

NORTH WHITELEY DEVELOPMENT FORUM

18 July 2011

Attendance:

Councillors:

Winchester City Council

Ruffell (Chairman) (P)

Achwal (P)
Evans
Humby (P)

McLean
Newman-McKie (P)

Fareham Borough Council

Swanbrow (P)

Allgood (P)

Hampshire County Council

Woodward

Whiteley Parish Council

Evans (P)

Curdridge Parish Council

Bundell (P)

Officers in Attendance:

Mr S Tilbury - Corporate Director (Operations), Winchester City Council
Mr N Green – Strategic Planning, Winchester City Council
Mr R Jolley – Chief Planning Officer, Fareham Borough Council

1. **CHAIRMAN'S WELCOME**

The meeting was held at the Solent Hotel and Spa, Whiteley and the Chairman welcomed approximately 40 local residents and representatives of amenity groups.

2. **VICE-CHAIRMAN**

RESOLVED:

That County Councillor Allgood be appointed Vice-Chairman for the remainder of the 2011-2012 Municipal Year.

3. **PUBLIC PARTICIPATION**

In line with the forum's public participation procedure, the Chairman invited members of the public (including local interest groups) to raise any general matters of interest and/or matters relating to the work of the Forum.

In summary, the following matters were raised and responses given:

(i) Mr Tilbury reported that Winchester City Council's current policy was for there to be 40% affordable housing in new developments where the overall number of dwellings was over a certain threshold. Developers had to demonstrate that proposals were viable and inclusive of necessary infrastructure. The Council was therefore required to analyse sufficient evidence that it would be achievable as part of the proposals for a MDA north of Whiteley. However, if there was a downturn in the economic climate, for example, the developer could request that the overall viability of the proposals be tested. The Council may then have to carefully consider whether the amount of affordable housing or associated infrastructure could be reduced.

(ii) Mr Tilbury responded to comments that the existing Whiteley infrastructure was inadequate and should be improved and he confirmed that what may be required for the future was in the forefront of the Council's and the development consortium's considerations at this time. The public had an important role to ensure that the north of Whiteley proposals had regard to the existing inadequacies. It was envisaged that new infrastructure would be eventually implemented according to whether there was any immediate shortfall. This was likely to include a new primary school and completion of Whiteley Way.

(iii) Mr Tilbury advised that pre application survey work was currently being undertaken by the development consortium. That work would include assessing the likely impact of the development on environmentally sensitive areas.

4. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 29 March 2010, be approved and adopted.

5. **UPDATE ON PROPOSALS AFFECTING AREA NORTH OF WHITELEY** ([Report NWDF2 refers](#))

Mr Tilbury explained that that since the previous meeting of the Forum in March 2010, there had been several changes to the planning system, with more expected in the autumn. These had impacted on both developers and on the policies of Local Planning Authorities and had initially delayed the work of the consortium on the proposals to develop the area to the north of Whiteley.

Winchester City Council was currently consulting on its 'Plans for Places' document. The emerging policies within would eventually inform proposed development strategies for the District, by suggesting where and how much housing development should be planned for and were still likely to include an MDA in the area to the north of Whiteley. A consortium of developers consisting of Taylor Wimpey, Crest Nicholson, Bovis Homes and the local landowners were currently promoting development at this location. Mr Tilbury reported that the area had been previously identified as part of the Council's work to develop its Local Development Frameworks (LDFs) and its Core Strategy. Therefore, the area to the north of Whiteley remained as the Council's preferred option for an MDA to provide in the region of 3,000 dwellings towards the housing numbers required by national and regional planning policies.

Mr Tilbury advised that the Council was encouraging the pre application technical work of the consortium to inform the 'deliverability' of the MDA and whether it would be acceptable in planning terms. It was also important that the local community was engaged via the Forum as part of this 'testing' at an early stage. This process would help to ensure that Whiteley was completed in accordance with a wider vision for the area, and inclusive of necessary infrastructure. The developer consortium would also engage with the work of the Forum. He suggested that the redevelopment of the outlet village was anticipatory of the completion of Whiteley.

Mr Green explained that national housing number policies had been then interpreted at the regional level as part of the South East Plan. This had specified that 5,500 houses should be built in the region and 2,500 had been allocated at the West of Waterlooville MDA. Following the LDF process, it had been concluded that it was preferable for the remaining 3,000 houses to be built at one location rather than being added to existing towns and villages throughout the district. Therefore an MDA at North of Whiteley was currently being consulted upon as part of the 'Plans for Places' core strategy. He explained the document would be submitted to the Secretary of State in April 2012 and the submission would be inclusive of a demonstration of the 'deliverability' of a new MDA to the north of Whiteley. A public inquiry (chaired by a planning inspector) would ensure that all relevant issues had been considered within the submission. It was hoped that the core strategy would be formerly adopted by the Council December 2012.

The Forum welcomed Mr Gorman and Mr Barker from Terence O'Rourke Associates. Mr Tilbury reminded the meeting that Terence O'Rourke had been appointed as consultants to advise the North Whiteley Consortium on the masterplan for the MDA.

Mr Gorman reported that the Consortium was expected to submit a planning application during the first half of 2012 and he detailed the technical work undertaken over the previous two years, which was ongoing. That work included surveys of topography, landscape and of the ecology within the area of search. Terence O'Rourke were also hosting public consultation events on 22 and 23 July 2011 which had been arranged to inform residents of these

surveys and to gather their responses to that work and of any new matters raised during the events. Additional workshops would be arranged during September to allow residents to reflect on particular emerging themes at these events. The information gained by Terence O'Rourke would be added to an evidence base to be submitted to the Council in October or November 2011 with regard to the 'deliverability' of the proposals.

During public participation, the following matters were raised and responses given:

(i) It was recognised that the MDA would impact on other settlements in the vicinity, particularly from increased traffic. Therefore, in addition to those represented at the Forum, Terence O'Rourke had additionally consulted with Botley Parish Council and with Eastleigh Borough Council. In addition, Hampshire County Council (as the responsible highways authority) took an overview, utilising technical modelling, of existing highways infrastructure and of the cumulative impact of the new development, including the opening of, and routing of Whitely Way.

(ii) Mr Tilbury confirmed that the development was likely to encompass *approximately* 3,000 homes, which was in line with the numbers required by national and regional planning policies. However, at this time there was uncertainty as to how many would actually 'fit' into the area of search and that a more precise figure would be available at the conclusion of Terence O'Rourke's technical survey work of this area. Mr Green reminded that the quantity of dwellings proposed within an MDA to the north of Whiteley MDA were in addition to up to 7,000 new homes north of Fareham and currently under consideration by Fareham Borough Council as part of that Council's contribution to the overall figure of 74,000 as proposed by the South East Plan. Further to a comment that most of Winchester's housing numbers were seemingly proposed for construction within the parish parishes, Mr Tilbury referred to the Barton Farm MDA on the outskirts of Winchester town. If the planning inspector were to resolve to dismiss an appeal that these homes should not be built at that location, then an alternative site would have to be found.

(iii) Mr Tilbury referred to a Project Officer employed by the Council, but funded by the West of Waterlooville MDA development consortium. It was probable that there would be a similar arrangement for North of Whiteley, so to ensure that buildings and infrastructure were constructed according to the details of the planning consent.

(iv) Mr Tilbury referred to the considerable existing employment sites at Whiteley whose workers may eventually chose to live in the new MDA. This information may become apparent following analysis of survey work undertaken. Responding to concerns of anti social behaviour in the Whiteley area, Mr Green advised that such comments would be taken into account in the drafting of a masterplan for the MDA and would have regard to the provision and timetabling of new infrastructure, such as youth facilities, which may assist in alleviating anti social behaviour. He reminded that the police

would be consulted on the eventual design and layout of the new development.

RESOLVED:

That the update report be noted.

6. **SETTLEMENT GAPS**

Mr Duncan Murray addressed the Forum with various suggestions to ensure that the rural hamlet of Curbridge remained separated from the proposed urban development. The proposed 'gaps' would also create valuable buffer areas to environmentally sensitive areas and habitats and could also make use of existing flood zones.

Mr Tilbury thanked Mr Murray for his presentation and reminded those present of the importance of such contributions to the process of delivering a masterplan for the MDA.

The meeting commenced at 6.00pm and concluded at 7.35pm.

Chairman