

WEST OF WATERLOOVILLE FORUM

9 March 2005

UPDATE ON PLANNING APPLICATIONS

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES – WINCHESTER CITY
COUNCIL AND HEAD OF PLANNING AND DEVELOPMENT SERVICES – HAVANT
BOROUGH COUNCIL

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RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

This report provides an update on when the local authorities might expect to receive planning application(s) for development of the Major Development Area (MDA). An application for development at Old Park Farm, Waterlooville is expected imminently from George Wimpey plc. The report explains how this particular planning application will be dealt with and what arrangements are planned for public consultation and involvement in the planning process.

RECOMMENDATION:

That the report be noted.

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DETAIL:

1 Introduction

1.1 Winchester City Council and Havant Borough Council have been advised that an outline planning application to develop *part* of the major development area to the West of Waterlooville will be submitted imminently. The application is expected from George Wimpey UK Ltd to develop land at Old Park Farm, Waterlooville, next to the B2150 Hambledon Road and the Brambles Business Park. It is expected to be accompanied by a transport assessment and environmental statement.

1.2 This report sets out how the application will be dealt with by the two local authorities and what arrangements have been made to inform the public and engage them in the decision making process.

2. How and when will a decision need to be made on the planning application?

2.1 As the proposed development crosses Council boundaries, the application will need to be submitted in duplicate to both Winchester City Council and Havant Borough Council. The two authorities will separately need to reach a decision on whether to grant planning permission for the development in consultation with each other. Following officers' discussions, Winchester City Council will act as the lead authority for administrative purposes and will co-ordinate the work necessary to enable both authorities to reach a decision.

2.2 The two authorities have jointly appointed independent consultants, Atkins, to deal with the planning application process, including assessing and scrutinising the proposals and the background supporting technical information. Atkins will prepare a single report for both authorities, including a recommended decision. It is likely to take at least 16 weeks for the application to be processed and before the officers' will be in a position to present the report to their respective Development Control Committees.

2.3. The Consultants report and recommended decision will be presented to both Authorities at a joint briefing of both Councils' Development Control Committees. This briefing will be followed by separate and consecutive meetings of Winchester City Council and Havant Borough Council Development Control Committees, each of which will need to reach an independent decision. All meetings will be held in public and the dates and venues will need to be publicised.

- 2.4. The current planning application is likely to relate to only a part of the Major Development Area. The Councils have still to receive a planning application for the largest part of the Development Area being promoted by the Grainger Trust. A separate application(s) for this part of the site is not expected to be received until Summer 2005.
- 2.5. The Council's consideration of the George Wimpey application will be influenced by two significant factors. First, whether recommendations of the Inspector's Report into the Winchester District Local Plan Review, expected in summer 2005, are available for consideration. Second, whether a subsequent application from the Grainger Trust is likely to be shortly forthcoming and if not, what the implications might be for the Councils if the George Wimpey application were to be determined in isolation.

3. Public Consultation Arrangements

- 3.1. A newsletter will be sent to local households on the MDA mailing list, and to those people officially registered as objecting to and/or supporting the MDA policies in the Winchester and Havant Local Plans, to let them know that the application has been received by the local authorities. The newsletter will set out where people can see the proposals and how they can comment on them. Copies of the newsletter will also be distributed in public places, including local shops and businesses; Waterlooville library; Denmead Community Centre; Service Point, Hermitage House; and Council offices. Households immediately affected by the proposals will be sent formal notification under the local authorities' statutory obligation to inform immediate neighbours of planning applications.
- 3.2. Two local exhibitions are proposed to be held at Waterlooville Library and Denmead Community Centre (dates to be confirmed). Officers will co-ordinate the arrangements for the exhibitions but the exhibition material will primarily be provided by the developer, George Wimpey, and not the Council. Officers will be present at advanced, publicised times to help with public queries where possible. Large posters advertising the receipt of the planning application and exhibitions will be placed in the foyer of Waitrose and Asda, in Waterlooville.
- 3.3. Copies of the applications and supporting material will be available for public scrutiny at the planning offices of Winchester City Council or Havant Borough Council or direct via the Councils' web-pages. Additionally copies of the application will be placed at Service Point Hermitage House, Waterlooville Library and Denmead Community Centre.

OTHER CONSIDERATIONS:

4 CORPORATE STRATEGY (RELEVANCE TO):

- 4.1. Winchester City Council's Corporate Priorities 2005 - 2008 includes six key service areas relating to the provision of affordable homes in safe and pleasant environments; community safety; minimising pollution and waste and making efficient use of resources; social inclusion; economic prosperity and; improving access to cultural and sporting activities.
- 4.2. Havant Borough Council's Corporate Strategy 2003 -2008 has similar focus relating to planning the community's land use and development; strengthening the economy,

enhancing the environment, making safer & healthier communities; enabling better housing, working with young people and supporting the improvement of educational achievement in the Borough.

- 4.3 Building a sustainable community at Waterloooville will directly help both Councils to achieve their corporate objectives.

5 RESOURCE IMPLICATIONS:

- 5.1 There are no significant resource implications at this stage. There will be potential resource implications for both local authorities in dealing with the planning applications.

BACKGROUND DOCUMENTS:

None

APPENDICES:

None