

WEST OF WATERLOOVILLE FORUM

3 October 2005

VISION AND OBJECTIVES FOR THE NEW COMMUNITY

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:

A Vision and set of Development Objectives have been prepared to provide a clear indication of the local authorities' and developer's aspiration to create a sustainable, high quality new community at Waterlooville and what this means in practice. The Forum is asked to consider and agree the Vision and Development Objectives to guide the remainder of the masterplanning and future development control processes for the West of Waterlooville Major Development Area.

RECOMMENDATIONS:

- 1 That the Vision and set of Development Objectives set out in Appendix One be agreed as a definitive statement of the local authorities' aspirations for the West of Waterlooville Major Development Area;

- 2 That Vision and Development Objectives once agreed be used :
 - a) to advise and guide future masterplanning work;
 - b) to assess how far subsequent masterplan proposals provide a robust framework to deliver the kind of community to which it is aspired;
 - c) to assess how far outline planning applications provide sufficient detail to provide

confidence that an appropriate framework is in place to facilitate delivery of development objectives through subsequent 'reserved matters' applications.

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DETAIL:

1.0 Introduction

- 1.1 Following concern expressed by Councillors and officers of the local authorities involved in the development of the West of Waterlooville MDA about the slow progress in bringing forward the development of West of Waterlooville, the decision was taken in the summer of this year to re-focus the efforts of the local authorities, developers, local community and other partner organisations (the stakeholders) by re-stating the vision and development objectives for the MDA and re-establishing the project working between the authorities and the developers which had effectively come to a standstill in 2004.
- 1.2 In order to create a successful and sustainable new community as an urban extension to Waterlooville, the local authorities, developers, local community and other partner organisations (the stakeholders) must have a common understanding and ownership of a vision for the new community i.e. what kind of place will the new community be? Secondly, clear development objectives to realise that vision must then be put in place, setting out how development at West of Waterlooville will become part of a successful Waterlooville Community and deliver high quality sustainable development. Success will ultimately be measured against the objectives set for the development.
- 1.3 An emerging Vision and set of Development Objectives are attached at Appendix One. The aim and purpose of these is to provide a clear indication of the high aspirations that the local authorities and developers have for the new development. All development objectives will need to be thoroughly assessed and tested through the masterplan process in response to site context and identified constraints and opportunities. Clear justification must be set out within masterplan proposals to explain the rationale and approach taken in respect of each of the matters to ensure that a high quality, sustainable new community is delivered. The design solution should draw connections between the full range of objectives.
- 1.4 The West of Waterlooville Forum is asked to provide an input to the emerging Vision and Development Objectives with a view to agreeing a commonly shared statement which can guide the future masterplanning process. This framework, once agreed, will be used by the local authorities as a tool to help assess how far masterplan proposals have satisfactorily addressed each development objective and provided a robust framework to deliver the kind of community to which it is aspired.
- 1.5 In considering outline planning applications, local authorities will need to reach a view on whether sufficient detail has been included within the masterplan to be confident

that an appropriate framework is in place to facilitate delivery of development objectives through subsequent reserved matters applications.

- 1.6 Winchester City Council and Havant Borough Council have initiated a Project Steering Group with a membership from the local authorities and the development interests to take forward the masterplanning work for the West of Waterlooville Major Development Area. A comprehensive masterplan and management strategy for delivery underpinning planning applications is considered essential to achieve the Council's vision for a sustainable, high quality new community. A successful masterplan process will bring local stakeholders together, manage competing objectives, be transparent about constraints, manage expectations, be clear about choices and broker consensus.

OTHER CONSIDERATIONS:

2.0 CORPORATE STRATEGY (RELEVANCE TO):

- 2.1 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.
- 2.2 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.
- 2.3 Building a sustainable community at Waterlooville will directly help both Councils to achieve their corporate objectives.

3.0 RESOURCE IMPLICATIONS:

None

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix One: Vision and Development Objectives, West of Waterlooville Major Development Area.