

Statement of Community Involvement

Wellington Way, Waterloooville

1. Introduction

- 1.1 This Statement of Community Involvement (SCI) forms part of the planning application for the redevelopment of Wellington Way, Waterloooville.
- 1.2 CPI Wellington Way 2 Ltd have carried out consultation with the local community in relation to the proposed redevelopment of Wellington Way. The process of engaging stakeholders ran alongside on-going engagement with the planning and statutory authorities.
- 1.3 This document sets out a record of the community consultation undertaken, detailing engagement activities and providing a summary of the feedback received on the proposals that forms the subject of this planning application.

2. Relevant Policy

National context

- 2.1 The Localism Act introduced by the Coalition Government in 2012 focussed on the requirement for public consultation and involvement of local communities and included a move towards:
 - Greater community empowerment
 - A radical re-boot of the planning system, including neighbourhood planning
 - A new requirement for developers to consult local communities before submitting planning applications for certain developments
- 2.2 Planning Policy encourages comprehensive community involvement and pre-application discussions to help shape appropriate development proposals. A core part of the National Planning Policy Framework (NPPF), which was published on 27th March 2012, is to encourage community involvement in the planning process.
- 2.3 The NPPF encourages applicants to engage in pre-application consultation with the local community. In paragraphs 188-191, the NPPF states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.

The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.”

Local context

- 2.4 Havant Borough Council adopted its Statement of Community Involvement in 2013. The SCI sets out the council's policy for involving the community in the preparation and alteration of planning policy documents and in the consideration of planning applications. Section 4.0 of the SCI summarises their emphasis on pre-application consultation.

3. Pre-Application Consultation

- 3.1 CPI Wellington Way 2 Ltd has sought to follow best practice by 'front-loading' consultation and allowing the local community the opportunity to influence the proposals prior to the planning submission.
- 3.2 Extensive public and stakeholder engagement has formed part of the design development process including participating in the Development Consultation Forum (DCF); the display of exhibition boards in a shopfront at the development site and hosting five public consultation events. We have also had discussions with stakeholder groups including the Community Centre and St. George's Church.
- 3.3 Consultation and communication with the local community will continue throughout the planning and construction phases of the development.

Development Consultation Forum

- 3.4 The Development Control Forum (DCF) took place on 24th May 2017. This consisted of presentations by both Havant Borough Council and the Project Team to Local Councillors, stakeholders and members of the public. The DCF provided the opportunity for feedback from statutory consultees on the evolving design, as well as a Question and Answer session with members of the public.
- 3.5 Participating in the DCF enabled the Project Team to understand the main concerns of key stakeholders and members of the public, as well as their desires for the site. This feedback received was taken forward as the design of the scheme evolved and incorporated into the final design.
- 3.6 The responses received in respect of the DCF are available on Havant District Council's website, on their Development Consultation Forum pages.

Display of Exhibition Boards

- 3.7 In September 2017, exhibition boards were displayed in a Waterlooville shopfront at the development site for two weeks. Two consultation responses were received: one which requested copies of the exhibition boards; and the second from a student reporter requesting a quote to incorporate in a press release.

Public Consultation Events

- 3.8 The five public consultation events took place on five consecutive days, from 28th November until 3rd December. The events were held at Waterlooville Library and ran from 12pm until 4.30pm each day.
- 3.9 The information boards displayed at the public consultation are included at Appendix 1.
- 3.10 A member of the Project Team was present for three of the days during this period to respond to comments and queries.
- 3.11 The events were well attended with a significant number of the local community and interested parties engaging with the consultation process.
- 3.12 In addition to providing verbal feedback to the Project Team, attendees were provided with a feedback form to complete. The feedback form requested any comments, as opposed to providing questions to be answered.

4. Comments and Feedback

- 4.1 The feedback received was positive, with it being made clear that there is a genuine desire to see development happen in this location.
- 4.2 Key feedback received from members of the public and stakeholders included:
- Desire for the development to happen;
 - Concern over height and impact on surroundings;
 - Concern over level of town centre parking;
 - Whether the product is right for Waterloooville;
 - Concern it could compromise coordinated development in the adjacent areas.

5. Changes to the proposals resulting from consultation

- 5.1 In taking forward the design detail for the proposed residential-led, mixed use building, as further detailed in the Design and Access Statement, we have considered the feedback from the public and stakeholder engagement.
- 5.2 The design has responded to this feedback in a number of ways, including:
- Amended design to break up the massing of the proposal;
 - Obtaining permits at the local car parks to increase the available parking for future residents.

6. Conclusion

- 6.1 Pre-application engagement is a vital tool in understanding the needs and aspiration of neighbours and the local community. The project team recognises the need to consult with the communities they operate in prior to any application in order to identify and address issues and concerns, using the most appropriate methods.
- 6.2 Meetings with key stakeholders, as well as the public exhibition, provided an opportunity for local residents and community groups to gain an understanding of the proposals and to provide feedback to help inform the development team as the proposals were developed and finalised.
- 6.3 Overall, most of those providing feedback were positive about the principle of development, particularly recognising how the development will regenerate Waterloooville Town Centre.
- 6.4 The development team is satisfied that the consultation process that has been carried out for the project to date, satisfies both the requirements of the NPPF, as well as Havant Borough Council's own planning policies.
- 6.5 The development team would like to thank all of those involved in the consultation process so far and is further committed to working alongside the local community, local authority and relevant stakeholders following the submission of the planning application.