



Meeting West of Waterlooville Forum

Date and Time Tuesday, 5th March, 2019 at 11.00 am.

Venue Wellington Vale Care Home, Darnel Road, Denmead,  
Waterlooville, PO7 7TY

## AGENDA

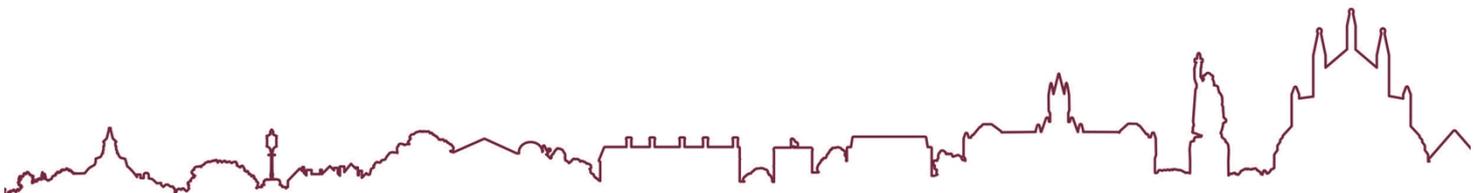
### OPEN TO THE PUBLIC

#### 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 6 November 2018 WWF111**  
(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. Presentation - Ecology Update by Richard Smith, Winchester City Council Ecologist** (Pages 11 - 34)
- 6. West of Waterlooville Progress Report WWF110** (Pages 35 - 44)



7. **To agree the future programme of meetings of the West of Waterlooville Forum for 2019/20**

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

- Tuesday 2 July 2019
- Tuesday 5 November 2019
- Tuesday 10 March 2020

L Hall  
Head of Legal Services (Interim)

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.



25 February 2019

Agenda Contact: Dave Shaw, Principal Democratic Services Officer  
Tel: 01962 848 221 Email: [dshaw@winchester.gov.uk](mailto: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](http://www.winchester.gov.uk/meetings/committees)

## **MEMBERSHIP**

### West of Waterlooville Forum

Cllr Read  
Cllr Brook  
Cllr Clear  
Cllr Cutler

Deputy: Evans and  
Weston

Havant Borough Council  
Councillors:  
Christie, Milne  
and Wade  
Deputies: None

Hampshire County  
Councillors:

Hughes and Stallard  
Deputy: Briggs

Parish Council of  
Denmead  
TBA

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](#)

### **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](mailto:democracy@winchester.gov.uk) to ensure that the necessary arrangements are in place.

## WEST OF WATERLOOVILLE FORUM

6 November 2018

Attendance:

Councillors:

Winchester City Council

Read (Chairman) (P)

Brook  
Clear (P)

Cutler (P)

Havant Borough Council

Christie  
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: Services, Winchester City Council

Mr S Weaver –Development Manager, Planning Services, Havant Borough Council.

Mr C Hughes - West of Waterlooville Implementation Officer, Winchester City Council and Havant Borough Council.

Mr S Lincoln - Community Planning Manager, Winchester City Council.

Ms K Bone- Community Officer, Havant Borough Council and Winchester City Council

Apologies:

Apologies were received from Havant Borough Councillor Milne and Winchester City Councillor Brook and Hampshire County Council Deputy Member Councillor Briggs.

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1. **CHAIRMAN'S WELCOME**

The meeting was held at the Wellington Vale Care Home, Darnel Road, Denmead, Waterlooville, and the Chairman welcomed approximately ten members of the public, local residents, representatives of amenity groups, together with District, County and Parish Councillors.

The Chairman stated that the membership of the Forum would be given further consideration in view of the forthcoming establishment of the Newlands Parish Council.

The Chairman made reference to consultation launched by AQUIND on the proposed installation of a high voltage marine and underground electrical cable connecting France to Lovedean substation. The cable would take the route of the A3 and was proposed to run under the Hambledon Road to Denmead through the Major Development Area. A decision on its installation would be made by the Secretary of State in 2020.

Councillor Clear also thanked the Forum for the letter that had been sent to her.

The next meeting of the Forum to be held on 12 March 2019 would be preceded by a walk of the area. The meeting would be held in the new community building if it was available.

## 2. **MINUTES**

(Report WWF107 refers)

RESOLVED:

That the minutes of the previous meeting, held on 5 July 2018, be approved and adopted.

## 3. **PUBLIC PARTICIPATION**

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

### (i) **David Crichton**

Mr Crichton commented that:

- (a) The signage for traffic accessing the Hampshire County Council recycling centre from Berewood had not been put in place (via Houghton Road/Tamworth Road).
- (b) There was a need for an access footpath to Brambles Farm to pass by the Basepoint and Thomas Sanderson developments.
- (c) The question of the water drainage refund was still being progressed.
- (d) Residents not paying at the moment for the maintenance of Wellington Park would not be charged in the future when the site was adopted from

Taylor Wimpey. A management company would ensure its maintenance in accordance with the Section S106 agreement.

- (e) The new parish council should be consulted on the changes of bus routes. Hampshire County Council and the bus company had changed the route of the D1 bus and this had led to the bus having been caught in traffic congestion. It was also asked how much subsidy remained in the Section 106 Agreement to fund the bus company.
- (f) Traffic access to the recycling centre should only use Houghton Road and not through the residential area and by Darnel Road. A solution would be a further access road with a new bridge through the Grainger development.
- (g) The schedule of funding for serving the main roads, for example Tamworth road junction and Sickle Way junctions and signage required clarification.
- (h) Clarification was also requested on the completion of pathways and lighting for footpaths in the Redrow and Grainger development.

Councillor Shimbart also made reference to the location of bus stops for First Bus. They were none near Wesley Court and temporary bus stops should be provided for residents.

Mr Watson stated that the bus stops should adopt a style recommended by Hampshire County Council's Transport Department.

Councillor Stallard also asked that the expiry date of the Section 106 money provided to First Bus needed to be defined, so that local residents did not have too high an expectation on the provision of bus services.

Lisa Turley representing Grainger stated that the contributions towards the Section 106 Agreement for buses were made for every 100 occupations and a further £100,000 had recently been paid.

Mr Tilbury stated that the points made would be progressed by the officers.

(ii) **Robin Macintosh**

- (a) Mr Macintosh thanked Walker Construction for the consideration that had been given to health and safety whilst constructing the Town Park.
- (b) Mr Macintosh asked that the ownership of the hedgerow that extended from Purbrook to Waterlooville be clarified; he asked if it was under the control of Hampshire County Council or Grainger. Part of the hedgerow had been removed to allow Redrow to erect advertising signs with the intention that the hedge would be reinstated in time.

(iii) **David Heck**

Mr Heck asked about the new access being constructed adjacent to the Rowans Hospice. Lisa Turley from Grainger explained that this was a private access to the White House.

Councillor Shimbart additionally made reference that there was no signage at the end of Darnel Road; that street lighting was not working at the end of Hambledon Road and that the dropped kerbs were not aligned in Wesley Court. The Chairman responded that these matters would be taken forward by the officers.

A local resident commented that the Western Play Area was presently inaccessible for the disabled using a mobility scooter.

4. **PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)**  
(Report WWF108 refers)

Mr Hughes presented the report.

Mr Hughes stated that Mrs Stickland had left the post of implementation officer to work for the Solent University. The Forum wished her well in her future role.

Mr Hughes continued that the adoption by Hampshire County Council of the highways within the Taylor Wimpey development was imminent.

The revised planning application for phases 10a and 9a was expected to be submitted prior to Christmas. Grainger and Savills were also considering matters relating to the infrastructure, access route and landscaping.

In respect of the Town Park, Mr Tilbury stated that discussions would take place with the new parish council over its adoption and maintenance out of the parish precept. This would include the area of the Town Park that was in Havant Borough Council's area, provided the Borough Council gave its consent to this arrangement. There would be a commuted sum to be passed to the parish council, which would be proportioned with Havant Borough Council.

The Chairman commented that representatives of Winchester City Council and Havant Borough Council had met with the County Council to discuss the crossing on the B150. There had not been an update since this meeting and this matter would be taken forward by the officers.

Mr Watson suggested that the Arts Advisory Panel's artist in residence could work with the new parish council on a parish logo. Mr Crichton replied that the shadow Parish Council's Communications Working Party was already giving this matter consideration.

In answer to a question from Mr Crichton, Mr Hughes responded that further to the last meeting of the Forum there had been no update on proposals for the Taylor Wimpey employment land.

Lisa Turley from Grainger gave a short presentation. Mrs Turley stated that there had been consultation on moving the community building from the Local Centre to Town Park (and providing a smaller satellite building at the Local Centre). The feedback on the consultation had been that this proposal would decentralise the development, and it was also the opinion of retail experts that the community building was required at the Local Centre to ensure its retail viability by providing a hub and destination for local residents.

The Town Park would have a facility within the cricket pavilion comprising a cafe and toilets to serve the multiuse sports area (MUSA) in addition to the cricket pitch.

Consultation was also ongoing to establish the needs of the area and to identify the correct partners to make the development sustainable in the long term. For example, to possibly provide a nursery that would generate user footfall and a mix of provision.

In respect of Phase 6 of the development, discussion was being undertaken with a medical group to provide a large doctor's surgery on site with extensive service provision, and this would be located next to the extra care facility.

The children's play area would be provided before the end of the year when it had been turfed and the Town Park would be ready for use in spring 2019.

In answer to a question from Mr Crichton, Mrs Turley stated that the MUSA would include four tennis courts in accordance with the Section 106 Agreement. Any additional provision (for example at six courts for competitive club tennis) would need to be provided through additional funding. The facilities would all be disabled access compliant.

In reply to questions from Mr Lander Brinkley, Mrs Turley added that the MUSA was for multiuse and was not designed for competitive league matches.

The Forum thanked Mrs Turley for her presentation.

RESOLVED:

That the progress being made in bringing the West of Waterlooville MDA forward be noted.

5. **UPDATE REPORT OF THE WEST OF WATERLOOVILLE ADVISORY GROUP**

Mr Lander Brinkley, Chairman of the Advisory Group, stated in summary that the shadow parish council had met three times. David Chrichton was the

Chairman and it had nine members in its body together with other additional residents who were also interested. It had established four task groups: Governance, Facilities, Communications and Finance. It had appointed an experienced Clerk in Tony Danniels and was arranging training through the Hampshire Association of Local Councils (HALC), which was one of the country's premier organisations.

At Winchester City Council, Steve Lincoln, Community Planning Manger, was assisting in advising on the 2019/2020 parish council budget and arrangements with Denmead and Southwick and Widley Parish Council. The legal procedure for the parish council's establishment would be approved at the meeting of Winchester City's Council on 7 November 2018.

The new Community Building had shared facilities and was 17 months overdue and it was hoped that larger meeting rooms would be available soon. The arrangements on its future management; be it by the Parish Council or by a Community Hall Association were yet to be decided upon by the residents.

During debate it was established that the shadow parish council now had 10 members and that the formal handing over of the Community Building would take place once the leases had been agreed with Grainger.

Mr Tilbury added that the Community Building would initially come under the control of Winchester City Council who would then decide on its future ownership. This could be the parish council or a sub entity, but it would remain in public ownership with its future management to be decided upon.

The meeting commenced at 2.00pm and concluded at 3:05pm

Chairman

# WEST OF WATERLOOVILLE - ECOLOGY

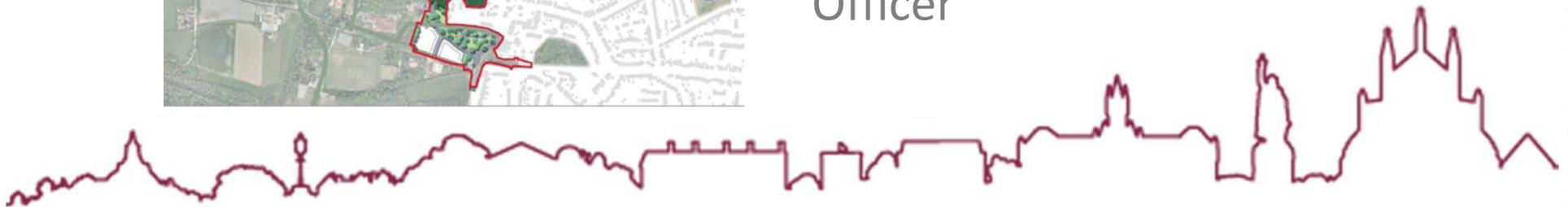
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10/02862/OUT

Rick Smith

WCC Acting Principal  
Ecologist and Biodiversity  
Officer



# OUTLINE



1. Background

2. Design considerations

3. Outcomes



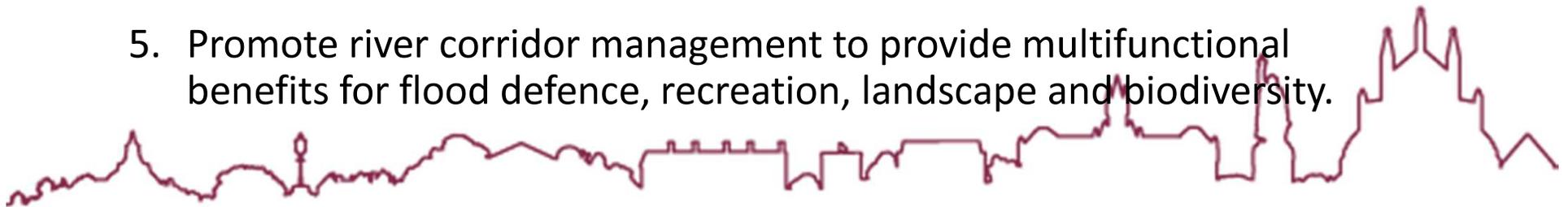
# ENVIRONMENTAL IMPACT ASSESSMENT

- EIA is a systematic and objective process through which the likely significant environmental effects (LSE) of a project can be identified, assessed and, wherever possible, mitigated.
- EIA aims to improve the environmental design of a development scheme and provide decision-makers with sufficient information about the environmental impacts of a proposal. This process and its outcomes are then reported in the Environmental Statement (ES).



# PUSH GREEN INFRASTRUCTURE OBJECTIVES

1. Conserve and enhance existing biodiversity: restoring habitats and connectivity of habitats at all scales and levels of designation.
2. Contribute to the mitigation of the impacts of growth on **European sites** using buffer zones, providing alternative recreation destinations and reducing the effects of coastal squeeze by providing new habitat sites.
3. Create a network of strategic long distance routes that is promoted and maintained to provide a network of linear access for a variety of users.
4. Increase natural storage capacity, reduce the run-off rate of storm water and increase onsite water purification and infiltration. Permeability in settlements across the sub-region should be maximised.
5. Promote river corridor management to provide multifunctional benefits for flood defence, recreation, landscape and biodiversity.



## EUROPEAN SITES

- The GI aims to achieve a net gain for local biodiversity but also provide high quality biodiverse-rich green space on the new community's '*doorstep*', thereby significantly reducing the likelihood that a significant number of residents will regularly feel the need to seek alternative locations, such as local coastal **European Sites**, for their informal recreational experiences.



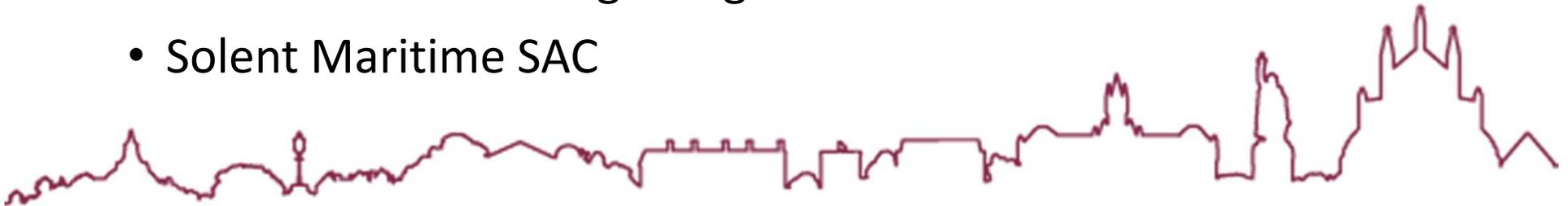
# EUROPEAN SITES

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## EUROPEAN DESIGNATIONS

- The Solent and Southampton Water SPA and Ramsar site is designated for its wintering and breeding waterfowl. 17km from Waterlooville but has been included in the assessment due to the risk of increased recreational disturbance.
- River Itchen SAC is 15km from the site and relevant as it is the proposed source of the Site's domestic water supply. It is designated for its aquatic *Ranunculus* spp. and Southern Damselfly, Bullhead, White-clawed Crayfish, Brook lamprey, Atlantic salmon and Otter.
- Chichester and Langstone Harbours SPA and Ramsar
- Solent and Isle of Wight Lagoons SAC
- Solent Maritime SAC



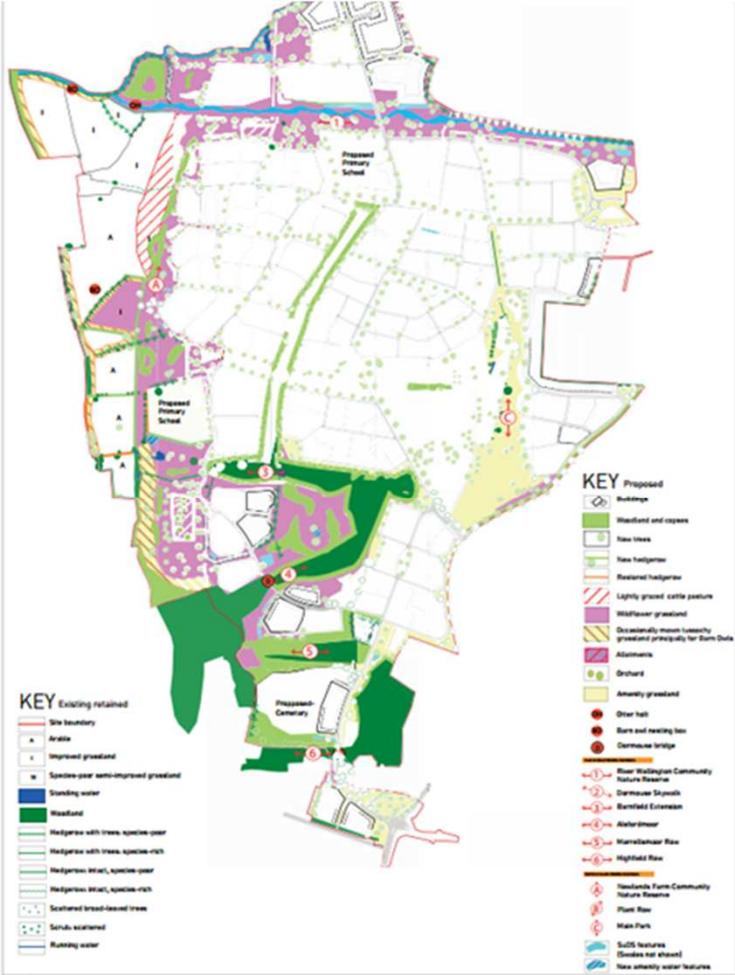
## CONCLUSION OF ES

- The proposed development will in the **short term have a minor adverse to negligible neutral** impact due to impacts on wildlife such as badgers, birds and reptiles as a result of construction, however in the **longer term impacts will be minor to moderate beneficial** through the conservation and management of habitats and the creation of new habitats, woodland, hedgerows, meadow, wetland and SuDS habitat.



# PROPOSED AND RETAINED HABITATS

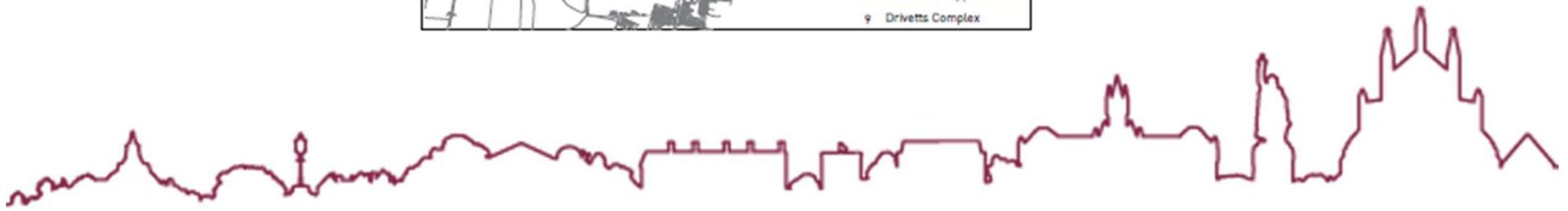
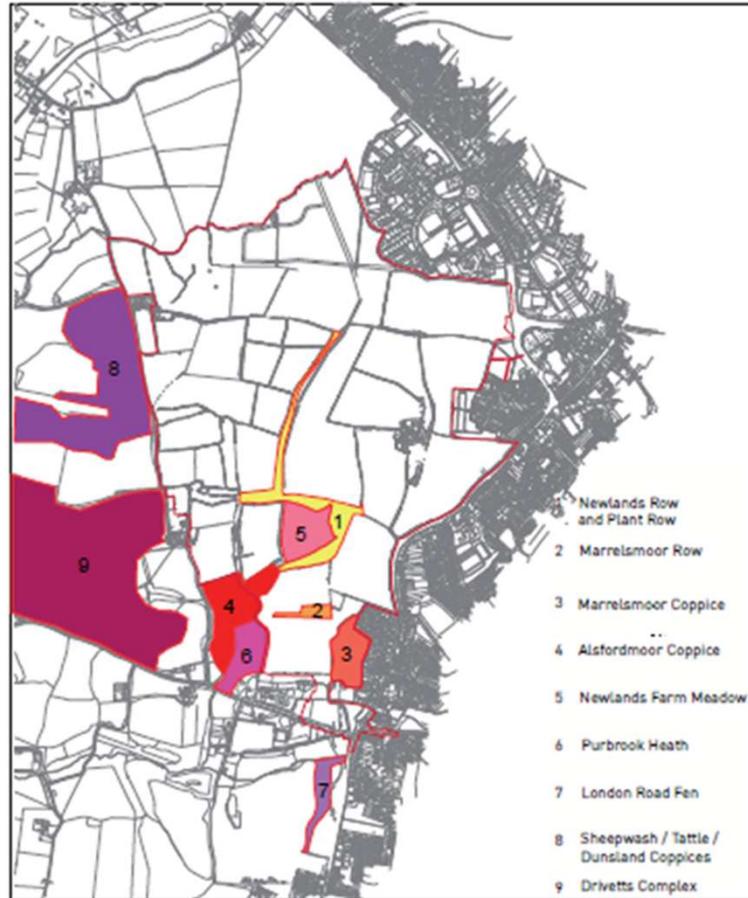
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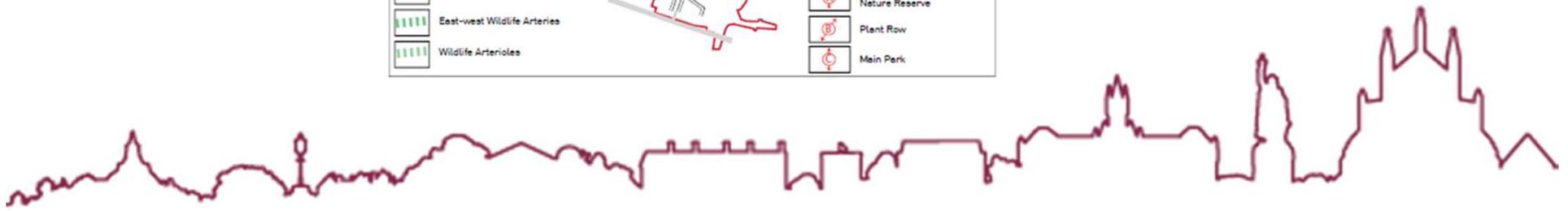
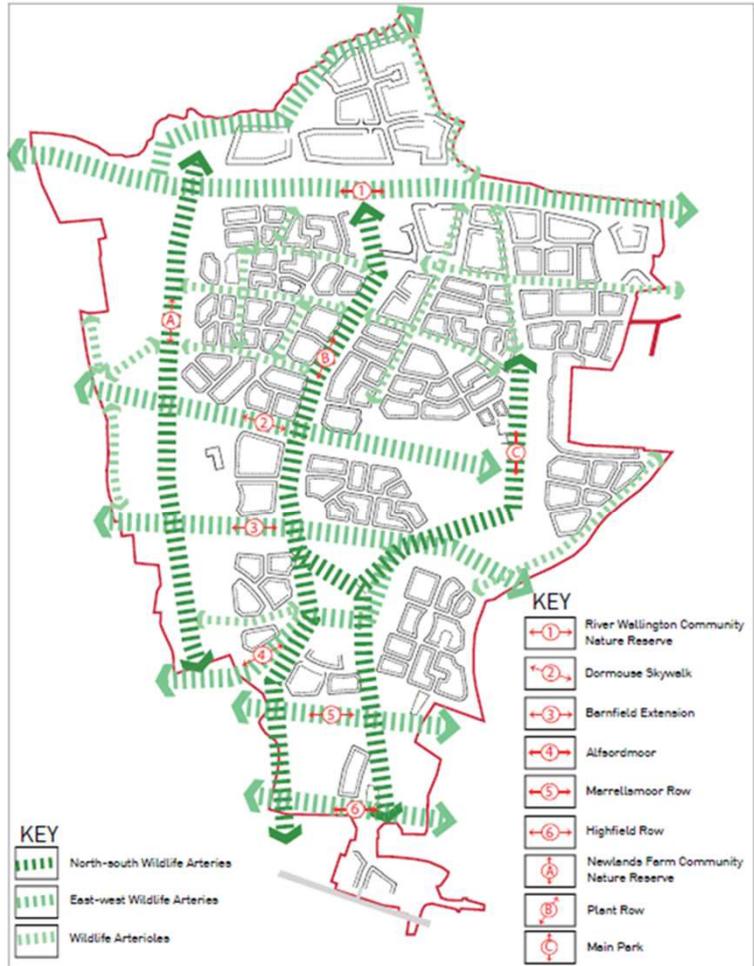
- Woodland
- Wildflower grassland
- Hedgerow
- Ponds
- Running water



# SINCS



# THE GREEN WEB

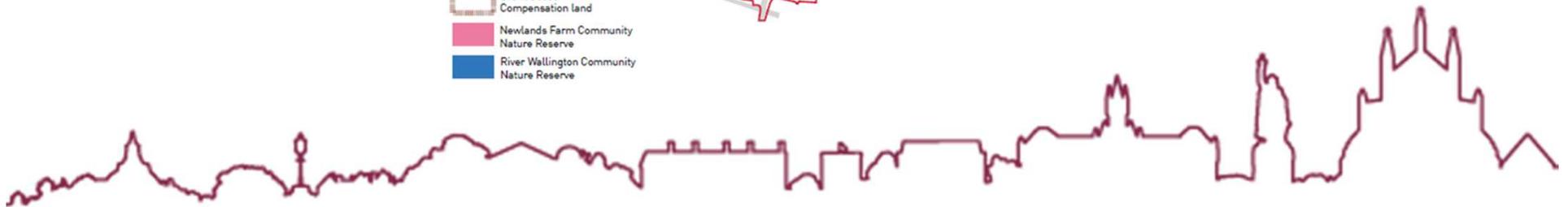
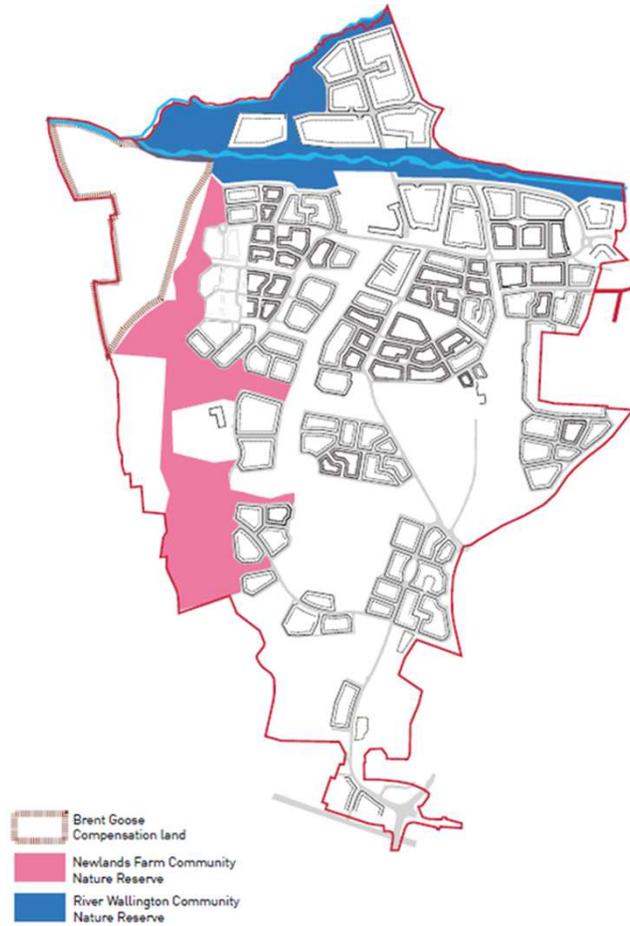


# GREEN INFRASTRUCTURE PROVISION



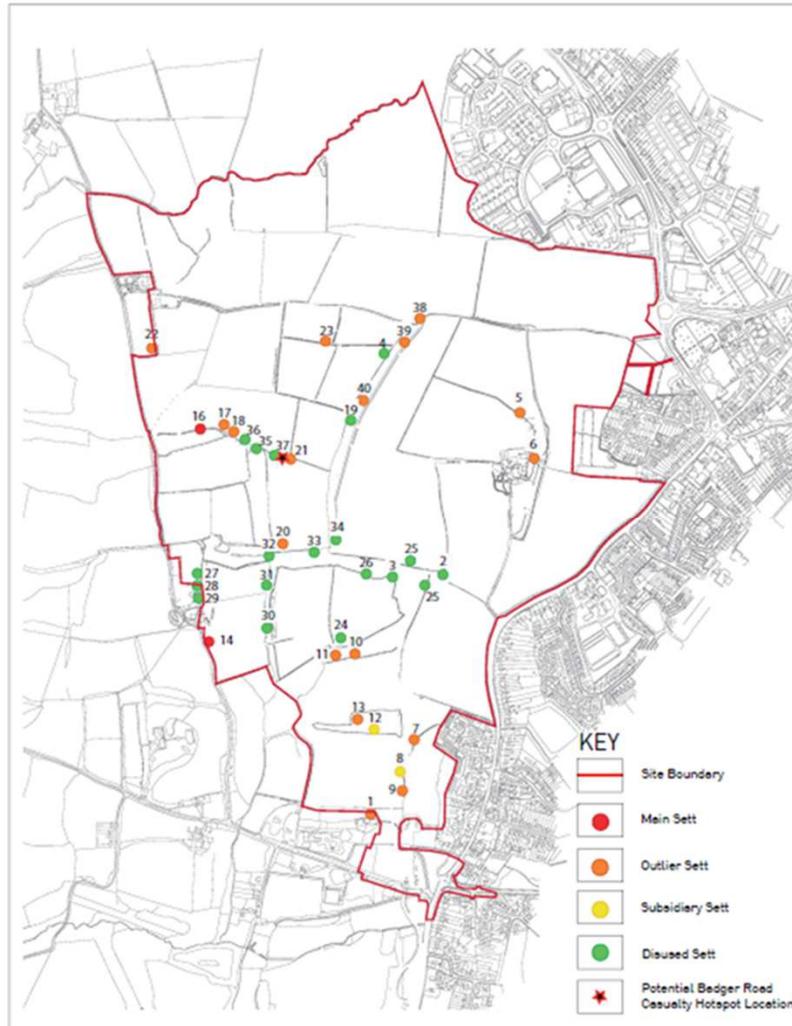
# COMMUNITY NATURE RESERVES AND BRENT GOOSE COMPENSATION LAND

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# BADGER SETT LOCATIONS

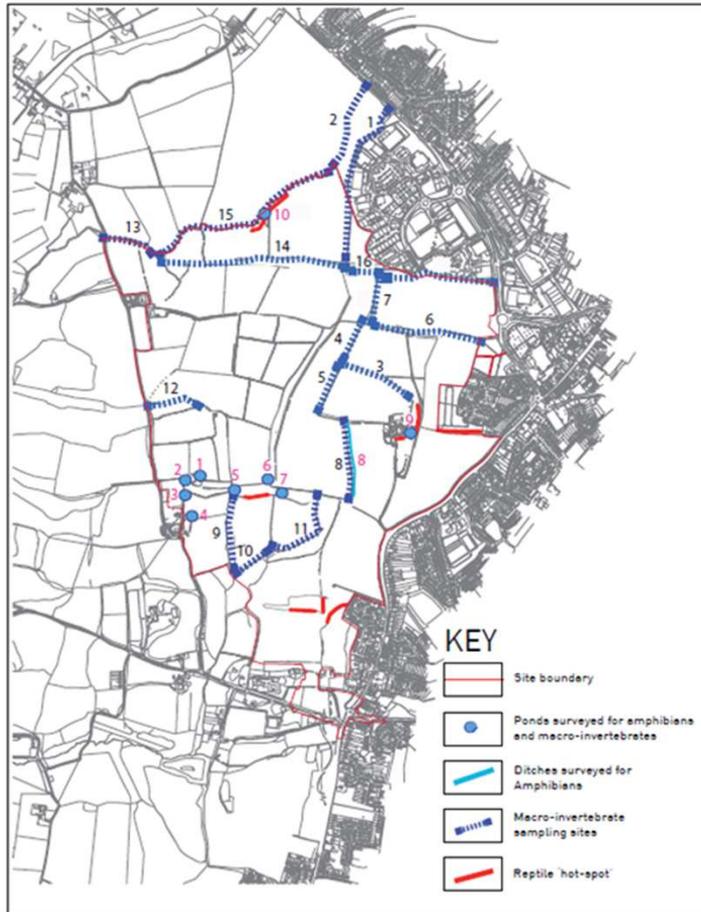
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[www.wildlifetrusts.org](http://www.wildlifetrusts.org)



# AMPHIBIANS, REPTILES & INVERTEBRATES

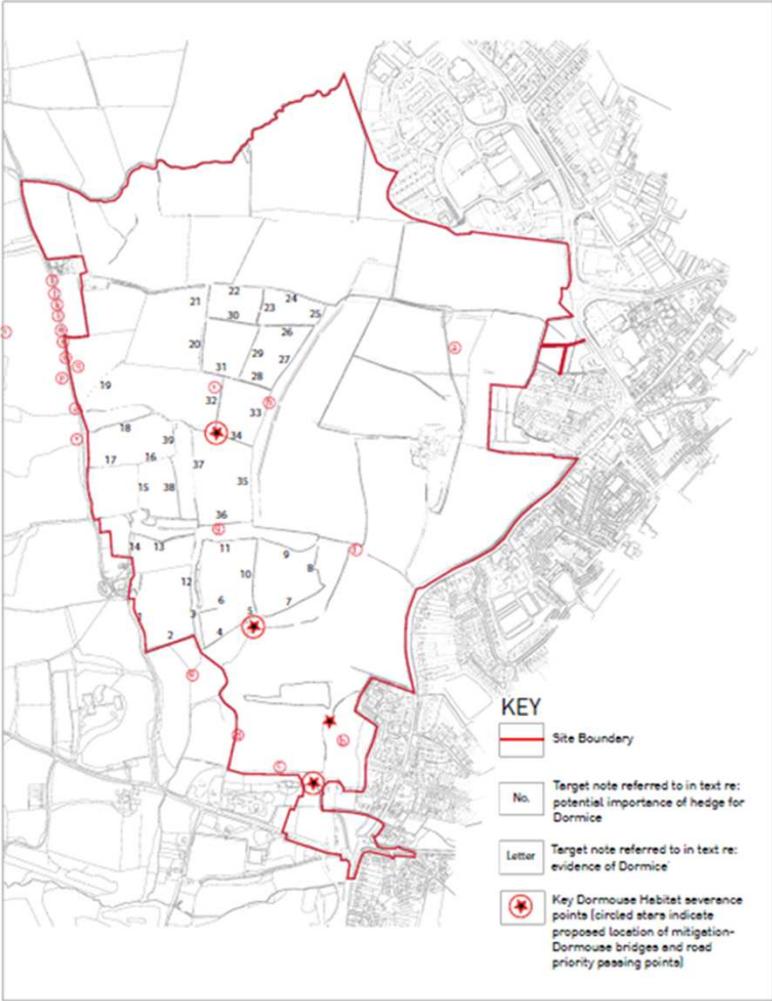


[www.froglife.org](http://www.froglife.org)



# DORMICE RECORDS & HEDGEROWS ASSESSED

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[www.ptes.org](http://www.ptes.org)



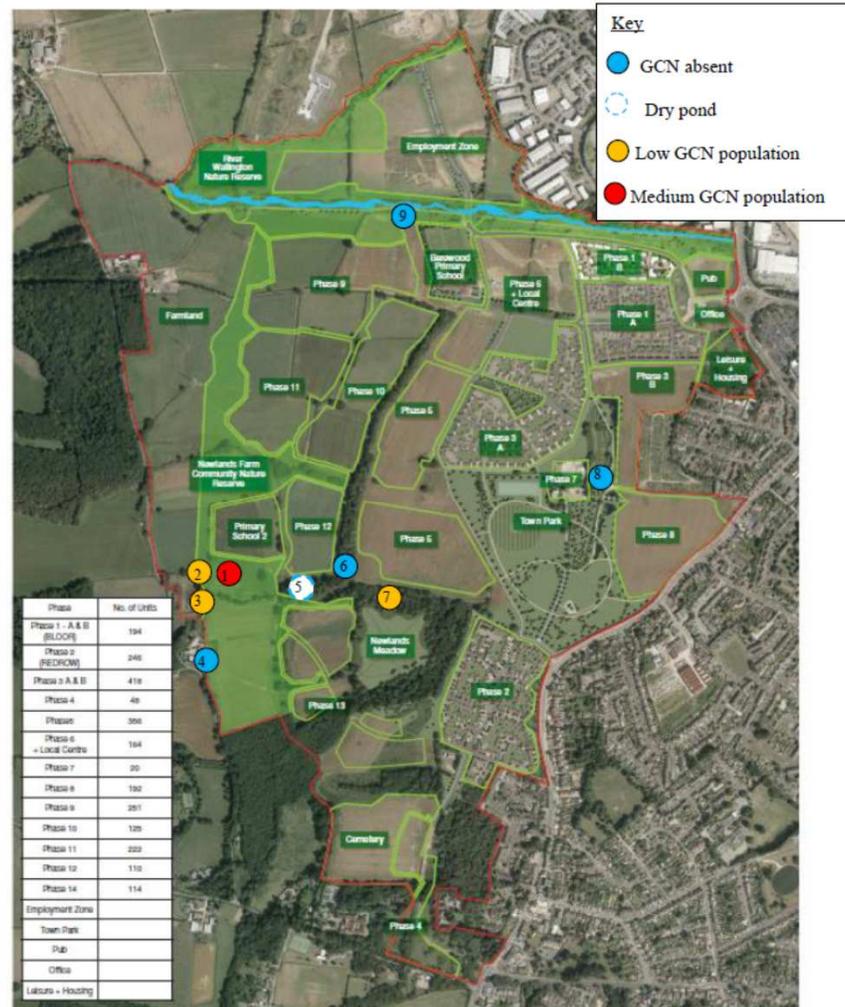
## OTHER FAUNA

- Bats – At least 7 species
- Birds – breeding
- Birds – wintering – Brent Geese (not since 2006)
- Fish
- Invertebrates
- Otter

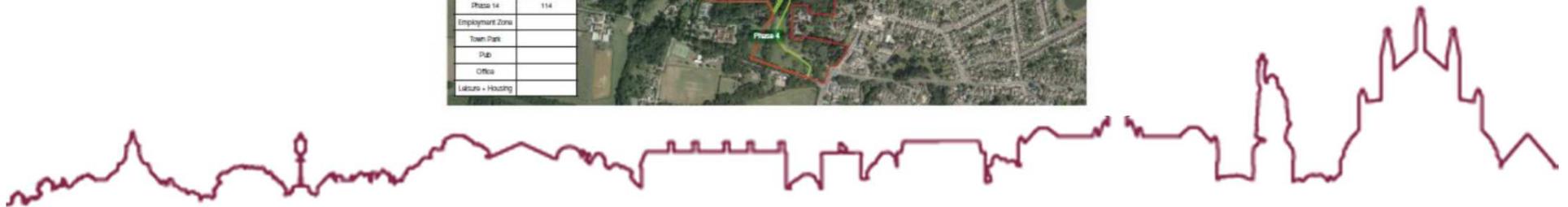


# SUCCESSSES - GCN

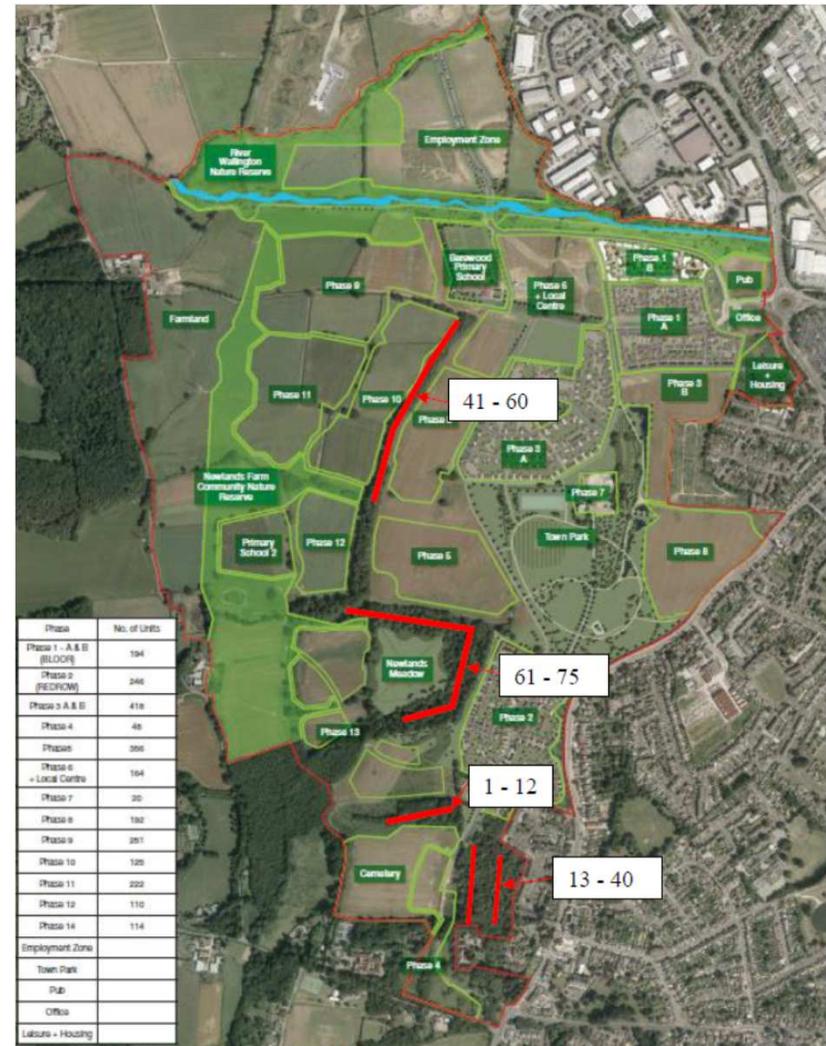
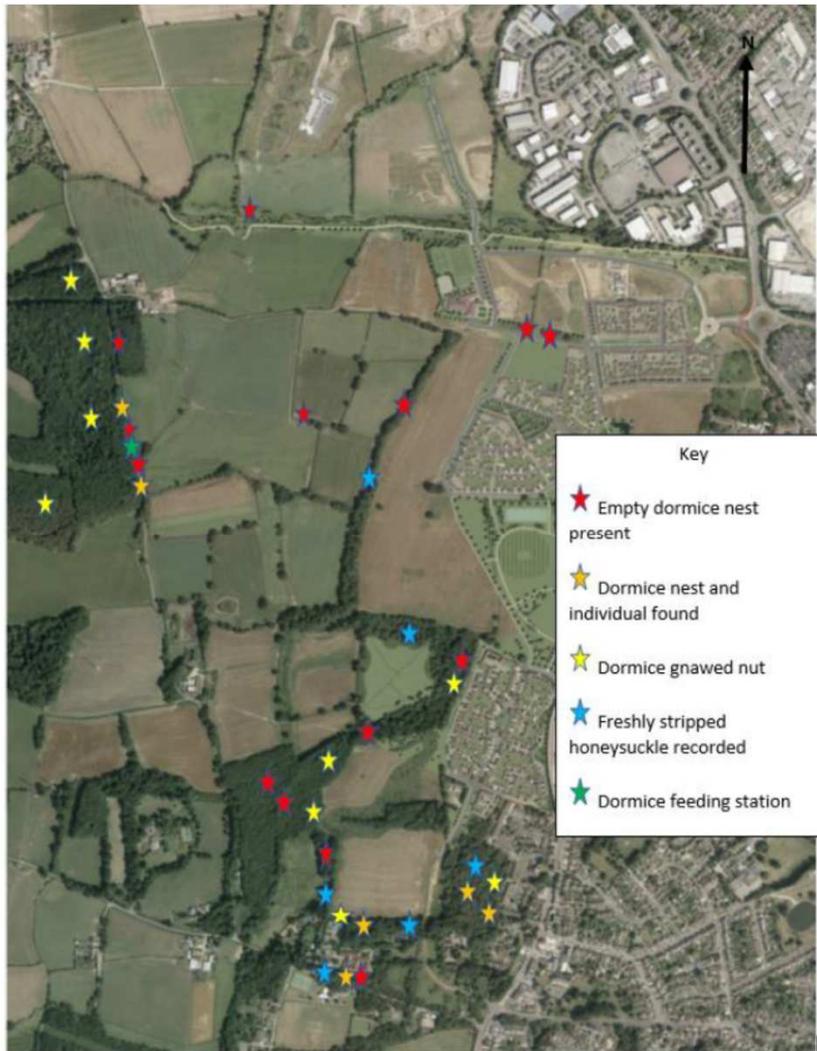
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- GCN population from low to medium
- Successfully breeding on site



# SUCCESSSES - DORMICE

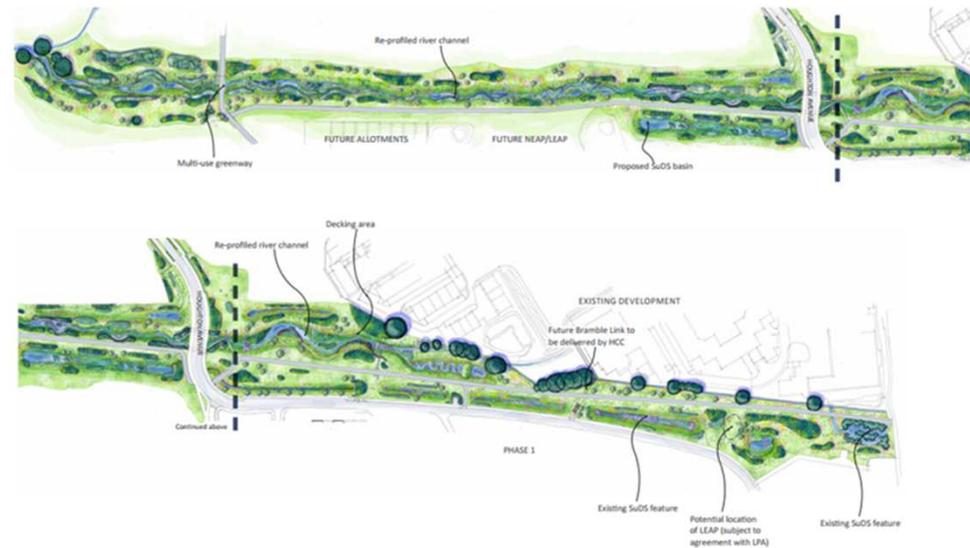


# SUCCESSSES – RIVER WALLINGTON

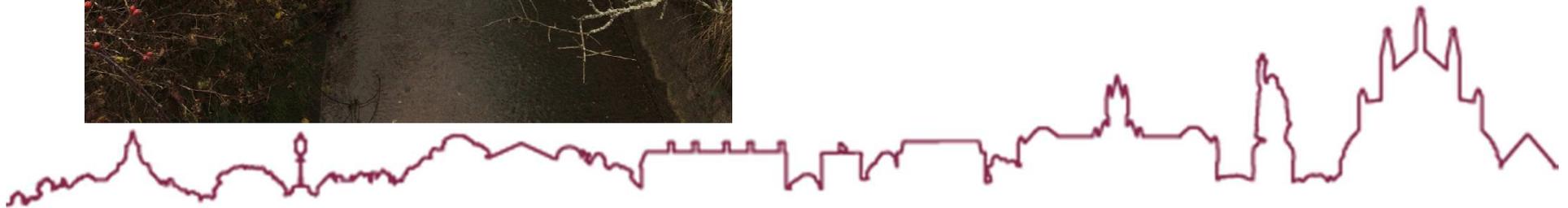
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## 3.0 LANDSCAPE MASTERPLAN



Allen Pyle Associates - River Restoration Works, Beerwood - Landscape Design Statement - 2715-RR-OAS-01 7



## FUTURE WORKS

- The Phase 2 River Wallington restoration works are scheduled for the summer 2019.
- There are further ecological surveys commissioned for the next phases of development that will be undertaken this year.
- On-going management of Newlands Meadow to try and reduce the abundance of ruderal vegetation and pernicious weeds this year.
- The relocation of slow worms from Town Park to the edge of Plant Row is scheduled to be undertaken this Spring.



# CONCLUSIONS

- Partnership working and regular liaison between Grainger and WCC has enabled smooth progress.
- Liaison with Natural England has continued momentum – especially with EPSL.
- Challenges in terms of multi-phase development and continuing the masterplan throughout.
- Successes evident (GCN, Dormice, Nature Reserve)



# QUESTIONS?

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REPORT TITLE: PROGRESS REPORT ON THE WEST OF WATERLOOVILLE  
MDA

5 MARCH 2019

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

Contact Officer: Steve Tilbury Tel No: 01962 848 256 Email  
[stilbury@winchester.gov.uk](mailto:stilbury@winchester.gov.uk)

WARD(S): SOUTHWICK AND WICKHAM / DENMEAD / WATERLOOVILLE /  
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 None

### 4 WORKFORCE IMPLICATIONS

- 4.1 None

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

### 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 Chris Hughes is the primary contact for Implementation Matters at West of Waterlooville ([chughes@winchester.gov.uk](mailto:chughes@winchester.gov.uk) 01962 848 375, Ext 2057.

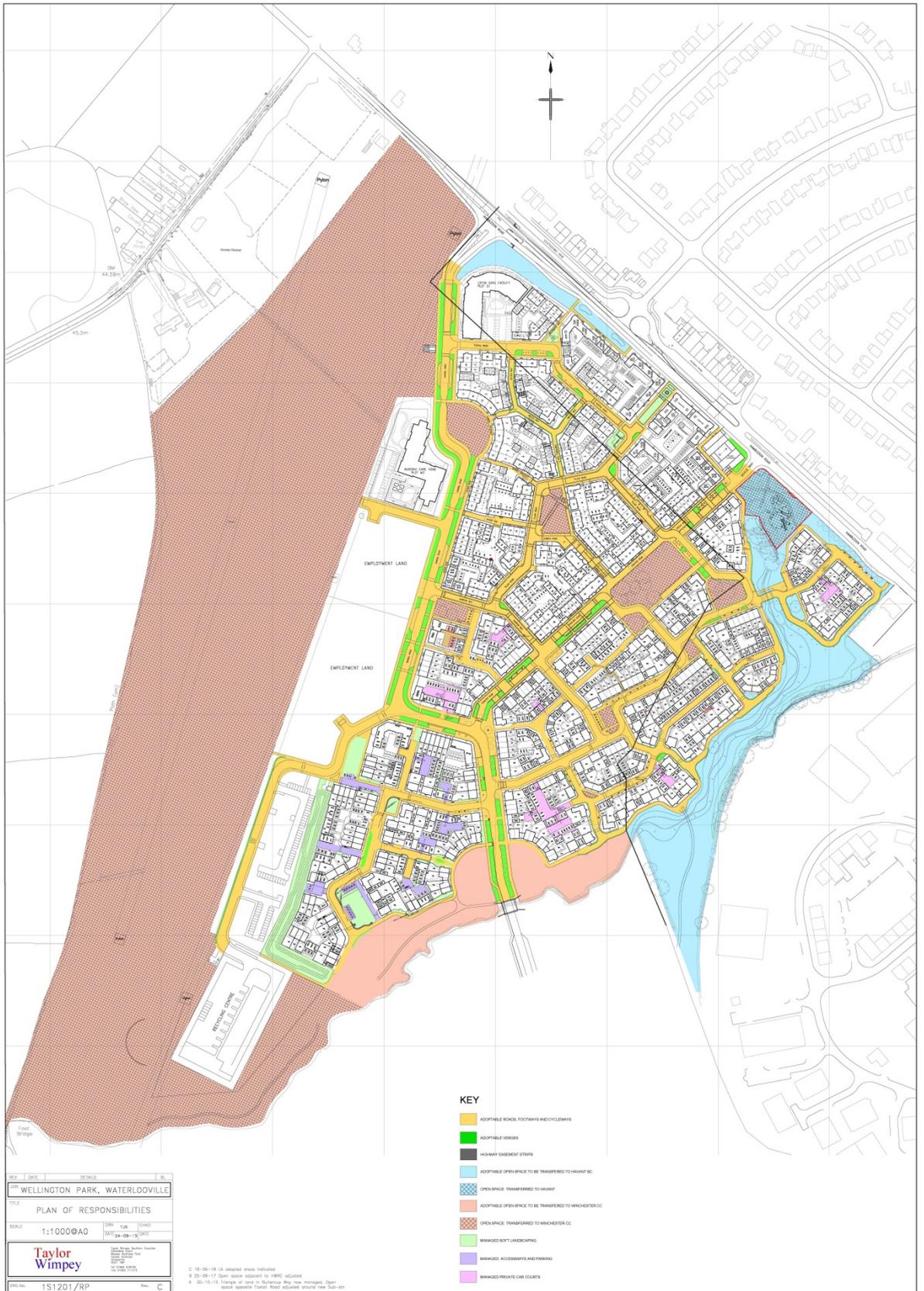
11.3 The City Council is in discussion with Grainger about the future role and responsibilities of a new Implementation Officer.

11.4 **Taylor Wimpey Site**

11.5 Phase 5 is now complete, 581 residential units (excluding the care home and extra care units) are now occupied.

11.6 Taylor Wimpey is currently finalising the road adoption process with Hampshire County Council. It is anticipated that the roads will be adopted by the County Council by the end of 2019.

11.7 The following plan shows the roads that have been put forward for adoption by the County Council.



- 11.8 Taylor Wimpey is also currently in the process of passing over control of the foul sewer system to Southern Water. Camera surveys have been conducted and minor defects will be prepared prior to final top surfacing of the road network.
- 11.9 Taylor Wimpey has reported that the pumping station at the site is becoming regularly overwhelmed because a wide variety of non-flushable items are being put down toilets. A build up of materials such as nappies causes blockages, which in turn causes the sewage to get backed up and cause flooding in streets/open spaces.
- 11.10 **Grainger Site**
- 11.11 **Planning Update – Approved Applications**
- 11.12 Since the last Forum meeting on 6 November 2018, the following planning consents have been granted:
- 11.13 **Phase 10a**
- 11.14 Redrow Phase 10a reserved matters application was granted permission on 20 December 2018. The scheme comprises 43 dwellings associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping. 17 of these dwellings are affordable units.





- 11.24 Winchester City Council approved the Reorganisation Order on 7 November 2018 that will see the creation of the Parish of Newlands and the new parish council. The parish council will come into existence on 1 April 2019, with elections on 2 May 2019 and the first meeting of the parish council no later than 16 May 2019. The six city councillors representing the new parish area will be responsible for parish matters until the new Parish Council is in place.
- 11.25 The shadow council meets monthly and is working with the council officers, Members and the two parish councils to ensure that all necessary arrangements are made ahead of 1 April. This will include publicising the upcoming election and encouraging candidates to stand, with training to be arranged for prospective parish councillors.
- 11.26 **Temporary Community Building**
- 11.27 Grainger has now provided temporary accommodation for community use in a shared facility located close to Berewood Primary School, close to the majority of existing dwellings on the Grainger site and directly accessible from the Taylor Wimpey homes.
- 11.28 The community accommodation has been provided as part of a building that will be shared with Grainger, which will use their portion as their site office.
- 11.29 The accommodation comprises a hall which can be used for a variety of events as well as a central kitchen/toilet area which can be shared between the commercial and community users.
- 11.30 The s106 legal agreement between the City Council and Grainger requires that the developer provide “*temporary accommodation (including necessary services) for community use*” prior to the occupation of 250 dwellings.
- 11.31 Despite the late delivery of the temporary community accommodation, it is the opinion of City Council Officers that Grainger has now fulfilled their s106 obligation.
- 11.32 The concept and delivery of a shared community/Grainger facility was agreed with the City Council through dialogue with officers, at the Forum and via two planning applications. However, developing a shared facility has created complexities that have yet to be resolved.
- 11.33 Sharing the building with a commercial function (Grainger) means that there is a possibility the entire building may be liable for business rates. The process for determining whether rates are payable is for the City Council to make a recommendation to the Valuation Office Agency and for the Valuation Office to make the determination.
- 11.34 Half of the building will be used solely for community use so the City Council has recommended that only the portion of the building being used for business purposes be liable for business rates. However, the final decision

on the matter will be made by the Valuation Office and the City Council is unable to speed up the determination process.

- 11.35 Whilst there remains some uncertainty about the costs associated with occupying the building, Southwick and Widley Parish Council (who had originally been asked to take on a lease for the facility) has decided that taking on an unknown liability for an unknown period is not something a responsible Parish Council should do. The Shadow Newlands Parish Council has also stated that it will recommend the future parish do not take on any financial liability for business rates.
- 11.36 The result of this is that, whilst Grainger has fulfilled its s106 obligation to provide community accommodation, the community is currently unable to use it.
- 11.37 When the determination by the Valuation Agency Office has been made, it will provide a clear picture of the liabilities for business rates. From this base the City Council will work with partner organisations and the wider community to resolve this matter and ensure the building can be used for the purposes for which it is designed.
- 11.38 **Community Development Update**
- 11.39 Katie Bone is the Community Development Officer for the MDA. She is based at Havant Borough Council and can be contacted at [Katie.bone@havant.gov.uk](mailto:Katie.bone@havant.gov.uk).
- 11.40 The following community based activities took place since the last Forum meeting:
- The residents' Christmas mingle took place on the lead up to Christmas, although the attendance was lower than expected those who came enjoyed getting into the festive spirit.
  - The School Council at Berewood Primary School were consulted with for the new play area on Phase 9. The brain storming session gave the pupils the opportunity to tell the designers the about the themes and equipment they would like to have at the new play area.
- 11.41 Unfortunately, the sapling planting project had to be postponed again due to the weather and health and safety concerns; another date will be organised.
- 11.42 The next Residents' Newsletter will be distributed in March.
- 11.43 It is anticipated that the first phase of the Town Park will be opened at Easter with a small celebration, which is being coordinated between the Community Development Team and Grainger.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:- WWF108 6 November 2018

APPENDICES:

None

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