

WEST OF WATERLOOVILLE FORUM

9 March 2005

NEW TERMS OF REFERENCE AND FUTURE WORK PROGRAMME

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:

WWF11 - Major Development Draft Masterplan - 15 April 2004

WWF10 - Major Development Area Masterplan Brief - 12 November 2003

WWF5 - Major Development Area Masterplan Progress Report - 21 October 2003

EXECUTIVE SUMMARY:

This report sets out proposed revised Terms of Reference for the Forum and recommends a future work programme and timetable.

RECOMMENDATIONS:

- 1 That the revised Terms of Reference be endorsed;
- 2 That the future work programme and timetable be agreed.

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DETAIL:

1 Introduction

- 1.1 This report sets out the proposed new terms of reference for the Forum, attached at Appendix One. The procedures for public participation, previously agreed by the Forum at its meeting on 15 April 2004, are also included for information. The report then goes on to discuss the future work programme and recommends which key areas of work should be taken forward by the Forum.

2. Revised Terms of Reference

- 2.1 The preparation of the preferred Masterplan layout and its agreement in April 2004 met the original terms of reference set out for the Forum. There is, however, still much to be done to deliver the successful implementation of the MDA. As the work moves into a new phase, there is an identified on-going need for the Forum to meet to guide the decision making process. Accordingly new terms of reference have been drawn up for ratification by the Forum, attached at Appendix One. The public participation procedures already agreed by the Forum are also attached for completeness.

3. Future Work Programme

- 3.1 To date the Forum has concentrated its efforts on reaching agreement on a Masterplan layout for the new development showing the physical orientation of development and pattern of land uses in line with the agreed Masterplan Brief. A preferred Masterplan Layout was agreed by the Forum on 15 April 2004.
- 3.2 The challenge now is to consider how that land use layout will translate into a living and working sustainable community. The new Planning Policy Statement 1: Delivering Sustainable Development lays down a challenge to local authorities to play a more proactive role in facilitating and promoting the implementation of good quality development. It stresses the importance of building strong, vibrant and sustainable communities with an emphasis on social inclusion and cohesion, good design and community involvement.
- 3.3 There is an opportunity to build upon the existing strength of the local community and to nurture a new quadrant of the town which is physically, economically and socially integrated with Waterlooville. For this to happen, there must be a clear and agreed understanding of the type of place that Waterlooville could be in the future and proper

consideration of the role and character of the new community in helping to deliver this long term vision.

- 3.4 So, how can the local authorities and their public and private partners build an integrated and sustainable community? What needs to be done and who needs to be involved? Set out below are a number of suggested areas of work to help move this process forward.

Key Areas of Work

Delivering the New Communities Needs

- 3.5 A long list of infrastructure requirements to support the new community has already been drawn up and initially considered by Members. A separate report to this Forum starts to consider how this list should be prioritised. Many of the items on the list are necessities to enable the development to proceed – new roads, footpaths, utility connections. Others flow from environmental mitigation. However, other requirements are directly related to the new community's economic and social needs – creation of jobs; health; education; shops; leisure and open space; and sport and recreation.
- 3.6 Delivering this agenda is critical to 'building' a vibrant and sustainable community. Further liaison and partnership working with public and private sector providers is required to quantify and justify these new facilities and services; to identify linkages between key facilities (both proposed and existing), to resolve long term management issues and consider ways to engage the community in new and existing social networks. Affordable housing has been identified as one key priority and negotiations are ongoing regarding the amount and type of affordable housing provision that ought to be secured.
- 3.7 This whole area of work will need to be completed swiftly to advise the consideration of the forthcoming planning applications and the drawing up of legal agreements to secure appropriate developer contributions. It will need to be carried out in conjunction with work to identify the detailed transport and other hard infrastructure requirements.

Timing and Phasing

- 3.8 Identifying a community package of infrastructure requirements is the first step, however, the timing, phasing and delivery of facilities and services in step with new housing development will be important to quickly establish a sense of community and belonging amongst new residents and to ensure the services they need are in place at the right time. In discussion with public and private providers and the development interests, an integrated implementation programme must be prepared and agreed as part of the development control process indicating when and how facilities and services are to be delivered, by whom and arrangements for long term management. There may be opportunities to exploit existing delivery programmes and sources of public and private finance to help facilitate and deliver community infrastructure and other sustainable objectives, for example through partnership working with SEEDA (South East England Development Agency). These opportunities must be fully explored.

Learning from Best Practice

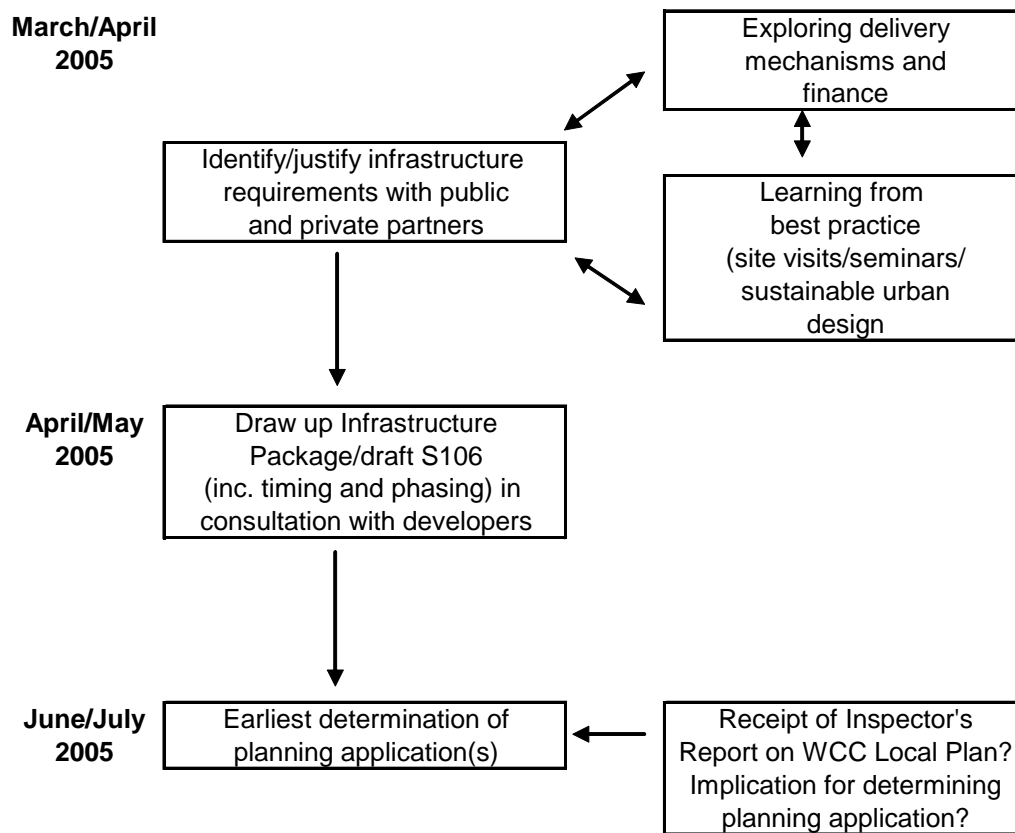
- 3.9 There is much to be learnt from the experiences of other local authorities in planning for and delivering sustainable new communities. What has been achieved elsewhere? What ought the Forum strive to deliver in terms of high quality and sustainable design? As well as protecting and enhancing the environment, local authorities are also instructed to promote resource and energy efficient buildings, sustainable use of water resources, use of sustainable drainage systems, community heating schemes and so on. What ought the local authorities expect from a comprehensive developer-led Masterplan? It is recommended that the Forum visit other major development projects to help guide its decision making on the quality and nature of development that it is reasonable to expect at Waterlooville.

Planning Applications

- 3.10 A Planning Application for development at Old Park Farm is expected to be submitted imminently. An Application for the remainder of the site is expected in the summer 2005. A separate report deals with this matter in detail, however the processing and consideration of the application, including drawing up a Section 106 agreement in conjunction with the work outline above will be time consuming for officers and in due course Members and will be a key priority. The local authorities will need to reach a decision on whether to grant planning permission for the new development, ideally, within 16 weeks.
- 3.11 The Inspector's report on the Winchester District Local Plan Review is not expected until summer 2005. The report's recommendations will be essential to help Winchester City Council resolve some major outstanding objections to the MDA proposals, particularly in relation to affordable housing provision and the integration of the MDA with Waterlooville Town Centre (the closure or otherwise of Maurepas Way).
- 3.12 The timing of the receipt of the Inspector's report will therefore be critical to the authorities' consideration of the planning application(s) and agreement on developer contributions. Without prejudice, it could be viewed as premature for the authorities to reach a decision on the planning application(s) in advance of the receipt and consideration of the Inspector's recommendations. This is an important matter that the planning authorities will need to reach a view on in due course taking all relevant factors into consideration.

Work Timetable

- 4.1 The local authorities will need to reach a decision on whether to grant planning permission for development at Old Park Farm, ideally within 16 weeks of the application being received. This may be around mid June 2005. It is proposed to take update reports to the Forum in **early May 2005** proposing an infrastructure package and including provisional arrangements for phasing and timing. A separate report will deal with affordable housing. This meeting will include presentations as appropriate by public and private sector partners. Officers will endeavour to arrange Member visits to other exemplar major developments in early April 2005. The proposed work programme is accordingly set out below:



OTHER CONSIDERATIONS:

5. 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. RESOURCE IMPLICATIONS:

- 6.1 There are no other 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:

1. Revised Terms of Reference and Public Participation Procedure