

APPENDIX L

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 29 NOVEMBER 2011

Title:

UPPER TUESLEY (LAND ADJACENT TO MILFORD HOSPITAL) DEVELOPMENT BRIEF - CONSULTATION

**[Portfolio Holders: Cllrs Adam Taylor-Smith (Planning)
and Keith Webster (Housing)]**
[Wards Affected: Bramley, Busbridge & Hascombe]

Summary and purpose:

The purpose of this report is to gain authorisation to undertake a formal public consultation on the draft development brief for Upper Tuesley (land adjacent to Milford Hospital). The long-term objective is to adopt the document as a Supplementary Planning Document (SPD) to be used when determining future planning applications. This document seeks to amplify the requirements of saved policy RD6 of the Waverley Local Plan 2002.

The site is owned by the Homes and Communities Agency and the Brief has been prepared in partnership with them.

How this report relates to the Council's Corporate Priorities:

The proposed SPD supports the Council's corporate priorities of developing more subsidised affordable housing and improving the environment.

The production of a development brief for the land adjacent to Milford Hospital site is set out within the Planning Service Service Plan 2011/12.

Equality and Diversity Implications:

There are no equality and diversity implications.

Climate Change Implications:

The SPD incorporates clear expectations as to what standards of sustainable design and construction any future development must meet.

Resource/Value for Money Implications:

The Homes and Communities Agency (HCA) own the site, and are funding a consultant to prepare a document as part of their accelerated site development programme.

The production of the document has been co-ordinated by external consultants, but Officers have provided significant input into its evolution. In addition, the process of consultation will be supported through existing officer time, the HCA and the external consultants. Waverley officer time will be funded from existing budgets. No further Waverley cost is envisaged.

Legal Implications:

The long term ambition is for Waverley to adopt the document as a SPD for use when determining planning applications on the site.

Background

1. The Waverley Local Plan 2002 identifies the site as a major developed site within the green belt (saved policy RD6), primarily suitable for housing purposes (subject to assessment against the policy criteria).
2. To supplement saved policy RD6 and provide additional guidance to potential developers, a supplementary planning guidance (SPG) was adopted in 2003. This document relates only to the surplus land and buildings at Milford Hospital. Following on from this, and given the changes in planning policy, an update statement was jointly prepared by Waverley and English Partnerships (EP) in 2006, although this was never adopted.
3. EP's landholdings (including the land adjacent to Milford Hospital) have since been transferred to the Homes and Communities Agency (HCA). The site is an opportunity to bring forward much needed subsidised affordable housing for the local community as well as achieving a high quality sustainable development which would become part of the wider community.
4. The draft development brief (subject of this report) has been commissioned by the HCA through their accelerated delivery programme; part of the criteria for the HCA tapping into this funding is that the site is delivered expediently. The development brief should facilitate this aim by providing certainty for the Council, HCA, local residents, other stakeholders and potential developers for its long term development
5. The draft development brief is attached at Annexe 1. The intention of the document is to set out a clear framework for the future development of the site, including specifying the quantum of development, resolving transport issues and highlighting key design standards to which a future planning application will be assessed. It is not the intention of the document to stifle innovative design, but to provide a clear framework for consideration by all applicants when developing a scheme for consideration.

Strategic Environmental Assessment (SEA)

- 6 In order to support the production of the SPD for the Milford site, an associated Strategic Environmental Assessment (SEA) is required. The purpose of the SEA is to consider the likely significant effects on the environment of implementing a plan or programme and any reasonable alternatives, taking into account the objectives and geographical scope of the plan or programme. The SEA is a technical document that will accompany the SPD. Work is well underway and the final document will form part of the formal consultation.

The Consultation Process

- 7 In order to undertake a robust consultation, the process must align to the Statement of Community Involvement (SCI), adopted in 2006 to support the development of the Local Development Framework (LDF). It must also conform to the Town and Country Planning Regulations 2004 (amended in 2008 and 2009).
- 8 For SPDs, the expectation is to engage with relevant local organisations, the local community, Waverley Councillors and Town and Parish Councils at the consultation stage.
9. The consultation period will run for a period of six weeks and commence as soon as practically possible following approval by the Executive. A draft programme is attached as Annexe 2.
10. During the consultation process, it is also expected that a public exhibition be held on or near the site to communicate the vision and allow interested parties to ask questions.

Recommendation

It is recommended that the Executive approve the draft Upper Tuesley (Land Adjacent to Milford Hospital) Development Brief for the purposes of public consultation which will be accompanied by an associated Strategic Environmental Assessment.

Background Papers

There are no background papers (as defined by Section 100D (5) of the Local Government Act 1972) relating to this report.

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