

WEST OF WATERLOOVILLE FORUM

3 October 2005

FUTURE MASTERPLANNING ARRANGEMENTS

REPORT OF THE CHIEF EXECUTIVE'S UNIT – WINCHESTER CITY COUNCIL AND
HEAD OF PLANNING AND DEVELOPMENT SERVICES – HAVANT BOROUGH COUNCIL

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RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

New, joint working arrangements between the local authorities and development interests have recently been established to take forward the masterplanning work for the Major Development Area. This report explains why new arrangements are necessary, what the new arrangements are and the sets out the timetable and key tasks that will be undertaken by a new Steering Group and Project Task Teams. The completion of the work programme set out below is fundamental to enable the local authorities to be in the position to satisfactorily determine future outline planning applications.

The Forum is asked to agree the new arrangements and to reaffirm the local authorities' view that the masterplanning work to date is not completed or to an acceptable standard in certain respects. Members are further asked to ensure that the necessary resources are available in both Councils, including officer support, to take the work forward as quickly as possible.

RECOMMENDATIONS:

1. That the Forum endorse the new masterplanning arrangements and key areas of work as a means to take forward the Major Development Area proposals to deliver the Councils' Vision and Development Objectives for a high quality, sustainable new

community at Waterloooville;

2. That the Forum reaffirms the importance of completing the outstanding masterplanning work, and that this is fundamental to dealing properly with outline planning applications and to enable the development to proceed.
3. That resources, including officer time, be made available in both authorities to enable the work to be completed swiftly and to a high standard.

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DETAIL:

1.0 Introduction

- 1.1 New, joint working arrangements between the local authorities and development interests have recently been established to take forward the masterplanning work for the Major Development Area. This report explains why new arrangements are necessary, what the new arrangements are and the sets out the timetable and key tasks that will be undertaken by a new Steering Group and Project Task Teams. The completion of the work programme set out below is fundamental so that the local authorities can be in the position to satisfactorily determine outline planning applications.
- 1.2. The Forum is asked to agree the new arrangements as a means of reaffirming the local authorities' view that current masterplanning work to date is not completed to an acceptable standard in certain respects. Members are further recommended to make the necessary resources available in both Councils, including officer support, to take the work forward as quickly as possible.

2.0 Background

- 2.1 Members will recall that previously the Councils worked successfully with the development interests and local stakeholders to prepare the Masterplan Framework layout which was adopted April 2004 and which now forms the basis of the policies in the respective emerging Winchester and Havant Local Plans. This Framework is a simple land use plan indicating where broad land uses should be accommodated within the site, including housing, the new employment areas, mixed use and new local centre.
- 2.2 The local authorities subsequently agreed a Masterplan Brief with the developers which set out how the process of partnership working would take place with the aim of producing a more detailed and comprehensive masterplan for the whole development. Unfortunately, this partnership approach to masterplanning broke down shortly after the Brief was agreed. Joint working relationships between the two developers, George Wimpey and the Grainger Trust stalled and the local authorities were tied up with the pressures of Winchester's Local Plan Inquiry. As a result, the two developers continued to work up detailed proposals, generally in accordance with the Masterplan Framework, as the basis for outline planning applications, but independently from each other or the local authorities.
- 2.3 George Wimpey has now submitted an outline application for development of the northern part of the MDA (Old Park Farm) accompanied by a Masterplan for this part

of the site. There was little consultation with the local authorities prior to its submission.

2.4 The Grainger Trust also prepared a draft Masterplan covering the whole site which was presented to the last meeting of the Forum and which will eventually form the basis for the outline planning application which the Grainger Trust is now keen to submit.

2.5 The result of this divergence of approach to the masterplanning work between the Grainger Trust, Wimpey and the local authorities means that there is currently no single, comprehensive Masterplan for the MDA agreed by the Local Authorities, developers and key stakeholders that the local authorities can be confident will deliver the high quality, sustainable and exemplar new community to which they aspire. In particular, at present:

- there is a lack of a fully co-ordinated and comprehensive approach to planning for the development by the two developers, although both masterplans do broadly accord with the Masterplan Framework agreed;
- there are crucial components of the Masterplan missing, not least a comprehensive phasing and implementation plan which identifies the infrastructure requirements and the means and timing for its delivery;
- plans for the satisfactory integration of the MDA with the town centre still need to be worked up and agreed in the light of the Inspector's recommendations on the Winchester District Local Plan;
- there has been no stakeholder involvement in the process of developing the two masterplans
- there are other aspects relating to urban design, transport and affordable housing that need to be urgently addressed.

2.6 There has therefore been an urgent need for the local authorities and developers to review how far the masterplanning work has advanced and how the local authorities and developers can best move forward from the current position to address the current inadequacies and gaps in the emerging proposals from the Grainger Trust and Wimpey. The successful creation and implementation of a comprehensive Masterplan does require a partnership approach. Indeed, it will be extremely difficult to take the project forward in the absence of a genuine commitment to partnership working. However, given the difficulties experienced so far in developing a Masterplan approach, and the absence of any meaningful stakeholder involvement in the recent stages of the Masterplan development, it has become clear to the Councils that they must take a more proactive role.

3.0. **New Masterplanning Arrangements**

3.1 Accordingly, a new Project Steering Group has been set up at Director-level, headed by the Director of Development Services at Winchester City Council which also includes:

Head of Planning and Development, Havant Borough Council
 Assistant Director of Environment, Hampshire County Council
 Director for Grainger Trust
 Strategic Land Manager for Wimpey
 ATLAS (Advisory Team for Large Applications - supported by English Partnerships)

Planning Consultants for Wimpey and the Grainger Trust
MDA Project Leaders

- 3.2 New terms of reference have been drawn up and agreed by the Steering Group which are attached at Appendix One. At Appendix Two is a leaflet explaining the role of ATLAS in assisting the local authorities and developers to work successfully in partnership.
- 3.3 The first task of the Steering Group has been to draw up and agree the 'Vision and Development Objectives' which restates the local authorities' and developers' aspirations to create a high quality, sustainable new community. The 'Vision and Objectives' are the subject of a separate report to this Forum meeting. This document sets the benchmark for the masterplanning work and has helped to establish what further work is required to address current gaps in the developers' proposals and where further details and clarification is required of the developers' approach across a wide range of issues.
- 3.4 The Steering Group has now agreed a future work programme to be carried out by six new Project Task Teams. This masterplanning work is fundamental to ensure that a high quality, sustainable new community will be delivered in a co-ordinated manner. Until this work is completed, the local authorities will not be in a position to satisfactorily deal with outline planning applications and the development will be unable to commence.
- 3.5 The six Project Task Teams will carry out the following work:
- 3.6 **1. Integration with Waterlooville**
- Develop a clear strategy and overall rationale for integration showing major land use configuration, detailing physical works to Maurespas Way and indicating pedestrian and cycle links. The strategy and overall rationale should be accompanied by 3-D drawings, plans, sections and other illustrations to demonstrate visually how integration will be achieved.
- 3.7 **2. Mixed-use/Employment**
- Seek external, independent advice on the mix, type and extent of employment provision proposed including an assessment of whether it can be realistically delivered, particularly proposals for mix use areas.
 - Discuss and agree, broadly, the optimum location within the employment area for the different types of employment uses taking account of traffic, environmental and design implications and to identify and safeguard :
 - a site for a Household Waste Recycling Centre (1.25ha) and
 - a site for a Resource Recovery park (2ha)
 - appropriate points of access to Brambles Business Park from the MDA employment area
- 3.8 **3. Infrastructure**
- Prepare a Community Development Strategy identifying community infrastructure requirements and local employment needs and including an implementation plan for the delivery of on-site community facilities.

- Prepare a comprehensive development programme for the whole development to ensure the necessary infrastructure is delivered in a coherent manner. The role of the different agencies that will be responsible for providing and or managing the different pieces of infrastructure needs to be explicitly set out. The Strategy should include a risk assessment of the consequences of delays in either completing different parts of the development or providing individual items of infrastructure.
- Draw up and subsequently agree draft heads of terms of planning obligations for infrastructure provision with developers.
- Draw up a Management Plan for the hierarchy of green spaces within the site, including both formal and informal recreation space.

3.9 **4. Housing**

- Discuss the proportion, mix and tenure of affordable housing and resolve delivery and long term management mechanisms.

3.10. **5. Transport**

- Agree the alignment of Southern Access Road and resolve where the road will join London Road south
- Oversee an assessment of the impact of development at all key locations within the road network as the basis for a Transport Assessment and agree a package of measures to mitigate the impact.
- Set out a package of sustainable transport measures and requirements aimed at achieving modal shift towards more sustainable travel patterns for negotiation
- Agree a parking and public transport strategy.

3.11 **6. Urban Design**

- Review the urban design framework for the MDA currently proposed, including character area plans for residential, mixed use and employment areas; the landscape and open space strategy; hierarchy and design of streets and routes
- Set out sustainable design standards for building construction, layout, energy efficiency, water conservation and SUDs for negotiation
- Discuss and agree the design and layout of the Local Centre and mixed use areas at Hambledon Road and draw up illustrative options.

4.0 **Work Programme**

- 4.1 A provisional timetable and work programme has been drawn up which envisages completion of the key tasks set out above by January 2006. The Steering Group will meet every month to receive progress reports and sign off project work. The Forum will receive regular progress reports and be asked to review and consider the implications for the masterplan.

- 4.2 In the meantime, Wimpey has accepted that its outline planning application can only be progressed under the umbrella of the new masterplanning arrangements. Subject to satisfactory progress by the Project Task Team, Wimpey is content for further detailed negotiations in respect of its application to be conducted in line with the current work programme and its key outputs and has thereby accepted that the local authorities are not in a position to determine the application at the present time.
- 4.3 Officers have further requested that the Grainger Trust hold back submission of its outline planning application pending completion of the work by the Project Task Teams to ensure that the application once submitted can be dealt with expediently. The Grainger Trust has not yet indicated a firm commitment to hold back their application but is fully participating in the Steering Group and Project Task Teams.

OTHER CONSIDERATIONS:

5.0 CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 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.
- 5.2 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.
- 5.3 Building a sustainable community at Waterlooville will directly help both Councils to achieve their corporate objectives.

6.0 RESOURCE IMPLICATIONS:

- 6.1 There is the need for resources, including officer support, to be made available to enable the work programme to be completed quickly. External consultancy advice is likely to be needed, particularly to assist with further work on employment issues.

BACKGROUND DOCUMENTS:

None

APPENDICES:

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| Appendix One | Terms of Reference for the Steering Group |
| Appendix Two | ATLAS information sheet. |