

Fawley Parish Council meeting 05 July 2017

Agenda item 17/35

Fawley Parish Council Working Group Meeting

Friday 5<sup>th</sup> May 2017 2 – 4pm

Jubilee Hall, Fawley

### Attendance

Steve Postlethwaite (SP) Clerk, Fawley Parish Council  
Lori Llewellyn (LL) Councillor, Fawley Parish Council  
Beverly Thorne (BT) Councillor, Fawley Parish Council  
Sally Read (SR) Councillor, Fawley Parish Council  
Chrissie Reece (CR) Councillor, Fawley Parish Council  
Sue Markides, (SM) Deputy Clerk, Fawley Parish Council  
Tamsin Pearce (TP) Communications Manager, Fawley Waterside Ltd.  
Mike Adams (MA) Director, Adams Infrastructure Planning Ltd

### Update on Progress

TP said FW intend to submit an outline planning application by Winter 2017. FW will submit a draft masterplan report and supporting statement to NFDC by the end of May to make the case for the allocation in the Local Plan Review.

TP said a design workshop took place with NFDC, NFNPA and regulators on Wednesday 19<sup>th</sup> April on site. NFDC requested the masterplan be further developed to include details on the northern part of the site including landscaping of the existing National Grid sub-station; a package of measures that mitigate ecological and recreational impacts, particularly visitor access to sensitive areas; a greater understanding of capacity, heights and design of focal structures and how they will fit together; the target market for housing and quantum of affordable housing. NFNPA requested FWL outline the 'exceptional circumstances' to justify development in a National Park. It was agreed FWL would develop a design narrative to show how the masterplan has evolved and provide assurances that what is being offered can be achieved.

TP said that FWL were progressing plans with a wind turbine manufacturer who plan to submit an application towards the end of May. TP said she would be in touch with SP to discuss once the application has been submitted. TP said a press release was being drafted and FW were keen to point out that this short-term use does not hinder the long-term aspirations of the project. MA pointed out that a lift and shift

clause had been established so that development of Fawley Waterside could continue as scheduled. SP asked how many jobs this would create. TP said at the moment it would be 30, 15 of which would be sourced locally.

TP said some de-planting work has started inside the Turbine Hall. This is being carried out by Brown and Mason demolition contractors and is due to take one year.

### Masterplan

TP explained that since FWL last met the Parish (27<sup>th</sup> January 2017) there have been considerable changes to the masterplan. TP referred to/discussed the latest plans.

### Calshot

SP said a major concern for the Working Group was Calshot's continued isolation. TP said FWL are proposing 25 new homes to the South of Calshot on land currently owned by NFDC. Each around 1100 sq. ft. Some would be rented and some sold. TP said FWL would agree with NFDC/NFNPA the appropriate tenure to 'round-off' the community. FWL are also planning to locate a new primary school, South of Ower Farm, that would act as an adjoining feature between Fawley Waterside and Calshot via a road/bus/footpath/cycle network. The primary school would be outside the Outer Safeguarding Zone for Fawley Refinery. TP said the intention is that Calshot residents would use shops and services at Fawley Waterside. TP said construction at Calshot could start as early as 2018/19. TP said FWL are developing a significant landscape plan for the area.

TP said NFDC have granted permission for a cemetery in Calshot. FWL would prefer the cemetery to be relocated or reduced in size. BT said she is on the NFDC Cemetery Working Group and would prefer for the cemetery to remain where it is as there are not suitable alternative sites.

### Local Services

LL said Fawley Parish Council is working on a Community Plan and one of the needs identified is a residential home for the elderly. TP said FWL are not yet decided on if/where a residential home may go on site. MA explained that due to the Safeguarding Zone FWL were limited as to where one could go. TP said she would raise this point with the project team.

The Working Group asked what level of local services would be provided including doctors, fire station, emergency services, schools etc. TP said FWL plan to have all

those services necessary to support a new community. SP adds [there was capacity at New Forest Academy to cater for the potential increase in students.](#)

The group asked about the number of proposed retail units. TP said that retail would meet local need, including Calshot, plus additional for visitors. TP said the dock would act as the focal features for shops, cafes and restaurants.

### Infrastructure

TP explained that Bob Jackson and Chris Elliot, NFDC have coordinated a 'Waterside Infrastructure Group', made up of local landowners in the process of or will be in the future bringing sites forward for development. The aim is to create a 'transport masterplan' for the entire Waterside with help from the SLEP, EM3 LEP, SCC, NFDC and HCC.

LL asked if FWL were aware that the Hythe Ferry was in new ownership and whether FWL had furthered discussions about ferry services from the site to Southampton, Warsash, Hythe and possibly the Isle of Wight. TP said FWL had recently met with Rob Henley and Jon Greenwood of the Save the Hythe Pier & Ferry campaign. FWL were aware that Blue Funnel had purchased the Hythe Ferry and will be in talks with them at some stage. TP said work towards a business case for the ferry was ongoing. TP said FWL have previously discussed options with Thames Clippers, based in London, and South Boats based on the Isle of Wight.

TP explained the latest plans for the underground car park had a capacity for roughly 1800 cars. This would be a mix of visitor and resident parking. Additional parking would also be allocated elsewhere on site including with low density housing South of the site and in the basement of the dry stack facilities.

SR asked about the dock and what kind of boats FWL would be looking to have. MA said due to the width and depth of the dock FW were limited in what craft could come in. TP said FWL were looking at more of a motor boat market, rather than predominately sailing boats. TP said the ferry would land inside the dock. TP said there would be two separate boat stacks, one for 15metre and one for 10metre motor boats. At the end of the canal there would be a travel hoist to lift boats into the marine employment area to the North. This canal would be maintained at approx. 7 meters and have a tidal gate so that water is maintained at a high level for vessels moored there. TP said Marine Projects Ltd have been commissioned to come up with the best design. LL referred to the Tifon concept seen at the previous meeting. The Working Group were keen not have a marina similar to Hythe that was inaccessible to the general public.

## Design

SP said he has been asked what the development is going to look like. TP said it was too early to provide any thoughts around the eventual look of the town. LL asked if Leon Krier was still the lead architect. TP confirmed and informed the group that FWL have recently appointed Fabrik and Kim Wilkie to look at the landscaping aspects of the project. TP showed the group the latest SANGS, open space and grazing plans as well as sketch produced by Kim Wilkie. All welcomed the sculptural ponds and public outdoor amphitheater.

TP said FWL are still considering retention of the Chimney. TP said there had been a positive reaction to Peter Henley's recent BBC interview with Aldred Drummond discussing it's possible use as a viewing platform.

## Green Energy

LL asked if any provision will be made for green energy. MA said that Engie that operates the Southampton district energy scheme in association with Southampton City Council has visited the site. There has also been interest in gas powered electricity generation to meet the peak demand and also battery storage. MA said these uses could be located in the Northern part of the site adjacent to the National Grid transformers.

## Consultation

TP said that FWL would like to consult with the Working Group again before public consultation begins w/c 12<sup>th</sup> June. TP said she is in the process of securing details regarding the public consultation events, to be held locally and would like to show the Parish materials beforehand. All agreed Tuesday 30<sup>th</sup> May 2.00 - 4.00pm at Gang Warily Recreation Center.

TP reminded the Parish of the new FWL website ([www.fawleywaterside.co.uk](http://www.fawleywaterside.co.uk)) and to encourage the general public to visit/join the mailing list to keep up-to-date with the project.