

Public Document Pack

WEST OF WATERLOOVILLE FORUM

Tuesday, 5 March 2024

Attendance:

Councillors:

Winchester City Council

Cutler (Chairperson) (P)

Brook (P)

Chamberlain (P)

Read (P)

Havant Borough Council

Bowdell

Lloyd

Patel

Robinson (P)

Hampshire County Council

Briggs (P)

Brent

Newlands Parish Council

Berry (P)

Crichton (P)

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Others in Attendance that did not address the meeting:

Councillors S Achwal, V Achwal and Langford-Smith

Officers in Attendance:

Julie Pinnock – Corporate Head of Planning and Regulatory Services,
Winchester City Council

Steve Lincoln – Service Lead - Communities and Wellbeing, Winchester City
Council

Emalene Hickman, Culture and Creative Sector Development Officer,
Winchester City Council

Rose Chapman – Principal Planning Officer, Winchester City Council

Mark Maitland – Community Officer, Winchester City Council

Louise Weaver – Community Infrastructure Team Leader, Havant Borough
Council

Steve Weaver - Development Manager, Havant Borough Council

Wayne Layton – Executive Head of Regeneration, Havant Borough Council

Others in attendance:

Chris Williams, Grainger plc
Jeanette Murray-Jones, Barrett David Wilson Homes
Jo Breckon, Studio Response
James Gough, GJG Consultancy

Apologies:

Councillor Bowdell – Havant Borough Council

[Full recording of meeting](#)

1. **CHAIRPERSON'S WELCOME**

The meeting was held virtually and the Chairperson welcomed all representatives in attendance.

2. **DISCLOSURE OF INTERESTS**

Councillors Brook and Read declared a personal (but not prejudicial) interest due to their role as members of Newlands Parish Council.

3. **MINUTES OF THE PREVIOUS MEETING HELD ON 31 OCTOBER 2023
(INCLUDING ANY MATTERS ARISING)**

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

- (a) Update from Barrett David Wilson (BDW) Homes - A verbal update was provided by Jeanette Murray-Jones, Head of Customer Care who advised that an updated phasing plan had been provided to residents which included roads that BDW would cover, and the timescales involved in this process. It was reported that the first phase would be extended by approximately four weeks due to unforeseen issues following discussions with the Highways Inspector that needed to be rectified so completion had now been advised to residents as January 2025. Going forward residents would be made aware two weeks in advance with progress updates and details of the duration of works due to take place. BDW confirmed they would be happy to discuss concerns regarding access with residents.

Additional car parking would be placed on the development, in agreement with Grainger, to ease parking pressures for customers and residents.

It was agreed that communication of changeovers to next phases and other progress updates from BDW should also be passed on via the Clerk of Newlands Parish Council (clerk@newlands-pc.gov.uk) to ensure the entire community and service providers were kept informed.

In addition, the Forum requested that BDW display adequate signage to assist delivery drivers (online grocery companies etc) and investigate

arrangements for the sharing of electric vehicle charging points going forward to assist residents.

RESOLVED:

That the minutes of the previous meeting, held on 31 October 2023, be approved and adopted.

4. **PUBLIC PARTICIPATION**

No members of the public were present to make representations.

5. **ARTS PROGRAMME UPDATE (PRESENTATION FROM STUDIO RESPONSE AND GJG CONSULTANCY)**

The Chairperson welcomed Jo Breckon (Studio Response) and James Gough (GJG Consultancy) to the meeting who provided an update and presentation summarising the work and progress made to date, the consultation and community engagement process, the initial findings, emerging themes and the planned trajectory for the revised Arts Programme. A copy of the presentation had been circulated with the agenda pack.

At the conclusion of the presentation, the Forum raised questions which were responded to by Jo Breckon, James Gough and the relevant officers present on the following points:

- (a) Building stronger links between the development and WaterlooVille Town Centre area.
- (b) Incorporate the history of the whole WaterlooVille area.
- (c) Building connections with Feria Urbanism who are working on the masterplan development for the WaterlooVille Town Centre.
- (d) Cross boundaries and future proofing of the area going forward.

The Chairperson thanked those present for attending to provide an informative presentation and update on the progress carried out to date in respect of the Arts Programme.

RESOLVED:

That the presentation be received and the comments of the Forum, as set out above, be noted.

6. **DEVELOPER'S PROGRESS REPORT ON WEST OF WATERLOOVILLE MDA (REPORT)**

The Chairperson welcomed Chris Williams (Grainger plc) to the meeting.

The Forum referred to the update report that was circulated with the agenda pack for information and comment.

In addition, a general update on the latest position and a summary of key items were provided which included details on the following points:

- (a) Planning – delivery of the community areas was progressing, supporting heavily the development of the community to try and reduce fragmentation. It was the aim to submit plans for the town park phase 2 area to have this in place and useable by Summer 2025, along with the western community nature reserve and additional tree planting in this area would be explored. Phase 6 (local centre including medical areas) masterplan for the whole area to be treated as a single entity would be progressed by the end of 2024.
- (b) The land sale of Phases 10b and 11b completed with Bargate Homes just before Christmas period who would be submitting planning applications for those phases shortly. Early discussions were taking place with a developer for Phases 8 and 12 with future updates to follow.
- (c) Infrastructure – Discussions were taking place with Hampshire County Council regarding the roads and getting items ready for maintenance and adoption.
- (d) Two new team members appointed: Project Manager and Community Development Manager, both starting in post during mid-March.
- (e) The Grainger Team would be establishing the introduction of surgeries over the next month for the community to have ‘drop in’ sessions on fixed dates to meet with Project Managers and have face to face contact and a direct route for issues to be raised directly with the team for resolution. The surgeries would be open for all parties on the Forum to join should they wish to do so.
- (f) Reference was made to management issues, particularly the space within Phase 3a, where there were ongoing management and snagging matters to be discussed and resolved between Grainger and BDW Homes which the Forum emphasised must be remedied expeditiously.

Members raised questions on matters contained in the update report and the verbal update set out above. These were responded to by Chris Williams and relevant officers present on the following points:

- (i) Grainger clarified that deed of covenant information (in the absence of management packs) was available to residents wishing to sell their properties by contacting Grainger via the Berewood inbox in the first instance.
- (ii) Development of the Local Centre – Concerns were expressed that the development of the centre was taking longer than expected. It was anticipated that the masterplan for Phase 6 would encourage a co-ordinated approach and smoother transition for developers coming in. However, this would also be dependent on the time taken to progress through the planning and consultation process. The delivery of each of the elements within the masterplan were likely to develop at different speeds and would be influenced by external parties.

- (iii) Joint West of Waterlooville MDA Planning Committee – The Forum suggested that the master plan for the local centre be taken to the Joint West of Waterlooville MDA Planning Committee for determination. Members emphasised that the joint committee should be the mechanism used for the consideration of relevant planning applications wherever possible.

RESOLVED:

That the comments raised by the forum on the matters set out above, be noted and the update report from Grainger, be received.

7. NEWLANDS PARISH COUNCIL UPDATE (VERBAL UPDATE)

Councillor Crichton provided a verbal update and made reference to the ongoing problems with the transfer of land within Wellington Park and the completion of the 104 agreement. Councillor Crichton advised that the discussions with Grainger proved extremely helpful and stated that as part of the consent for the industrial area in Wellington Park, Hampshire Highways had recently issued a traffic regulation order announcement for Darnel Road which was incorrect and also highlighted an issue that they had failed to notify and consult Newlands Parish Council which has been in existence for 6 years; this was also the case with the development of the second school. He wished to draw this matter to the attention of the Forum to ensure Hampshire County Council representatives took this matter forward.

Furthermore, Councillor Crichton expressed concern regarding the adoption of the open space which remained outstanding. Councillor Robinson reported that she would investigate this matter and would report back in due course.

Councillor Berry made reference to a number of matters, including the removal of the play area which was stipulated within the s106 agreement, flooding issues on the open space between the first entrance to Newlands Parish Council up to the play area and lack of markings on fire hydrants.

In response, it was reported that the fire service were following up on the marking of the hydrants and were aware of their location. In respect of the play area, Councillor Robinson reported that the area was not considered suitable for use as a play area by young children and clarified that under the s106 agreement, there was no requirement to replace the play equipment but that the area remain as an amenity space. It was noted that there were other play area facilities nearby.

The Service Lead: Communities and Wellbeing reported that he had been assured that the city council had carried out various remedial maintenance works to the area which had been outstanding and overdue for some time. In terms of the ongoing legal matter regarding the drainage issues on the open space, Winchester had been experiencing many difficulties getting Taylor

Wimpey and particularly, Southern Water to align which had resulted in limited progress.

RESOLVED:

That the update be received and noted.

8. **ANY OTHER BUSINESS**

- (i) Waterlooville Town Centre Regeneration Update
Wayne Layton (Havant BC) provided a verbal update regarding the Waterlooville Town Centre regeneration. He confirmed that Havant had procured FERIA Urbanism to carry out a masterplan for the town centre. Since the last meeting of the Forum significant engagement had taken place and a further exhibition event was scheduled to be held from 14th – 16th March.

Members of the Forum were encouraged to attend the event and asked to 'spread the word' in wards and parishes to maximise attendance with the aim of drawing out themes and building strong connectivity going forward. The need to continue a primary focus on place making was emphasised, with art and the public realm featuring as significant areas where the Council could achieve the biggest impact, whilst noting the effects of the retail park in enhancing Waterlooville.

RESOLVED:

That the update be received and noted.

- (ii) The Forum were advised that the next scheduled virtual meeting was due to take place on Thursday, 27 June, 2024.

The meeting commenced at 6.00 pm and concluded at 7.40 pm

Chairperson