

**Minutes of the
Planning and Development Policy
Development and Review Panel**

(to be confirmed at the next meeting)

Date: Tuesday, 4 September 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor: P J Davies (Chairman)

Councillor: T Davies (Vice-Chairman)

Councillors: K A Barton, J E Butts, S Cunningham, J S Forrest and
N J Walker

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence received at this meeting.

2. MINUTES

It was AGREED that the Minutes of the Planning and Development Policy Development and Review Panel held on the 17 July 2018 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. WELBORNE DELIVERY UPDATE

The Panel received a presentation from the Welborne Strategic Lead, Sarah Ward, updating Members on the delivery of Welborne over the past three years and the current progress moving forward.

The presentation covered all aspects of the Welborne delivery and a detailed discussion took place with Members focusing questioning around two main areas; the delivery rates and affordability. The Director of Planning and Regulation addressed the Panel to explain that the Council will seek to put in place mechanisms to ensure that reviews take place as phases of the development progress and are completed. Officers have a positive relationship with Buckland Development Ltd and are maintaining constant dialogue to move the project forward, with the first phase of the build out plan being a key priority with the current discussions.

A copy of the presentation is appended to these Minutes.

It was AGREED that the Welborne Strategic Lead, Sarah Ward, be thanked for her informative presentation.

7. PLANNING AND DEVELOPMENT POLICY AND DEVELOPMENT REVIEW PANEL WORK PROGRAMME

The Panel considered a report by the Director of Planning and Regulation on the Panels Work Programme for 2018/19.

It was AGREED that the Panel: -

- (a) reviewed and agreed the proposed Work Programme for 2018/19; and
- (b) reviewed the outcomes from matters considered at the Panel meeting on the 17 July 2018.

(The meeting started at 6.00 pm
and ended at 7.40 pm).

Delivering Welborne Garden Village

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**Planning and Development Policy Development
and Review Panel**

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Welborne Timeline

- Welborne Plan adopted June 2015
- Welborne Delivery Strategy approved February 2016
- Garden Village status granted January 2017
- Planning application submitted March 2017
- Land assembly achieved September 2017
- Welborne Delivery Strategy ceased October 2017
- Welborne Place Delivery Group in place May 2018



Planning Application



- Place Delivery approach in place with Buckland Development Ltd -Welborne Place Delivery Group from May 2018
- Collaborative, problem-solving, building trust
- Place Delivery Working Group for key issues
- Welborne Delivery Strategy in draft

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Key Issues for Planning Application

- Phasing of housing and infrastructure
- Viability?
- Design Codes
- Proposals for Estate Management and Stewardship
- Junction10 M27 Design



Land Assembly



- 90+% owned by Welborne Land Ltd
- Minority owned land not critical to comprehensive development but beneficial to Welborne
- Buckland Development Ltd Negotiations continue
- Compulsory Purchase Order may be required
- Knowle Water Meadows (Ravenswood) Planning Application
- 200 homes, 60 housing association community land
- Adjacent to Welborne



Housing

- Phasing
- Housing Mix?
- Affordable Housing – intermediate products and mix?
- Diverse markets – PRS? Older peoples? Self build?



Infrastructure

M27 Junction 10

- Slow progress on Junction design
- Issues with co-ordination with Smart Motorways
- Pressure on grant funding

Bus and Rail

- Portsmouth City Region bid to Transforming Cities Fund
- Rail halt technically feasible – land reserved

Schools

- Costs at/above higher end of typical ranges
- Good joint working with Hampshire County Council

Health

- Reaching agreement about provision



Member Engagement

- Site Visits
- Informal Planning Committee briefings
- Executive Briefings:
 - Housing Need and Affordable Housing
 - Estate Management and Stewardship
 - Infrastructure and Viability
 - Place Delivery
 - Community Development Strategy



Summary

- Good progress being made on Planning Application
- Some significant issues still to resolve

