

WEST OF WATERLOOVILLE FORUM

8 December 2005

GENERAL PROGRESS REPORT

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

Contact Officer: Nigel Green Tel No: 01962 848562 ngreen@winchester.gov.uk

RECENT REFERENCES:

Update report to previous Forum on 3 October 2005.

EXECUTIVE SUMMARY:

This report updates the Forum on the progress made towards completing the work of developing a comprehensive masterplan, and outlines a number of outstanding issues that will need to be addressed prior to submission of the Planning Applications for the MDA. It also outlines the consultation process that will be undertaken upon receipt of the Planning Applications, expected in January 2006.

RECOMMENDATION:

That the Forum notes the progress made and the issues on which further work is required.

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1. Introduction

- 1.1. At the last meeting of the Forum on 3rd October 2005 Members endorsed the process that had recently been put in place to facilitate future masterplanning arrangements. This involved establishing a Steering Group Chaired by Winchester City Council's Director of Development, and comprising senior officers of the three local authorities, together with board level representation by the development interests and a representative from the Advisory Team for Large Applications (ATLAS). Reporting to this group and undertaking the more detailed technical work are five Project Teams.
- 1.2. There are separate reports on the agenda setting out the progress on transport and community development issues. Progress by the Project Teams who are considering the masterplan and integration; employment; affordable housing and infrastructure issues, has been good and the work should be completed as per the agreed timetable to enable Grainger Trust to submit and Wimpey to resubmit their planning applications early in the New Year.
- 1.3. However there is still a substantial amount of work to be completed, and a number of issues remain to be resolved. It is therefore anticipated that a further meeting of the Forum will be required early in January 2006 to review the completed work prior to the planning applications being made.

2. Masterplans

- 2.1. The planning application submitted by Wimpey at Old Park Farm was accompanied by a masterplan covering the land within their interest. A number of criticisms of the Wimpey masterplan were made, not least that in order for the two local authorities to determine the application there needed to be a comprehensive masterplan which set out the phasing and wider infrastructure needs for the whole MDA.
- 2.2. Since the West of Waterlooville Steering Group and Project Teams were established the two development interests have been working together to address these concerns. It is anticipated that the application to be submitted by Grainger Trust will be accompanied by a comprehensive masterplan for the whole MDA, together with an indication of the on-site and off-site infrastructure needs of the MDA, and a phasing and implementation plan.
- 2.3. In addition Grainger Trust is also preparing, as part of their masterplan, illustrative material to give an indication of the design parameters for the future development of the MDA, including indicative layouts and elevations for key elements of their scheme. While it is accepted that both applications will be in outline, there needs to be a firm degree of certainty that the shared aspiration that the MDA provides an exemplar of sustainable design is carried through to the detailed design stage.

- 2.4. Work is also progressing to address some of the comments received through the consultations on the planning application at Old Park Farm. The revised Wimpey masterplan will then be read alongside the comprehensive masterplan prepared by Grainger Trust, and will provide significantly more information on the nature of the development of that part of the MDA. It is expected that a review of the progress on developing the two masterplans will be brought to the next meeting of the Forum.
- 2.5. It is anticipated that Grainger Trust will submit their planning application early in January 2006, and that Wimpey will submit revisions to their current application at the same time. It is therefore expected that a joint consultation exercise will be undertaken to publicise and seek comments on both applications which will cover the whole MDA. However it should be emphasised that the timing of the submission of any planning applications is at the discretion of the developers.
- 2.6. In addition to the normal statutory consultations, site notices and newspaper advertisements, it is intended that a newsletter is prepared, and a series of public exhibitions are held in appropriate locations. Details of the applications will also be published on the two Councils' web-sites.
- 2.7. Once the applications have been received a newsletter will be prepared and widely circulated to inform stakeholders of the broad content of the applications, give advice as to where the applications can be viewed and set out where they should submit their comments to and by when. It will also give details of the forthcoming Public Exhibitions.
- 2.8. The exhibitions will be held in both Waterlooville town centre, possibly at the WACA building, and in Denmead. However the exact venue for the exhibitions is still to be determined. It is anticipated that at certain advertised times throughout the day and weekends, staff will be on hand to explain the proposals and answer questions.
- 2.9. The consultation period is likely run through to the end of March, after which Winchester and Havant Councils' Planning Development Control Committees will determine the outline planning applications. The date of any future meeting to consider the applications can only be set once the results of the consultation exercise are known and whether as a consequence any further amendments to the schemes are required, but detailed arrangements for the Committees will be widely publicised in advance.

3. Outstanding Issues

- 3.1 Open Spaces; further work is needed to resolve management and maintenance of the open spaces within the site, including agreeing the open space strategy. This work is ongoing and should be completed early in the New Year.
- 3.2 Affordable Housing; discussions with the two developers are continuing to resolve the quantity and long term management issues associated with affordable housing provision. The local authorities are producing draft objectives for the provision of affordable housing to clarify their requirements as the basis for further negotiations with the developers. In due course the objectives will be discussed with the Housing Corporation, Government Office for the South East (GOSE) and Regional Housing Boards with a view to seeking wider endorsement of the overall strategy and approach.

- 3.3 Household waste recycling centre; Hampshire County Council has confirmed that it is no longer requiring the current applications to allocate a site for a Resource Centre. However a site will be required to relocate the existing household waste recycling centre. The precise requirements for this facility are the subject of current discussions with the developers, and officers are seeking a safeguarded site for the facility through outline planning applications. The results of these negotiations will be reported to the next Forum meeting.
- 3.4 Head of Terms for the S106; progress has been slow on finalising the draft heads of terms for the S106 for discussion with the developers due to the volume of work on key masterplan issues being dealt with through the Project Teams. Now that this work is nearing completion, officer time will be available to advance this area of work swiftly in the New Year.

APPENDICES:

None