formal recommendation on the agenda item.

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

WEST OF WATERLOOVILLE FORUM

5 July 2018

Attendance:

Councillors:

Winchester City Council

Read (Chairman) (P)

Brook (P)
Clear

Cutler (P)

Havant Borough Council

Christie
G Shimbart (P)

Milne
Wade (P)

Hampshire County Council

Hughes (P)

Stallard (P)

Denmead Parish Council

Lander-Brinkley (P)

Southwick and Widley Parish Council

Watson (P)

Officers in Attendance

Mr S Tilbury – Strategic Director, Winchester City Council

Mrs J Lee - Principal Planning Officer, Winchester City Council.

Mr L Oliver – Principal Planning Officer, Havant Borough 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 Christie and Milne and Winchester City Councillor Clear and Deputy Member Evans.

1. CHAIRMAN'S ANNOUCEMENTS

The meeting was held at the D Day Memorial Hall, Southwick, and the Chairman welcomed approximately 12 members of the public, local residents, representatives of amenity groups, together with District, County and Parish Councillors.

Councillor Shimbart thanked the Forum for the letter of best wishes that had been sent to him during his recent illness.

It was also agreed that a letter be sent to Councillor Clear on behalf of the Forum expressing its best wishes to Councillor Clear's husband over his recent illness.

2. **APPOINTMENT OF VICE CHAIRMAN FOR THE 2018/19 MUNICIPAL YEAR**

RESOLVED:

That Councillor Wade be appointed Vice Chairman of the Forum for the 2018/19 Municipal Year.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 22 MARCH 2018**
(Report WWF104 refers)

Mr David Crichton clarified that on page three of the minutes the reference to the safe crossing of Hambledon Road should refer to Charlesworth Drive.

RESOLVED:

That subject to the amendment on page three of the minutes that the reference to the safe crossing of Hambledon Road should refer to Charlesworth Drive, the minutes of the previous meeting, held on 22 March 2018, be approved and adopted.

5. **PUBLIC PARTICIPATION**

Mr David Crichton made reference to the minutes of the meeting held on 22 March 2018. He stated that two actions had not been completed: one was the signage to the recycling centre in the Taylor Wimpey development, where a temporary sign was required, and the second was the continued issues of safety on Hambledon Road. In respect of Hambledon Road a traffic speed reduction, currently being considered by Hampshire County Council from 40 miles per hour to 30 miles per hour throughout Waterlooville, would be beneficial.

Mr Crichton continued that access from Wellington Park to Brambles Park was due to be created by Section 106 money, but there was no land available to facilitate the link. An alternative route could be along Hambledon Road, and he questioned whether Section 106 money could be used for this purpose.

In respect of the service charge for water on the Berewood estate, ownership had now been confirmed by Grainger and this may result in SEE Water ceasing charges to residents and providing rebates.

The Chairman commented that meetings had been held between ward councillors and Hampshire County Council's Highways on the subject of traffic improvements to the B2150. The County Council was continuing to collect traffic information for the entire B2150 so that a comprehensive approach could be taken towards improvement.

Mr Tilbury confirmed that Section 106 money was available should land become available to improve links through to the Brambles Business Park.

Councillor Hughes added that County Highways were considering the local road network as a whole (including Ladybridge roundabouts and Stakes Lane) to take a strategic approach. The traffic information was required to be updated as it dated back to the masterplan.

Mrs Stickland added that Taylor Wimpey had the provision of signs to direct traffic to the waste recycling centre in its work programme and would request temporary signs in the meantime.

John Balcombe, Berewood resident, stated that rubbish was being left by the picnic tables in the Town Park and that litter bins should be provided so that they could be collected and emptied.

Councillor Brook responded that the City Council's contractor, idVerde, were at present considering the provision of litter bins and the best place for their location and an emptying regime. Councillor Hughes added that community litter picks were also effective.

6. **PROGRESS REPORT ON WEST OF WATERLOOVILLE MDA**
(WWF105)

Mrs Stickland introduced the report.

Mrs Stickland informed the meeting that Mr David Parker has sent his apologies for the meeting and would be leaving Taylor Wimpey next month. Mr Parker had confirmed that the signage would be carried out by Taylor Wimpey to direct traffic to the recycling centre. There was CIL money for a road crossing near McDonalds, but this would not be completed imminently.

In respect of the Grainger development, Mr John Beresford had now left the company.

The Chairman enquired whether the planning applications for phases 9B, 10A and 9A, referred to in the report, had been notified to the parish councils. Mrs Stickland confirmed that they had and added that the close of comments on the applications would be 11 July 2018.

It was agreed that a map of the footprint the new parish council area should be circulated to members of the Forum for their information.

The Chairman raised the issue of vehicles accessing the recycling centre from the west using C class roads and not from the motorway as had been agreed. It was also noted that now that the access bridge had been opened access to the recycling centre should not be via residential roads within the development. In addition, there was inconsiderate car parking in the elbows of Darnel Road. It was agreed that these matters are raised with the interested parties involved.

RESOLVED:

That the report be noted.

7. **PROVING LAYOUT FOR THE BEREWOOD PART OF THE MDA -
PRESENTATION BY GRAINGER**

Mrs Lee introduced the item and stated that Grainger had completed a proving plan to recheck all aspects of the masterplan requirements on a phase by phase basis. This demonstrated that a total of 26 or thereabouts additional dwellings could be accommodated over the remaining phases of development, which was within the limits of the Environmental Statement submitted with the masterplan. She reassured the Forum that there was no 'planning creep' in individual applications.

Chris Fletcher, representing Grainger, provided background to the current management structure at Grainger. He continued that to date 1135 dwellings had been sold, with 500 occupations. The phases of development were continuing over the next 2 to 3 years with Barretts on phase 3(a); Redrow on phase 13(a) and planning applications relating to phases 9B, 10A and 9A. The community was beginning to develop its own character and the Town Park would be important in this respect.

The current programme was as follows:

- Redrow phases 9A/B and 10A
- The employment land
- River restoration phase B
- Next residential land sale – September 2019 – phases 3B and 8, which would enclose the Town Park
- Town Park phase B – 2019
- The southern access junction improvements 2020
- Local centre – September 2021

Drawings of the nature reserve and wildlife area's indicative locations were displayed at the meeting and Grainger's representative confirmed that the master plan was being observed and would be brought to the attention of prospective developers when land was sold.

In reply to Members' questions, Mr Fletcher stated that with the exception of Phase One (that included the school) when each phase was completed an application was submitted to Hampshire County Council for its adoption. The future management of the Town Park, nature reserves and sustainable urban drainage solutions would be adopted by a third party (most probably a public

body) following formal discussions. An additional question related to the use of the name Berewood Park (which would be consulted upon).

RESOLVED:

That the presentation be noted.

8. **PRE-APPLICATION DISCUSSIONS REGARDING THE TAYLOR WIMPEY EMPLOYMENT LAND**

Mrs Stickland stated that an architect involved in pre-application discussion had provided illustrative information and a concept design for the commercial units proposed for the Taylor Wimpey employment land and this was displayed at the meeting.

Unit 1 was located immediately to the south of the Vale Care Nursing Home, Darnel Road, and Unit 2 (to the south of Unit 1) would include a speculative business park. Both units would be B1 use and B8 use warehousing. The same architect was being employed for both developments. Pedestrian access to the park from Darnel Road would be maintained so that the link to the western open space was maintained. Landscaping would be incorporated within the development and the height of the units would be stepped down opposite the Care Home and would also be stepped back from the residential development. A planning application was awaited from the developer and this would be submitted to the Joint West of Waterlooville MDA Planning Committee.

In answer to a question from Mr Crichton, Mrs Stickland stated that the development of the employment land should not delay the surfacing of Darnel Road.

RESOLVED:

That the presentation be noted.

9. **UPDATE REPORT OF THE WEST OF WATERLOOVILLE ADVISORY GROUP - COUNCILLOR CUTLER**

Councillor Cutler advised that he was not the chair of the Advisory Group.

He explained the origins of the Advisory Group and its relationship with the Denmead and Southwick Parish Councils. The Advisory Group had adopted within its membership local residents to improve its ability to provide feedback. It was the driver for the new parish council and had also requested the governance review. From 1 April 2019 the new parish council would replace the Advisory Group.

It was important that the new parish council evolved so that it was competent at its inception, as it would have considerable work to undertake. The Advisory Group would act as an informal 'shadow parish council' until the new parish council was established and would consider matters such as the precept that was required and the training of the prospective parish councillors. The composition of the shadow parish council remained under review and was

required to be resolved before the next Advisory Group meeting.

Neil Lander- Brinkley commented that the formation of a shadow body was a standard way for transition and similar bodies had been set up in unparished areas, for example at Queen's Park in London.

RESOLVED:

That the update be noted.

10. **PROGRESS REPORT FROM THE WEST OF WATERLOVILLE ARTS ADVISORY PANEL**
(WWF106)

Councillor Brook stated that at the opening garden party for the Newlands Walk Park Play area would be held on Saturday 7 July at 12:00. The opening would be undertaken by the Mayor of Winchester and the deputy Mayor of Havant Borough Council.

The magnetic fields of the pylon electrical wires close to the playing area had been tested and were well within relevant safety standards. Signage would be erected to advise against the flying of kites in the vicinity of the pylons.

Measures were being taken to try to reduce the cost of the boat pond and the planting of saplings would take place in the autumn of 2018.

RESOLVED:

That the report and update be noted.

11. **TO NOTE THE FUTURE PROGRAMME OF MEETINGS OF THE WEST OF WATERLOOVILLE FORUM FOR 2018/19**

RESOLVED:

That the meeting dates be noted as follows:

2:00pm Tuesday 6 November 2018

11:00am Tuesday 12 March 2019.

The meeting commenced at 10.00am and concluded at 11.55am

Chairman

WWF108

PROGRESS REPORT ON THE WEST OF WATERLOOVILL MDA

6 NOVEMBER 2018

REPORT OF PORTFOLIO HOLDER: Councillor Brook – Portfolio for Built Environment

Contact Officer: Steve Tilbury Tel No: 01962 848 256 Email stilbury@winchester.gov.uk

WARD(S): SOUTHWICK AND WICKHAM / DENMEAD / WATERLOO / STAKES ROAD

PURPOSE

To provide the Forum with an update on progress at West of Waterlooville, the development process, and future works.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The establishment of a successful community at West of Waterlooville is a priority for both Havant Borough Council and Winchester City Council.

2 FINANCIAL IMPLICATIONS

- 2.1 This report provides an update on progress and delivery at West of Waterlooville and does not have any financial implications.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 A number of matters relating to the Section 106 agreement and planning requirements for the development are mentioned in the Report.
- 3.2 The Community Governance Review, carried out in accordance with the Local Government and Involvement in Public Health Act 2007, has been received at the Licencing and Regulation Committee. The next stage is for full Council to ratify the recommendations.

4 WORKFORCE IMPLICATIONS

- 4.1 Funding has been agreed for a further year for the Implementation and Monitoring Officer post.
- 4.2 Katie Bone has been appointed as the Community Development Officer.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The new play area is being installed in Newlands Meadow. This includes £79,800 of custom built play equipment to be managed and maintained by Winchester City Council.
- 5.2 Havant Borough Council has adopted 2,456 sqm of open space including the Sickle Way / Hambledon Road play area.
- 5.3 Landscaping in Wellington Park / Old Park Farm is nearing completion and there is approximately 10,860sqm within Winchester City district and 19,900sqm within Havant borough to be confirmed as completed and offered for adoption.
- 5.4 Flooding onto the highway (Darnel Road) from Newlands Walk was caused by heavy rain and a high water table. Mitigation is being considered but is likely to be costly.

6 CONSULTATION AND COMMUNICATION

- 6.1 None

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSEMENT

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 None

11 SUPPORTING INFORMATION:

11.1 **Implementation Team**

11.2 Katie Stickland left her role as West of Waterlooville Implementation Officer on 5 October 2018. Chris Hughes (chughes@winchester.gov.uk 01962 848 375) will be dealing with matters relating to West of Waterlooville on an interim basis.

11.3 **Taylor Wimpey Site**

11.4 With Phase 5 now complete, 581 residential units (excluding the care home and extra care units within the site) are now occupied.

11.5 **Grainger Site**



11.6 Redrow was granted permission for a reserved matters application at Phase 9B of Berewood on 29 August 2018. Phase 9B will comprise 75 residential units, including 30 affordable units comprising:

- 5 x three bedroom houses
- 11 x two bedroom houses
- 6 x two bedroom flats
- 8 x one bedroom houses.



Key

- Private Housing
- Affordable Housing

<p>Scale 1:11 0 10 20 30 40 50 60 70 80 90 100 Metres</p> <p>Rev: Date: Drawn: Checked:</p> <p>1 06/24/18 REL SS UPDATED TO LATEST LAYOUT REF: G</p> <p>2 18/02/18 REC/SB UPDATED TO LATEST LAYOUT REF: G</p> <p>Issue: OCTOBER 2017</p> <p>Drawn: TDT Checked: SB</p> <p>Project: GLE, SE, HE, NE, SW</p>	<p>Project: PARCEL 9B, BIRCHWOOD, WATERLOOVILLE</p> <p>Title: HOUSING TENURE PLAN</p> <p>Client: REDROW</p> <p></p> <p></p> <p><small>Copyright © 2018 Redrow. All Rights Reserved. No part of this publication may be reproduced without the prior written permission of Redrow. Redrow is a registered trademark of Redrow. COPRE is a registered trademark of COPRE.</small></p>
--	--

11.7 Phase 9B layout and affordable housing locations.

11.8 **Town Park**

- 11.9 Phase A of the Town Park is well underway and on schedule for completion by the end of 2018. Grainger planned to make the play area accessible to the public in time for the October half term but the inclement weather at the beginning of the month made the surrounding area extremely muddy so site contractors advised it would be unsafe to open. The situation will be kept under review by all relevant parties.
- 11.10 Grainger will welcome the opportunity to discuss with stakeholders the best way to approach the official opening of Phase A.



- 11.11 Image of Town Park and Play Area.
- 11.12 Phase B of the Town Park is currently being designed and it is anticipated that a planning submission will be made in November. Grainger intend to deliver the Multi Use Sports Area shortly after consent, which the modified layout allows to happen.
- 11.13 **Current Occupations**
- 11.14 In early October 2018 there were approximately 550 occupations across the site. Grainger anticipate 600 occupations by Christmas.
- 11.15 **Community Facility**

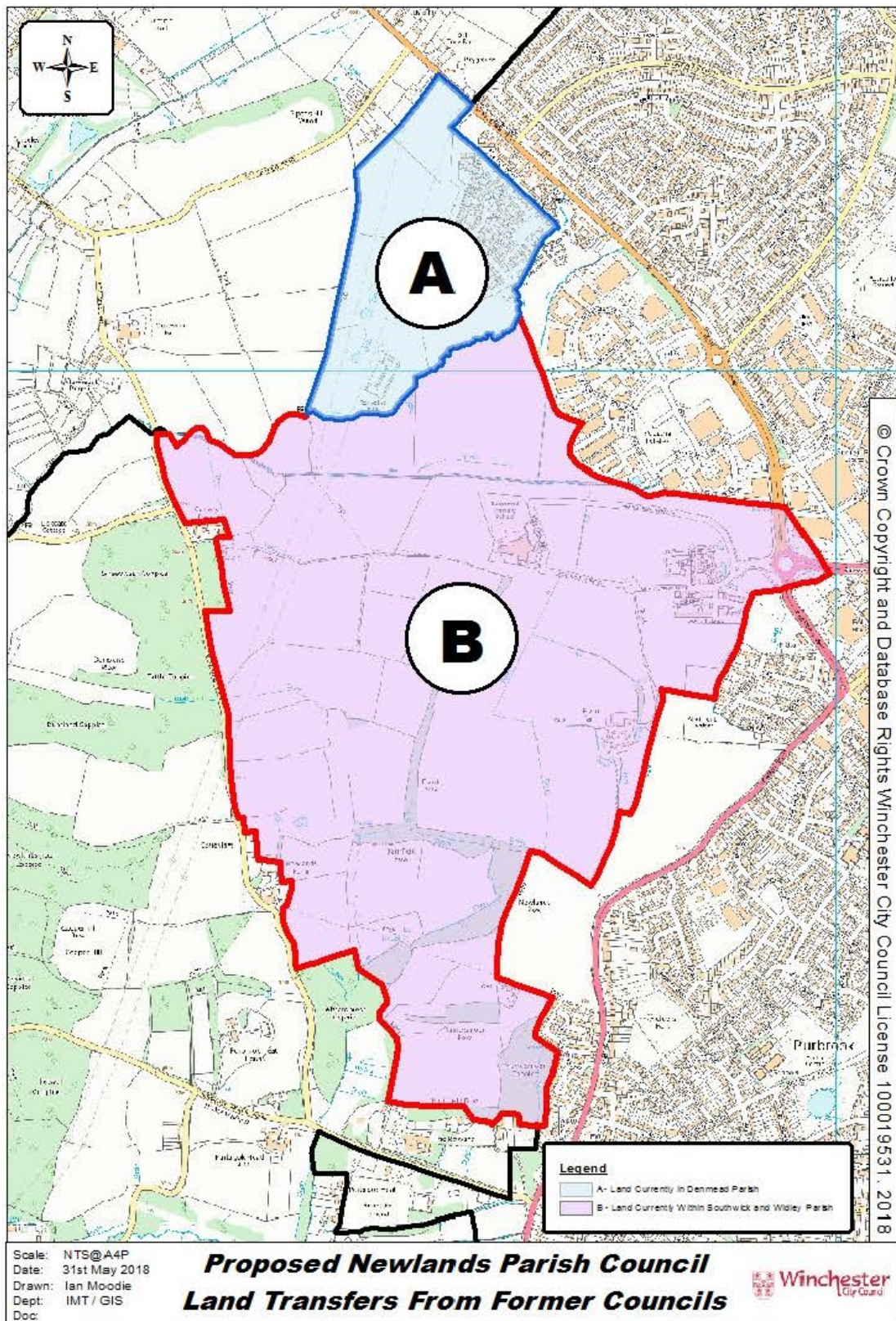
- 11.16 The s106 agreement for the area states that the main community facility for West of Waterlooville be developed as part of the local centre. Since the signing of the agreement, there have been various discussions about whether it would be more appropriate to locate this key community asset in another location – at the town park.
- 11.17 Grainger has now committed to fulfilling the original obligation as set out in the s106 agreement and locating the community facility in the local centre. The primary reasons for this decision are:
- a) Having listened to concerns raised by local groups, Members and residents it was felt that locating the facility in a more central location within the MDA would prevent it becoming “Berewood centric”.
 - b) A strong desire by Grainger to ensure the community facility is a central, and viable, part of the local centre. The location amongst local shops and services will help to ensure the long term viability of both businesses and the community facility.
- 11.18 It is anticipated that an architect that will bring forward proposals for the local centre will be appointed soon.

11.19 **Community Development**

- 11.20 Katie Bone is the Community Development Officer for the MDA and is based at Havant Borough Council (Katie.bone@havant.gov.uk). The following community based activities are taking place across the MDA:
- The sapling planting project has been postponed till early next year due to the lack of uptake by residents and access issues to the planting site. The new date will be shared once it has been agreed.
 - The community building is ready to open; the lease will be taken on by Southwick and Widley, and will then be transferred over to Newlands Parish Council.
 - A residents meeting was held on 3 October, with over 40 residents attending from across the MDA. An update was provided by Grainger as well as an update about the Shadow Parish Council. The next resident’s meeting/Christmas Social will be taking place in December.
 - Newsletters were distributed across the development in September, updating residents on local events, news and projects within the MDA. The next edition will be due in December.



- 11.21 Image of the temporary community facility
- 11.22 The previous WWF report noted that the Community Governance Review carried out at West of Waterlooville was reaching its conclusion.
- 11.23 The proposal, brought forward after two public consultations, was that a new Parish should be formed. Winchester City Council's Licensing & Regulation Committee approved the recommendations on 14 June, namely: the boundary of the new parish (shown below), the number of councillors (9) and that it should be called Newlands Parish Council.
- 11.24 A draft legal order was prepared, for consideration by Winchester City Council on 26 September, however the meeting was cancelled. The recommended proposal will now reported to Full Council on 7 November 2018.



11.25 Proposed Newlands Parish Council boundary.

11.26 **West Of Waterlooville Arts Advisory Panel**

- 11.27 The last West of Waterlooville Forum was held on 5 July 2018. On 7 July 2018 the new play area at Newlands Walk was officially opened.
- 11.28 The park's theme, 'in the hedgerow', features a range of apparatus with unique designs inspired by the natural surrounding area.
- 11.29 The project has been delivered by the West of Waterlooville Public Arts Panel, led by Cllr Caroline Brook and the final design was chosen by the local community from a variety of options created by Andy Frost.
- 11.30 Berewood Primary School, Denmead Infant School, Denmead Junior School and Wellington Vale Care Home helped with voting for the proposals and have each designed a bench for the area. This joint community project was opened on Saturday 7th July by the Mayor of Winchester Cllr Frank Pearson and the Deputy Mayor of Havant Cllr Diana Patrick.



11.31 New play area at Newlands Walk.



11.32 “Catch of the day” goalposts.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 N/A

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WWF 105 – Progress Report on West of Waterlooville MDA 5 July 2018.

Other Background Documents:-

Winchester City Council Licensing Regulation Committee 14 June 2018.

APPENDICES:

None