

WAVERLEY BOROUGH COUNCIL

EXECUTIVE

8 OCTOBER 2019

Title:

DUNSFOLD PARK GARDEN VILLAGE – WAVERLEY’S PROJECT GOVERNANCE ARRANGEMENTS

**[Portfolio Holders: Cllr Andy MacLeod; Cllr John Neale, Cllr Nick Palmer]
[Wards Affected: Chiddingfold & Dunsfold; Alfold;
Cranleigh Rural and Ellens Green]**

Summary and purpose:

To agree the Council’s internal governance arrangements to support the implementation and delivery of Dunsfold Park Garden Village (DPGV).

How this report relates to the Council’s Corporate Strategy:

Dunsfold Park Garden Village will create a successful, high quality sustainable place. It will provide much needed homes of various types and tenures as well as associated services and facilities (school, nursery, open space and community facilities) to support the development. In addition, the new development will build on the success of the existing business park, providing additional employment opportunities both for future residents and the surrounding community. The development and supporting governance structure therefore accords with the Council’s new Corporate Strategy.

Equality and Diversity Implications:

None.

Financial Implications:

There are no direct finance implications from this report. Staff resource will be from current approved establishment budgets or funded through the Planning Performance Agreement already in place.

Legal Implications:

There are no direct legal implications associated with this report.

Climate change implications:

There are no climate change implications arising from the recommendations in this report.

Background

Current planning position:

1. DPGV is identified in the Local Plan Part 1 as a strategic site allocation (the largest such site in the Plan) with the expectation to deliver 2,600 dwellings and 26,000 sq. m of business floor space over the plan period (to 2032). A hybrid planning application for 1,800 homes and 24,699 sq. m (plus various other uses) was granted permission by the Secretary of State on 29 March 2018 (WA/2015/2395). Recently the prestigious car manufacturer (Gordon Murray) has secured planning permission for a new corporate headquarters on the site – the floor space contributing towards the total floor space for the wider Dunsfold Park development.
2. Local Plan Part 1 includes two policies associated with Dunsfold: Policy SS7 – New Settlement at Dunsfold Aerodrome and Policy SS7A – Dunsfold Aerodrome Design Strategy. Together these policies provide a comprehensive framework for development and delivery of the Dunsfold Park new settlement and include tools and mechanisms for delivering a high quality new place (including design review and details on the masterplan).
3. A Planning Performance Agreement (PPA) is in place to support Dunsfold Park over a period of 5 years (with review points). This includes requirements to ensure that the masterplan is subject to design review and public consultation. A full planning application has been submitted for a new road from the A281 into the site. In addition the developers are currently working to evolve the masterplan for the site, and initial design panel workshops have happened, supporting that work. On 27 June 2019, the Secretary of State for Communities, Housing and Local Government announced the delivery of 19 new garden villages. Dunsfold Park was granted this status as part of this announcement – this supports the vision of Dunsfold Airport Limited (DAL – owners of the site) and policies within LPP1. Whilst no funding was initially anticipated, the announcement confirmed that Dunsfold would benefit from £150,000 to bring forward the delivery of the development.

Managing the planning position

Preparatory work to date

4. An internal Planning Team was set up some time ago which meets weekly to keep abreast of relevant matters and developments associated with the DPGV. The meeting will continue to support the delivery of the onward planning process of the new settlement. This is chaired by the Planning Projects Team Leader and attended by officers from across the service (and more widely when required).
5. The PPA is between the Council, Surrey County Council (SCC) and DAL and provides various recourses to support the development over a period of five years.
6. In addition the PPA requires that the developer fund and participate in design review panels for relevant application, and ensures that the masterplan is subject to at least a 21 day public consultation. All parties have also agreed to enter into a Design Quality Charter which is currently being developed.

7. The PPA covers pre-application advice but does not cover the fees normally associated with planning applications.
8. Following the Garden Community Bid announcement, Homes England and the Ministry will have an involvement in the development going forward, but further information is awaited as to what this might look like.
9. Monthly officer progress meetings take place with DAL to consider the project programme, review relevant planning applications and discuss delivery.

Wider support and involvement:

10. In addition to the work undertaken to date, the scale of the DPGV is such that further groups/meetings need to be convened to support the development and delivery of the settlement, as shown in Annexe 1. These groups and meetings are as follows:
 - Continue the monthly progress meetings with DAL (officer/operational – planning focused).
 - Dunsfold Liaison Group – an existing group comprising local members, DAL, Planning and Environmental Health Officers. Its purpose is to encourage an open dialogue between the Council, Councillors and DAL in respect of enforcement issues, complaints and other planning matters regarding the site. It is expected that this will continue in its current form to continue to monitor existing lawful temporary uses but also to oversee the implementation of DPGV. This group meets six-monthly but may increase in frequency during the construction phase (as necessary).
 - DPGV Advisory Group – a new group comprising Councillors (from Joint Planning Committee), DAL, Planning Officers and other relevant officers (as necessary). This group will be officer-led and non-decision making. It will facilitate pre-application and within-application Member engagement commensurate with normal practices e.g. Member briefings on reserved matters applications. This group will support the implementation and delivery of the new settlement and is likely to meet quarterly (or as necessary depending on the programme).
 - Waverley Strategic DPGV Governance Board - a group comprising the Leader, relevant Executive Members, Directors and relevant Heads of Services. It could also include representatives from Surrey County Council. This group will go beyond the planning issues associated with DPGV and consider the corporate and strategic matters that come with delivering a new settlement. This could meet quarterly (or as necessary).
11. Almost all local authorities officers contacted when researching this paper that are currently progressing large-scale developments have indicated that strategic governance arrangements within the local authority are critical to the support, implementation and overall success of the scheme. It will also ensure that there is a clear communication method about the project at the strategic level. However, it is important to keep the strategic, corporate discussions separate from the planning

discussions to ensure a clear division when considering and determining planning applications.

12. In addition to the above proposed structure, a Design Quality Charter for DPGV is currently being developed – this is a document that would set out the joint visions and objectives of the developer and WBC. The document will be based around the existing principles established in both the outline planning permission and Policies SS7 and SS7A of LPP1. It is suggested that DAL as promoter/developer and the Leader of the Council sign this commitment not only to ‘launch’ DPGV, but also set out the vision to which the development can be assessed against. This is a new approach endorsed and suggested by the Town and Country Planning Association, and can be a useful tool for long term review.

Conclusion

13. In order to deliver a successful and high quality new settlement at Dunsfold Park, it is critical to have a suitable governance structure in place. This structure will bring together all the relevant elements of the Council to support the delivery of the settlement in a timely manner.

Recommendation

It is recommended that Executive agrees the implementation of the governance structure as set out in this report, and agrees the Councillor membership of the Waverley Strategic DPGV Governance Board and DPGV Advisory Group.

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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Dunsfold Park Garden Village Governance Chart

Waverley Strategic DPGV Governance Board

Councillor led group to discuss and make decisions corporate and strategic matters associated with the new settlement.

Membership:

- Leader (Chair)
- Relevant Executive Members
- Local Members
- Directors
- Heads of Service
- Surrey County Council (as necessary)
- DAL

Meet quarterly or as necessary.

DPGV Advisory Group

Officer led, non-decision making group to discuss planning matters both pre, during and post application.

Membership:

- Councillors (from JPC)
- Planning Officers
- Internal officers (as necessary)
- DAL

Meet quarterly or as necessary.

Dunsfold Liaison Group

Officer led, non-decision making group to discuss enforcement issues and complaints associated with Dunsfold Park.

Membership:

- Local Members
- Planning Officers
- Environmental Health Officers
- DAL

Meet half yearly or as necessary.

Monthly progress meetings

Officer and DAL led, regular meetings to discuss project timetable, planning issues, resources and review of PPA.

Membership:

- Planning Officers
- DAL

Meet monthly (or as necessary).

