

Waterlooville Informal Stakeholder Workshop
25th January 2012, 18:00 – 20:00

As part of the process of initiating the production of the Allocations Development Plan Document (DPD) the Council have undertaken a series of early informal workshops for each of the five established areas in the Borough. The workshops focused on potential housing sites and community representatives from each particular area were invited to give their initial comments and views.

The purpose of this early consultation is for the Council to gain an initial understanding of the communities views on the suitability or unsuitability of sites, prior to a wider community consultation event in the summer.

The Waterlooville workshop was divided into three tables and each table went through the potential sites in the area and assigned them as green, amber or red. Green is assigned to a site that participants feel is suitable for development, amber is for a site they are undecided about or believe should come forward in the longer term, and red is for sites that are thought to be unsuitable. Each site and the results are recorded below along with comments expressed. The proposed potential number of dwellings at each site is shown in brackets.

Questions that emerged at the workshop can be viewed on the Frequently Asked Question webpage www.havant.gov.uk/havant-12136 along with the Council's response.

Site W9, Milton Road Car Park (5 dwellings)

3 X Green

- Site is a mess with cars driving in and out of it all the time
- Close to shops so would make a suitable site for housing
- Good site for new housing
- Problem of traffic flows that would be exacerbated by Woodcraft Farm
- Development at this site would be a benefit to the area
- Shortage of public toilets and the car park needs resurfacing

Site W13, Parking Area Harcourt Close (5 dwellings)

1 X Red, 2 X Green

- The site is a very well used car park so concerns about losing this space
- Need to reprovide car parking elsewhere
- Concerns about the impact on neighbours in the area
- Car park is unsightly and could have come forward earlier for development
- Development would impact positively on overall appearance of the area

Site W39, Bliss Close Parking Area (14 dwellings)

3 X Amber

- Concerns about car parking and an assessment of this is needed
- Dense surrounding housing of concern
- Need to check availability of the site
- Suggestions that 10 dwellings would be appropriate

Site W53a, St Michael's Convent, London Road (57 dwellings)

2 X Green, 1 X Red/Green

- Access problems on to London Road
- Good transport links
- Near to Waterlooville Town Centre and therefore would help to regenerate it
- More family housing is needed as there is too much housing for older people – a greater mix is needed

Site W53b, Land at Sacred Heart Church, London Road (9 dwellings)

3 X Green,

- Near Waterlooville so would help regenerate the Town Centre
- Access could be from Hulbert Road
- Need a better mix of housing. More family homes and less older person housing

Site W58, Forest End Garages, Waterlooville (5 dwellings)

2 X Green, 1 X Amber

- Development would help to alleviate anti-social behaviour around the site
- Development at the site should tie in with the potential development of W135
- Traffic flow problems on surrounding roads

Site W63, Goodwillies Timber Yard (96 dwellings)

2 X Green, 1 X Amber

- Access from Brightside will be a problem as it is used by school children – other potential access points should be looked at
- Site should have been built on already as Goodwillies have found somewhere to move to in Fareham
- There are foxes on the site
- Development of one bedroom bungalows in this location would be positive
- Good site for a social housing provider
- Site would be suitable for older persons housing

Site W64, Gordon Road Open Space (13 dwellings)

2 X Red, 1 X Green/Amber

- Site is not suitable as it is surrounded by existing development
- Children play at this site so recreation facilities should be improved
- Considered impossible to build on part of the site
- Site should be developed to incorporate enclosed open space to increase safety for children
- Site is a hotspot for anti-social behaviour so a well managed piece of recreational space would be needed

Site W108, Rockville Drive (14 dwellings)

1 X Red, 1 X Green, 1 X Red/Green

- Access should be through Victoria Drive
- Site has good access to shops
- Drivers ignore 'No vehicles' sign on adjacent road
- Partial development of the site is appropriate as the car park should be retained but the car sales/car wash can go
- Development offers opportunity to open up the side road
- Shape of the area proposed for development is wrong
- Site is more suitable for better parking, rather than housing
- Visually the site needs to be improved

Site W109 Asda/Clocktower (111 dwellings)

1 X Red, 1 X Green, 1 x Red/Amber

- WACA should be retained
- Parking needs to be retained
- Clock tower is an important landmark and should be retained
- Post Office site could also be looked at as part of this
- Asda should remain on this site and not relocate to the Blue Star site
- If Asda is redeveloped on site there would be no room for housing development
- A community centre is needed in this area
- Ex offenders are located in the clock tower so redevelopment of the clock tower would be beneficial
- Asda site is good for housing, but there should be fewer houses proposed
- Potential for a hotel development on the site
- Multi storey car park needed and could be appropriate in this location
- Corkies Café building should also be looked at as part of any redevelopment

Site W110, Wellington Way (55 dwellings)

1 X Red, 1 X Green, 1X Red/Green

- Car park should be retained as it is well used but the rest of the site is developable
- Redevelopment would be good, especially residential above shops
- Will need comprehensive redevelopment
- Shops should be retained with residential flats built above
- Residential buildings facing Maurepas Way would be an attractive option

Site W122, Land east of Purbrook Distributor Lake (10 dwellings)

2 X Red, 1 X Green

- Development would be too close to the lake so only the eastern edge of the site could be appropriate
- Major reservations expressed about this site as the green space is well used
- The amenity of the area should not be destroyed

Site W125, Former Purbrook Park School Playing Field (95 dwellings)

3 X Green

- More suitable for 70 dwellings not the 95 proposed

Site W126, Padnell Grange (84 dwellings)

2 X Green, 1 X Red

- Development would infill the vacant corner
- The presence of the stream on the site could be a problem
- Hazleton wood to the north could be developed on, but the SINC should be extended
- 84 dwellings could be too much, numbers should be reduced
- Concerns over access as Cherry Tree Avenue is a traffic hotspot
- Opportunities for leisure on site so development could be mixed use

Site W130, Meadowlands Schools (52 dwellings)

2 X Green, 1 X Amber

- Suitable site for development but a pedestrian crossing is required
- Traffic movement in the area is a problem
- The more houses developed in this location the better in order to increase school numbers
- Road would need to be widened
- Development should bring improvements to infrastructure
- Could be accessed from Grainger site or Eagle Avenue

Site W131, Land adjacent to Rachel Maddocks School (20 dwellings)

2 X Green, 1 X Amber

- Site is good for development – should it be left vacant it could become derelict quickly
- Unsure over availability of the site
- Area around the school should be investigated further before any development can take place

Site W133, Land at Waterloo Recreation Ground (60 dwellings)

2 X Red, 1 X Green

- Very strong opposition to any development at this site
- Flooding issues on south western side of site but a small amount could be developed on north side
- Main bulk of the recreation area should be retained
- 60 dwellings is far too much, if development is proposed it should only be maximum of 10 to 20 dwellings
- Restrictive covenants are present
- Access is poor
- Even developing a small amount of houses would ruin it
- Major local issues
- Children use it from miles around. Major family place

Site W135, Land west of Asda (43 dwellings)

3 X Green

- Retain fire station
- Pedestrian or cycle link is required as it has to be integrated with the MDA
- An ambulance station is needed

Site W136, Forest End Surgery (10 dwellings)

2 X Green, 1 X Red

- Details of the Section 106 Agreement needs to be looked at carefully
- Roundabout needs to be enlarged
- Worries that it could become all highway land
- Safety issues need to be addressed if it can be developed
- Dangerous for people coming down A3
- Petrol station access is dangerous

Site UE9, Woodcroft Farm

*Strategic Site already allocated for development in the adopted Core Strategy

Site UE31, Land north of High Bank Avenue, Widley (63 dwellings)

2 X Red, 1 X Green

- The number of dwellings proposed is too high
- Access would have to come out onto the extremely busy A3
- Footpath on west of A3 is not wide enough for a pushchair
- There is too much development in the area already
- Could be made into a green space instead
- Development at this location should not be proposed as it would easily spread

General Comments

- Would be useful to show former Petrol Filling Station Milton Road
- Need to specify the mix of dwellings i.e. flats/houses.
- The "J" on WaterlooVille Town Centre map makes site references difficult to read
- Raeburn House – flats approved but not shown on plan
- The redevelopment of WaterlooVille Town Centre needs to be looked at comprehensively
- It is difficult to understand how much existing green space is in the area and how this relates to the proposed sites
- Very concerned about the loss of parking in WaterlooVille Town Centre, as there is already a shortage
- Could possibly add a floor on to many of the flat roofed one and two storey buildings in WaterlooVille Town Centre
- The OS map was out of date, which was frustrating

New Sites Suggested

- North and eastern side of Queen's Park
- Land at Portland Road and Rockville Drive
- Land at Downside Road
- Individual style infill in Royal Way and Siskin Grove
- London Road/Redland Avenue next to Woodpecker Inn