



Report to the Executive for Decision 25 July 2011

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| Portfolio: | Strategic Planning and Environment |
| Subject: | Response to Winchester City Council's 'Plans for Places after Blueprint' Consultation |
| Report of: | Director of Planning and Environment |
| Strategy/Policy: | Fareham Local Development Framework |
| Corporate Objective: | Protect and Enhance the Environment |
| | Maintain and Extend Prosperity |
| | A safe and healthy place to live and work |
| | Leisure for health and fun |
| | A balanced housing market |
| | Strong and inclusive communities |
| | Dynamic, prudent and progressive Council |

Purpose:

To present the elements of the 'Plans for Places...after Blueprint' consultation document which are of relevance to Fareham Borough and proposes a response.

Executive summary:

'Plans for Places...after Blueprint' sets out draft planning strategies for the whole of the Winchester District, taking into account feedback from the Blueprint consultation held in 2010, and revised and up-dated technical evidence. There are three issues of particular relevance to Fareham Borough that are worthy of comment:

- (a) the approach to planning for new development at North Whiteley;
- (b) how the land between the North of Fareham Strategic Development Area and the settlements in Winchester District is regarded; and
- (c) the housing targets for Winchester District in the light of the impending South Hampshire Strategy review and a revised Plan period for 2011-2031.

Recommendation:

That the Executive agrees that:

- (a) the comments set out in paragraphs 6-10, 12-14 and 15 of the Executive Briefing Paper be submitted to Winchester City Council; and
- (b) that Winchester City Council be requested to review the membership of the North Whiteley Development Forum in order to enhance the elected Member representation from the Fareham area.

Reason:

To ensure that Fareham's strategic planning interests with regard to Whiteley and the North of Fareham Strategic Development Area and the interests of existing Whiteley residents are not compromised.

Cost of proposals:

This report has no financial implications for Fareham Borough Council.

- Appendices A:** [Plans for Places...after Blueprint - The Places...South Hampshire Urban Areas;](#)
B: [Extracts from Winchester District Development Framework - Infrastructure Study - Evidence Base Document - June 2011.](#)

Background papers: None



FAREHAM BOROUGH
COUNCIL

www.fareham.gov.uk

Executive Briefing Paper

Date: 25 July 2011

Subject: Response to Winchester City Council's 'Plans for Places after Blueprint' Consultation

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. The purpose of 'Plans for Places...*after Blueprint*' is to consider the responses to Blueprint from both residents and businesses and suggests how these are translated into a development strategy for the Winchester District up to 2031.
2. It forms part of the Winchester District Local Development Framework (LDF) and bridges the gap between the Core Strategy Preferred Option published in May 2009 and the next version to be published by the end of 2011. Plans for Places sets out in non-technical terms what the City Council thinks the policies for the Core Strategy might be, together with the proposed development strategies for the District, suggesting where and how much development should be planned for.
3. The consultation period runs from 27 June 2011 to 5pm on 8 August 2011.

BACKGROUND

4. This Council was previously consulted on Winchester City Council's emerging LDF Core Strategy, most recently the 'Preferred Option' version in May 2009. The Executive at its meeting on 15th June 2009 agreed a response to that document. Since then Winchester City Council has been reassessing development needs and undertook a public consultation exercise in late 2010 called 'Blueprint'. Having considered the responses to that consultation, together with an updated Council's evidence base including an Infrastructure Study and a Housing Technical Paper, there is now considered to be a need to provide 11,000 new homes across the Winchester District over the next 20 years.

PROPOSALS AFFECTING FAREHAM BOROUGH

5. The section within the 'Plans for Places...*after Blueprint*' document of greatest relevance to Fareham Borough is section 6, 'The Places...South Hampshire Urban Areas', a copy of which is attached at Appendix A. There are three issues that are worthy of comment, with the proposed responses contained in the paragraphs below.

(a) North Whiteley

6. Paragraph 6.3 proposes about 3,000 dwellings and summarises the necessary infrastructure including transport (junction and road improvements, pedestrian and cycle links, bus priority measures and infrastructure, contributions to public transport services) and schools (pre-school, 2 primary schools, 1 secondary school). The paragraph goes on to say that a planning application has not yet been submitted for the North Whiteley development and this list is therefore for guidance only at this stage. This Council would agree that the provision of timely infrastructure is a key consideration, and that it is essential to ensure that the necessary infrastructure is delivered at the right stages of the development. However, it is considered that it should be for the Core Strategy, based on studies and evidence from service providers, to set out what infrastructure is required and when, rather than for the planning application to dictate. Such an approach should provide more planning certainty as to the identification and delivery of infrastructure to all parties, including the residents of Fareham Borough.

Transport Access Arrangements

7. The Infrastructure Study, an extract of which is attached at Appendix B, lists in detail the transport measures that are under consideration by Winchester City Council (and presumably Hampshire County Council as Highway Authority) for the North Whiteley development. Whilst the completion of Whiteley Way is listed there is no reference to Rookery Avenue. The identification of Rookery Avenue as the means of providing a southern access and distributor link between Whiteley Way and Botley Road, as part of the overall transport access strategy for the settlement of Whiteley (both within Fareham Borough and Winchester District) is longstanding, having been included in the Fareham Borough Local Plan Review 2000. It is therefore clearly appropriate for the role and delivery of Rookery Avenue to be fully considered as part of determining the transport access strategy that accompanies the North Whiteley development, notwithstanding the presently unresolved land assembly and funding issues associated with its delivery. Similarly this Council considers that the issue of whether the bus gate on Yew Tree Drive should be opened to all vehicular traffic can only be properly considered in relation to the planning of the North Whiteley development, given the major impact that the development will have on traffic levels and flows across the wider settlement and environs.

8. In particular, Winchester City Council's attention is drawn to the Fareham Core Strategy which in paragraph 4.65 states the following:

"Whiteley is planned for significant expansion of some 3,000 dwellings and a redeveloped retail centre within Winchester district. This will potentially affect the operation of Junction 9 and the internal circulation of Whiteley, notwithstanding the provision of a northern extension of Whiteley Way to connect with the local road network. The Council will work with the Highways Agency, TfSH, HCC and Winchester City Council to develop appropriate 'reduce and manage' measures to help alleviate any adverse impacts. There is potential to deliver a southern access and distributor link between Whiteley Way and Botley Road, via Rookery Avenue. However, although some land is safeguarded through an existing residential planning permission and extant development brief for Solent II business park, there is a gap in land provision to complete the link. Allocating further development land within the Borough to enable completion would be at variance with the spatial strategy. Completion of the link will need to be delivered through the North Whiteley and/or retail centre development or other funding mechanisms identified by Fareham, HCC and Winchester City Council."

Education Provision

9. The Borough Council has long campaigned for a new primary school in Whiteley and has also expressed concerns to the education authority of the over capacity pressures at the Brookfield secondary school and unsustainable travel of pupils from Whiteley to schools elsewhere in the Borough and to Swanmore. The Council therefore supports the provision of new primary and secondary schools in North Whiteley and agrees with the Infrastructure Study (see Appendix B) that the first primary school should be delivered in phase 1 of the new development.

Strategic Location or Allocation

10. The 'Plans for Places...after *Blueprint*' document refers to North Whiteley as a strategic housing allocation. If the intention is to include the North Whiteley proposal as a strategic allocation in the Core Strategy then considerably more detail will be required in the Core Strategy, including precise boundaries on the Proposals Map and the policy supported by a detailed transport assessment. Whether this is the intention, or if it will be included as a strategic location with only the broad location shown on the key diagram, this Council would wish to highlight the need for ongoing liaison between the two Councils on the approach to be taken and the detail of the relevant Core Strategy policy, given the impact of the development on the part of Whiteley within Fareham Borough.

Membership of North Whiteley Development Forum

11. The Executive will be aware of the North Whiteley Development Forum which has been established by Winchester City Council and provides for liaison and communication between interested parties on the development proposals for the proposed expansion of Whiteley to the north. At the present time, Fareham Borough Council has a sole representative on the Forum. This compares unfavourably with the approach that, by way of comparison, this Council took when it established the North of Fareham Strategic Development Area Community Liaison Group which includes a number of elected Member

representatives from the Winchester area (namely Winchester City and Wickham Parish Councils). The proposed North Whiteley development would have a significant impact on the Fareham part of Whiteley and also parts of the Western Wards to the south. It is therefore recommended that Winchester City Council be requested to review the membership of the North Whiteley Development Forum in order to enhance the elected Member representation from the Fareham area.

(b) Land adjoining North of Fareham Strategic Development Area

12. Paragraph 6.6 of 'Plans for Places...*after Blueprint*' refers to the intention for a long-term gap to be retained between the Strategic Development Area (SDA) and settlements in Winchester District and that this should remain in its existing open countryside form. Winchester City Council believes that although this land could provide some of the green infrastructure associated with the SDA it should not include built structures or formal open spaces.
13. The Fareham Core Strategy (paragraph 5.133) also recognises that green infrastructure will be required to protect the amenity and distinct characteristics of existing communities, and to prevent the coalescence of the SDA with adjoining settlements. The Area Action Plan, the Masterplan and the Green Infrastructure Strategy for the SDA will all address this issue in detail and ensure that the aspirations of Winchester City Council and neighbouring residents for this land can be met alongside the needs of the SDA for Green Infrastructure.
14. The Fareham Core Strategy (paragraph 5.137) also confirms that this Council will continue to work closely with Winchester City Council and other key partners to ensure the effective delivery of the SDA Green Infrastructure Strategy.

(c) South Hampshire Strategy review and the revised Plan period

15. It is noted that the Winchester District Core Strategy is intended to cover the period from April 2011 to 2031 and that housing targets have been reviewed accordingly. Within the South Hampshire Urban Area part of Winchester District, it is proposed that about 5,500 new homes are provided (3,000 at North Whiteley and 2,500 at West of Waterlooville). The South Hampshire Strategy housing targets for this part of the district as set out by the Partnership for Urban South Hampshire (PUSH) was 6,740 dwellings for the period 2006 to 2026. The Winchester Core Strategy will need to ensure it has sufficient flexibility in light of the impending review of the South Hampshire Strategy housing target and revised apportionment to the districts by PUSH. This Council therefore reserves its position to comment further on the housing and employment provision figures when further work has been undertaken by PUSH and the next draft of the Winchester District Core Strategy is prepared.

RISK ASSESSMENT

16. It is essential for joint working to resolve any cross border implications through partnership working on the development of both the SDA and the North Whiteley development.

FINANCIAL IMPLICATIONS

17. This report has no financial implications for Fareham Borough Council.

CONSULTATIONS

18. This is a consultation by Winchester City Council that the Borough Council has been invited to take part in.

CONCLUSION

19. The Executive is recommended to consider and approve the comments on the Winchester 'Plans for Places...*after Blueprint*' as set out in paragraphs 6-10, 12-14 and 15 above for submission to Winchester City Council.

Reference Papers:

[Plans for Places *after Blueprint* - June 2011 - Winchester City Council](#)

[Winchester District Development Framework - Infrastructure Study - Evidence Base Document - June 2011](#)

[Winchester District Development Framework - 'Plans for Places...*after Blueprint*' - Housing Technical Paper - June 2011](#)