

CABINET

12 November 2009

PROPOSED NORTH WHITELEY DEVELOPMENT FORUM

REPORT OF THE CORPORATE DIRECTOR (OPERATIONS)

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RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The report proposes the establishment of a North Whiteley Development Forum to provide a mechanism for local elected members and the wider community to contribute to and shape the development process for the proposed Major Development Area north of Whiteley.

RECOMMENDATION:

That the North Whiteley Development Forum be established with the terms of reference and membership as described in the report.

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##### DETAIL:

##### 1 Introduction

- 1.1 The City Council's emerging core strategy proposes the allocation of an area of new development to the north of the existing Whiteley settlement, the North Whiteley MDA. This proposed allocation of approximately 3000 dwellings is consistent with the agreed strategy for the Partnership for Urban South Hampshire (PUSH) and the South East Plan.
- 1.2 Although it would be overstating the position to say that the proposal is uncontentious, the extensive consultation on the core strategy has generated very little local opposition to the principle of development, provided that the infrastructure necessary to support the housing numbers and its impact on existing problems in Whiteley is properly provided for. This is, of course, entirely consistent with the objectives of the local planning authority and, to a large extent, those of the development interests.
- 1.3 Further development at Whiteley would present the opportunity to resolve some existing problems and to create a settlement of sufficient size to meet many of its own needs – a key sustainability objective. This is also the thinking behind the proposed redevelopment of the Whiteley Outlet Shopping Village as a 'proper' town centre for an extended Whiteley.
- 1.4 Given the likely planning position and what would appear to be the "in principle" view of the local community, the development of an MDA at Whiteley is a likely prospect under any regulatory environment. This is also the view of the development interests who have control of the land that will form part of the MDA. It is a matter of public record that they are considering an early planning application and have made clear their wish to consult fully with the local community, indeed some consultations have already taken place.
- 1.5 To be acceptable any development will have to address complex issues such as integration with the existing community, transport impacts, phasing, ecological and environmental impacts and so on. All of these will be fully and properly dealt with through the planning process. However, there are options and alternatives on many issues which have to be weighed up before formal applications are made. Engaging with the community to understand which of

these are preferred, how they are to be phased and when they may happen are important elements in making a good place to live in.

- 1.6 Given the likely timetable for a planning application it is important that a formal mechanism for community engagement is put in place. It is proposed to follow the successful model for West of Waterlooville and to establish a North Whiteley Development Forum with the following terms of reference:

The Forum is to act as an informal advisory body to allow the members of the Forum to discuss and engage with the public on the following issues, and advise the relevant authorities accordingly:-

- *Advise upon a vision for the development of the MDA at north Whiteley which will act as a template for the master planning process and subsequent planning applications and keep this under review.*
- *Provide a response to key issues and options arising during the course of planning for and delivering the extension to the community at Whiteley, with input from local authorities, community groups and development interests.*
- *Act as sounding board where ideas, options and issues relating to the development can be considered before becoming part of the formal planning process.*
- *Develop for consideration by the relevant authorities a community development strategy for the MDA.*
- *Consider and advise upon the community infrastructure required to support and integrate the new and existing communities.*
- *Consider good practice from development elsewhere and consider key findings for inclusion in the master planning process.*
- *Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets.*
- *Review progress reports on the development of the masterplan and relevant planning applications.*

- 1.7 The membership of the Forum is proposed as follows:

- Winchester City Council (4 representatives - including chairman of the Forum)
- Hampshire County Council (2 representatives)
- Fareham Borough Council (1 representative)
- Whiteley Parish Council (1 representative)
- Curdridge Parish Council (1 representative)

- 1.8 Although parish councils are not represented formally on the West of Waterlooville forum, this is because for all practical purposes the development area is an extension of Waterlooville town centre rather than a greenfield development in Boarhunt and Southwick parish and therefore the impact on the parish itself is marginal. In the case of North Whiteley there will be a very great deal of interest from existing residents in Whiteley parish and on Curdridge parish in which the development will actually be constructed. Including parish council representatives therefore seems appropriate to ensure input from all three tiers of local government.
- 1.9 The other aspects of the operation of the forum are proposed to mirror those of the West of Waterlooville Forum. Its first meeting will probably be called before Christmas 2009 and it will meet on an 'as necessary' basis thereafter as the development process progresses.
- 1.10 It should be stressed that the existence and operation of the Forum will not prejudice the position of the City Council as local planning authority which will consider all aspects of any planning applications on their merits.

#### OTHER CONSIDERATIONS:

#### 2 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 2.1 The establishment of a Forum is seen as an important mechanism to help achieve all of the desired outcomes in the Sustainable Community Strategy for the existing residents of Whiteley and through the spatial planning of the MDA.

#### 3 RESOURCE IMPLICATIONS:

- 3.1 The Forum itself will have no budget and will not make spending decisions. The organisation of meetings, hire of rooms etc will have a small cost which can be accommodated within existing budgets. It will require support from Democratic Services which will have to be prioritised against other pressures on resources within that service.

#### 4 RISK MANAGEMENT ISSUES

- 4.1 The Forum is an advisory body only and there are not considered to be any financial or policy risks associated with the Forum itself. The existence of a Forum is likely to be helpful to the progress of the MDA both in quality of outcome and timescale.

BACKGROUND DOCUMENTS: None

APPENDICES: None