



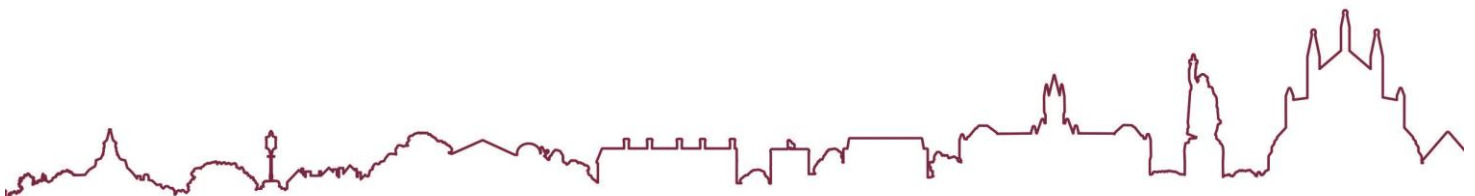
Meeting	West of Waterlooville Forum
Date and Time	Thursday, 7th July, 2022 at 6.00 pm.
Venue	Virtual Meeting via Microsoft Teams

**Note:** This meeting is being held virtually, members of the public who wish to watch this meeting live may do so via the Councils YouTube page at [youtube.com/WinchesterCC](https://youtube.com/WinchesterCC)

## AGENDA

### PROCEDURAL ITEMS

- 1. Chairperson's Welcome**
- 2. Apologies and Deputy Members**
- 3. Appointment of Vice Chairperson for the 2022/2023 Municipal Year**
- 4. Disclosures 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.
- 5. To note the meeting dates for 2022/23**  
Future meeting dates of the Forum will be held on:  
  
Tuesday 1 November 2022  
Tuesday 7 March 2023
- 6. Minutes of the previous meeting held on 8 March 2022 (including any matters arising) (Pages 7 - 14)**
- 7. 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.

*NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for further details).*

Members of the public and visiting councillors may speak at the Forum, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Friday 1 July 2022** via [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) or (01962) 848 264 to register to speak and for further details.

## **BUSINESS ITEMS**

### **8. Grainger progress report on West of Waterlooville MDA (Verbal Update)**

**Lisa Kirkman**  
**Strategic Director and Monitoring Officer**

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



29 June 2022

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer  
Tel: 01962 848 438 Email: [cbuchanan@winchester.gov.uk](mailto:cbuchanan@winchester.gov.uk)

## **MEMBERSHIP**

### West of Waterlooville Forum

Cllr Clear (Chairperson)  
Cllr Brook  
Cllr Cutler  
Cllr Read

Deputies: Evans and Weston

Havant Borough Council  
Councillors:  
Bowdell, Lloyd, Patel and Robinson  
Deputies: None

Hampshire County  
Councillors:  
Hughes and Stallard  
Deputy: Briggs

The Parish Council of Newlands  
Councillors:  
Berry and Crichton

Quorum = 5 members

## **Terms of Reference**

### Primary objectives of the fora

The fora have no formal decision making powers, but can make recommendations on suitable arrangements relating to democracy and community representation.

*The fora will:*

1. Meet 3 times per year. Virtual meetings have proved successful and it is proposed that these continue.
2. Comment and advise on the next stages of the implementation of the MDA.
3. Monitor and comment on progress relating to the development of the MDA including the implementation of planning conditions and requirements of planning obligations (s106 agreements) and s278 agreements (highway works).
4. Seek to promote and support community development activities within the development area and provide advice on how these should progress.

5. Secure the establishment of appropriate local democratic structures for the emerging community.

*How this will be achieved*

1. Each meeting will receive the following input:
  - a. Update on the physical development of the MDA (from the developer).
  - b. Report on the community development activities and any issues arising within the MDA.
  - c. Discussion on infrastructure.

*Key stages of the fora:*

Stage 1 – Planning	Stage 2 - Emerging	Stage 3 - Establishing
<p><u>Start:</u> Initial master planning  <u>End:</u> Outline planning consent / start on site.</p>	<p><u>Start:</u> Start on site  <u>End:</u> Establishment of a residents association or parish council as applicable.</p>	<p><u>Start:</u> Establishment of a residents association or parish council  <u>End:</u> Future community governance agreed and established.</p>
<ul style="list-style-type: none"> <li>• Act as a sounding board where ideas, options and issues relating to the development can be considered before becoming part of the formal planning process.</li> <li>• Consider and advise upon the infrastructure required</li> </ul>	<ul style="list-style-type: none"> <li>• Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements</li> <li>• Input into creation of a community development strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Receive updates on progress in establishing the community and any emerging issues</li> <li>• Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets.</li> <li>• Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements</li> </ul>
Lead: Service Lead – Built Environment	Lead: Service Lead – Built Environment	Lead: Service Lead – Community & Wellbeing

The fora will be subject to annual review.

## Membership

### **West of Waterlooville:**

- |                            |   |
|----------------------------|---|
| • Winchester City Council  | 4 elected representatives (inc. Chair)      |
| • Havant Borough Council   | 4 elected representatives (inc. Vice Chair) |
| • Hampshire County Council | 2 elected representatives                   |
| • Newlands Parish Council  | 2 representatives                           |

### *Officers*

Lead Officer

Steve Lincoln

Community Worker

TBC

## Quorum

The fora will be quorate if five voting representatives are present.

## Method of working and voting rights

All representatives are expected to seek to reach conclusions by general consensus. Where any voting representatives on the Forum requires a formal vote to be taken, this shall be by a show of hands by those voting representatives present and voting (as per the membership set out above).

## Public Participation procedure

There will be a period of 10 minutes maximum at the beginning of each forum meeting when the Chair will invite the public, including local interest groups, to raise any general matters of interest and/or matters relating to the work of the forum.

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 be encouraged to agree the allocated maximum ten minutes between them.

The Chair will retain discretion to manage the public speaking 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.

Members and Officers will not provide an immediate response to public comments raised from the floor. All comments and queries will be noted and the Chair will invite Officers and/or Members to respond to specific points during the round table debate and discussion amongst forum members that follows.

Members of the public should contact the Democratic Services Officer 3 working days before the meeting (preferably telephone or email) so that as many people who wish to speak can be accommodated during the public participation sessions. 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 (i.e. Cabinet or Ward

Members) to speak in advance of questions and debate amongst forum members at the Chair's discretion.

The forum will then debate the item with any conclusions and recommended recorded.

### **FILMING AND BROADCAST NOTIFICATION**

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

# Public Document Pack Agenda Item 6

## WEST OF WATERLOOVILLE FORUM

Tuesday, 8 March 2022

Attendance:

Councillors:

Winchester City Council

Clear (Chairperson) (P)

Brook  
Cutler (P)

Read (P)

Havant Borough Council

Milne (P)  
Jenner

Robinson (P)  
Wade (P)

Hampshire County Council

Hughes

Stallard (P)

Newlands Parish Council

Berry (P)

Crichton (P)

Officers in Attendance:

Dawn Adey: Strategic Director, Winchester City Council

Steve Lincoln: Service Lead: Communities & Wellbeing, Winchester City Council

Julie Pinnock: Service Lead: Built Environment, Winchester City Council

Rose Lister: Principal Planning Officer, Winchester City Council

Lewis Oliver: Development Officer, Havant Borough Council

Apologies:

Councillor Brook, Winchester Borough Council

Steve Weaver, Development Manager, Havant Borough Council

Louise Weaver, Community Infrastructure Officer, Havant Borough Council

Mark Maitland, Community Officer, Winchester City Council

Jenni Upstill, Grainger plc

Kevin Mitchell, Taylor Wimpey

[Full video recording](#)

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1. **DISCLOSURE OF INTERESTS**

No declarations were made at the meeting.

2. **MINUTES OF THE PREVIOUS MEETING HELD ON 2 NOVEMBER 2021**

Arising from the minutes of the previous meeting, several points were raised as follows:

- Matters arising from the minutes and any other business - Councillor Crichton made reference to the above agenda items which he considered should be added as standard agenda items onto future agendas of the forum. In respect of matters arising from the minutes, it was noted that any points arising from the minutes could be raised at the 'minutes' item, ahead of the approval of the minutes at future meetings.
- Open space adoption of Wellington Park (Havant) - Councillor Crichton reported that this was an ongoing issue. Hopefully adoption would take place before the next meeting so further progress could be reported.
- Policing of the development – Councillor Crichton reported that he had received a call from the Police Crime Commissioner (Winchester area) to clarify that non-urgent incidents would still be attended by officers at either Havant and Winchester but emergencies would be dealt with on a county wide basis.

RESOLVED:

That the minutes of the previous meeting, held on 2 November 2021, be approved and adopted.

3. **PUBLIC PARTICIPATION**

No members of the public were present to make representations.

4. **ARTS PROGRAMME UPDATE (WWF118)**

The Service Lead: Communities and Wellbeing introduced the report which set out the progress made on the West of Waterlooville public art programme and the plan for future delivery of the programme across the major development area during the remainder to the development period.

Councillor Cutler advised the forum that having chaired the arts panel since 2019, he had raised concerns regarding the governance and escalating costs with no democratic control of the money, it was therefore considered by the arts panel that monies should be managed in house and that the boating lake project be reassessed.

The Service Lead: Communities and Wellbeing set out the current position of the programme, the need to progress following delays during the pandemic and the background surrounding the management of the programme which required



ongoing discussion with Grainger and key stakeholders to consider resourcing and agree an approach for the delivery of the programme.

An update on the Gateway installation project was received and it was recognised that there was a need to review the cost implications for the delivery of other projects such as the boating lake, ensuring that the parish council were involved in discussions going forward.

The forum asked various questions regarding the remaining arts programme, particularly matters surrounding the boating lake and the s106 agreement contributions which were responded to by officers. In response to questions, it was noted that formal numbers of s106 contributions would be provided in due course.

In conclusion, the forum requested that a meeting of the arts panel be arranged at the earliest opportunity in order to review and deliver the arts programme in a timely manner.

**RESOLVED:**

1. That the report be received and noted; and
2. That a meeting of the arts panel be arranged at the earliest opportunity, as set out above.

5. **GRAINGER PROGRESS REPORT ON WEST OF WATERLOOVILLE MDA**

Members of the Forum received an update from the Service Lead; Communities and Wellbeing, on behalf of Grainger plc, regarding the latest community work that had been carried out and reference was made to the following points:

**Physical Development**

Planning applications awaiting approval were as follows:

- Sports Pavilion and Town Park Phase 2
- Footpath diversions

In response to questions regarding forthcoming planning applications, the Principal Planning Officer reported some difficulties regarding the public rights of way and in obtaining additional information regarding contaminated land which were currently delaying the planning application process for the sports pavilion and town park phase 2.

- Larkfields (Phase3b) and Woodlands Edge (Phase 5a) sold to Bloor Homes and expected on site in Summer 2022.
- Kentidge Coppice (Phase 9c) and Daubenton Glen (Phase 11a) currently for sale. Further land sales anticipated at the end of the year.

- Second Primary School – application from Hampshire County Council submitted. Opening anticipated for September 2025.
- Health Centre – site agreed. Developer finalising/securing funding through the NHS. An accessibility consultant was creating a strategy document for the site, assisting with signage and maps.
- Awaiting an update from Havant Borough Council re: cemetery land but proceeding as if it would still be a cemetery.
- Proxima Park –next unit building ongoing
- Planning granted for Grainger office/Community Centre signage with new branding and for knee-rail fencing along Pearmain Place to protect landscaping from vehicles.
- Local centre design to be reconsidered, next area on the agenda. Community centre to be delivered by 2025.
- Northern allotments - Design being created by Newlands Parish Council. Delivery anticipated for 2023.

### **Community Development**

- Employment and skills – partnered with Oaklands and Cowplain schools to support careers. Job centre site visits being arranged.
- Portsmouth Bee Keeping Society moved into a compound on site until Southern Allotments area ready. More hives were moving into the compound this month.
- Survey undertaken on Proxima Pond. Non-native carp were present and the next stage was draining and landscaping. There was potential to reintroduce native species of fish. Due to a lack of contractors, this work would take place in 2023.
- Work was taking place with Proxima Park on green space improvement, including a swift tower.
- Partnering with Wildlife Trust on community rewilding projects – Berewood Primary School looking at re-wild part of their site next year.
- Berewood Motor Club had been set up by residents, meeting on the third Sunday of every month.
- Berewood Gardening Club had been set up by residents, currently via Facebook only.

- Royal Mail have installed a post box on the corner of Rowe Rise/Newlands Avenue.
- Wider area newsletter to be distributed to Wellington Park and Purbrook to keep residents updated on site progress.
- Donated PPE to local Berewood after school club.
- Community Plan - steering group has been formed with terms of reference created and official roles allocated. Next meeting to take place Wednesday, 9 March 2022.

### **Upcoming Events**

- Easter: Football sessions run by Winchester City Council in Town Park
- Summer: Berewood in Bloom – gardening prizes and activities
- Summer Holiday: Graffiti project at the skate park to engage younger people and help improve anti-social behaviour

A lack of a Community Officer in post at Havant Borough Council had resulted in some previously planned events being postponed. These would be rescheduled/revaluated in due course.

### **Infrastructure Works**

- Western link road (Marrelsmoor Avenue) moved forward to accommodate school expected in Spring 2024.
- Delays still occurring due to Brexit and playing catch up as a result of Covid.
- Stakes Hill roundabout – no update – Awaiting Hampshire County Council decision.
- Southern Access junction design required. Liaising with Hampshire County Council.
- Liaising with Hampshire County Council on future road adoption – main spine roads: Grainger Street, Houghton Avenue and Newlands Avenue in final stages, expected by the end of 2022.
- Final works on the above roads currently taking place.
- Town Park Phase 2 – work ongoing preparing land for cricket pitch (not park of current application, work already approved) anticipated to complete this month.

Members of the forum raised various matters including the funding for the community officer vacancy, the expiration of funding for the implementation officer post within the s106 agreement and the B2150 site visit (currently being

arranged by Councillor Ann Briggs, Hampshire County Council) which were responded to by officers accordingly.

Members of the forum expressed concern and made reference to the planning applications due to be taken to the Joint West of Waterlooville Major Development Area Planning Committee for determination. In response, the Service Lead: Built Environment clarified that these applications did not trigger a referral to committee for a decision to be taken and therefore both councils could make delegated decisions in accordance with their schemes of delegation.

The Chairperson advised the forum that the decision regarding the transfer of land to Newlands Parish Council had been deferred at the Cabinet Member for Housing and Asset Management Decision Day yesterday, 7 March, due to the need to advertise the open land appropriately before a decision could be taken. In response, the Strategic Director clarified that this would be brought back for decision at the earliest opportunity following this process and after the election period.

### **Taylor Wimpey**

In addition, Members of the Forum received a verbal update from Councillor Crichton, on behalf of Taylor Wimpey, outlining their latest position on site. Reference was made to the following points:

- Southern Water had contacted Winchester City Council legal department with regard to the s104 agreement signing, but no response had been received to date. Southern Water had requested a 3 month maintenance period which Taylor Wimpey had challenged as joint inspections for the manholes had been carried out and minor repairs to the sewers following a CCTV survey carried out prior to resurfacing had been undertaken. Southern Water were currently reviewing.
- Southern Water had been asked to review the tree planting on the POS. Awaiting response. Once resolved and the sewers are adopted, the adoption of the remaining POS could be progressed.
- Tree planting across the development to replace dead/vandalised trees (except for those over the sewers)
- The lanterns used on the street lights across the development were no longer in manufacture and caused an issue with repair and replacement. Hampshire County Council replace the older style lanterns across the county with new LED lighting once a road has been adopted. Hampshire County Council are investigating whether Taylor Wimpey can be permitted to use the redundant lanterns to bring the scheme back up to the agreed standard. This standard is the one agreed at the time of signing the s38 agreement.
- Works due to commence on clearing the main channel of the stream through the site to facilitate storage and flow.

- s38 agreement remedial works have been agreed for Darnel Road/Tamworth Road and yet to be programmed in. Once the s104 agreement had been signed, works would progress.

RESOLVED:

That the updates received on behalf of Grainger and Taylor Wimpey, as set out above, be noted.

The virtual meeting commenced at 6pm and concluded at 7.30pm.

Chairperson

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