

**NORTH WHITELEY DEVELOPMENT FORUM**

**28 March 2013**

Attendance:

Councillors:

Winchester City Council

Ruffell (Chairman) (P)

Achwal (P)  
Evans (P)  
Humby (P)

McLean (P)  
Newman-McKie (P)

Eastleigh Borough Council

Fraser

Fareham Borough Council

Swanbrow (P)

Hampshire County Council

Woodward (P)  
Stallard (P)

Whiteley Parish Council

Evans (P)

Curdridge Parish Council

Bundell (P)

Botley Parish Council

Mercer (P)

Officers in Attendance:

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

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1. **CHAIRMAN'S WELCOME**

The meeting was held at Whiteley Community Centre and the Chairman welcomed approximately 20 local residents and representatives of amenity groups etc. Also present were Adrian Barker and Chris Ogers from Terence O'Rourke Limited, on behalf of the North Whiteley development consortium.

## 2. **PUBLIC PARTICIPATION**

The Chairman invited members of the public (including local interest groups) to ask questions etc following the presentation on progress on the master plan for the development.

## 3. **MINUTES**

Councillor Swanbrow stated that the minutes of the previous meeting had not sufficiently emphasised his concerns raised about a likely increase in traffic along Swanwick Lane and the consequent need to consider mitigation measures.

Councillor Mercer also pointed out that, in his opinion, the minutes had not reflected the scepticism of the Forum at the outcome of a traffic survey which, despite 3500 new homes at north of Whiteley, had indicated that there would be a minimal increase in traffic through Botley.

RESOLVED:

That the minutes of the previous meeting held 25 February 2013 be approved and adopted.

## 4. **PRESENTATION BY CONSULTANTS ON BEHALF OF WHITELEY DEVELOPMENT CONSORTIUM – LATEST WORK ON PROGRESS ON MASTER PLAN**

(Oral report)

Mr Tilbury explained that Winchester City Council and Hampshire County Council would continue to work closely with the developer to progress a number of issues, as part of master planning for the development ahead of a formal submission for planning permission.

Adrian Barker and Chris Ogers from Terence O'Rourke Limited gave a detailed presentation to the Forum and, in summary, the following matters were reported:

- Representatives from Terence O'Rourke and Peter Brett Associates had met with the Regional Design Review Panel on 15 January 2013 at Whiteley, to discuss the consortium's work to date on delivering a master plan for the development. The Panel had also visited the site to help them understand the context of the development as part of their assessment of the proposals.
- The Panel had been presented with an illustrative masterplan of the 200 hectare site. The Panel assessed whether the proposals would achieve a distinctive development, which also complimented the existing Whiteley community. The Panel had regard to the character and distinctive features of the area (including Hampshire in general) and took into account issues of accessibility and a desire for a sense of connection between existing Whiteley and the area to the north to be

developed, including to the town centre. There was to be new primary and secondary schools in the northern part of the development and another primary school in the south. All houses were to be in walking distance to a primary school and local centre and within 1 km of the secondary school. Highway connections to the west/Botley Road were indicated.

- It had been agreed that the development was to have its own character and a sense of 'place' with significant green infrastructure throughout. Existing woodland was to be respected and would be utilised as 'barriers' to development and would help with the permeability of the development. It was hoped that woodland play areas could be incorporated where this was appropriate. Sites of Nature Conservation would help define the layout of the development, including urban areas and how roads were positioned.
- The Design Panel had concluded that there should be a 'stronger' gateway between the town centre and the southern neighbourhood. The principal route through the development connecting to the north was to be named Whiteley Main Street, to emphasise that it was more of a street than a distributor road.
- The secondary school was to be designed as a landmark building – its exact position was still to be determined following assessment of changes to levels through the site. A square close to the Main Street would help create a focal point.
- Terence O'Rourke Limited continued to work closely with representatives of Peter Brett Associates to define the highway network throughout the development, having regard to the valuable contribution that streets had in creating a sense of 'place'. The Panel had looked at how the MDA would work in the wider area – i.e. with the existing Whiteley, the M27 and Botley to the north. There was ongoing work to achieve linkages outside of the red line of the development.
- It was reiterated that there was still a period of further refinement, including public consultation, before a formal planning submission was made.

During the ensuing discussion of the Forum, the following matters were raised:

- a) The exact positioning of the new schools was still to be finalised and Mr Green reiterated that their catchments would not necessarily be just for the new development and the existing Whiteley area. The new primary school would take pupils from the temporary school that was soon to open. The secondary school was likely to have a capacity of 1350. The master planning for the MDA had looked to two three-form entry primary schools. Mr Tilbury reminded the meeting that Winchester City Council would be guided by Hampshire County

Council with regard to school capacity and catchment details – this could not be the basis of any planning decision for the development

- b) There was likely to be an aspiration for a 20mph area along residential areas of the Main Street, although it was noted that only 30mph was enforceable.
- c) It was confirmed that PBA were undertaking further work on the detail of exact positioning of new road junctions – including towards Botley. It was also confirmed that of the 3500 homes to be built, approximately 2000 would be located in the northern part of the site. The total to be developed here had marginally increased to that originally proposed.
- d) It was explained that there might be different design codes to the north and south of the site – to reflect their contrasting characters. There was to be more structured/traditional urban patterns in the south of the site and a more linear style of development to the north. There was to be a generally higher residential development closer to the town centre, so people would be able to easily walk to here.
- e) It was agreed that, where possible, an officer from County Highways and County Education be available at future meetings to answer questions from the Forum and residents.

The Chairman invited members of the public (including local interest groups) to raise any matters related to the presentation and to the ensuing discussion of the Forum.

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

- a) Mr Tilbury advised that the Local Plan Inquiry Inspector had concluded that Winchester City Council's policy requirement for 40% of housing development to be affordable was acceptable, albeit tempered with matters of viability.
- b) Mr Ogers reported that Hampshire County Council had not provided any guidance with regard to educational provision within the development for post 16 year olds. Mr Tilbury advised that he would enquire with the County Council with regard to this.
- c) Mr Ogers advised that the Design Review Panel had stated that the 'flow' of streets was important for the development and that this should not necessarily be compromised by the position of existing trees, although this was not necessarily an approach that the consortium would condone. Where appropriate, ponds should have amenity as well as biodiversity value.
- d) Significant green areas had been protected throughout the development site and these would be opened as areas for recreation etc. Those areas designated as ecological mitigation land would give limited access to the public.

- e) Mr Tilbury stated that a good mix of house type was important and that it all had a specific housing purpose. For example, he supported a comment that there might be the need for some smaller dwellings made available for older people - for example, those parents who had moved into the area to be close to their grown-up families and grandchildren. This would also help with achieving a good age mix within the new community, something that was not necessarily apparent at the existing Whiteley.
- f) Mr Tilbury reported on the changes to policy with regard to the types of the various tenures of affordable (including rented) accommodation. The specifics with regard to this would be concluded later in the process, and the mechanism for determining the appropriate mix in each phase of the development would be set out in the Section 106 agreement
- g) Mr Green advised that the Primary Care Trust had indicated in 2012 that there was sufficient local capacity in existing GP surgeries for new residents of the MDA. However, it was acknowledged that since a facility in Locks Heath had recently closed, the formal planning submission for the MDA was likely to require an up-to-date assessment. The Forum also recognised that, due to an ageing population, there was an inevitability of an increase in future demand for medical facilities. It was confirmed that any identified shortfall would need to be addressed by the developer.
- h) Although there had been no initial approach for there to be provision for a church within the development, Councillor Woodward advised that he would ask that those who currently utilised the existing community centre liaise with the developer.
- i) As part of a highways phasing strategy for the MDA, the Forum was advised that the southern access route to Botley Road would be phased to open before the completion of Whiteley Main Street. There was a requirement for Whiteley Main Street to be completed at an early stage, subject to this not creating any unforeseen issues. The feasibility of parts of the Main Street being a dual carriageway, inclusive of a bus lane, would be further investigated.
- j) Initially construction traffic would enter the site from the south, as opposed to via the Botley village area. The feasibility of Botley railway station being utilised to receive aggregates etc for construction purposes was discussed. A construction management plan would be a condition of a planning permission for the MDA.
- k) Mr Jolley (Fareham Borough Council) advised that despite land ownership issues, there remained an aspiration for Rookery Avenue (and also Yew Tree Drive) to eventually access onto Botley Road.

The meeting commenced at 6.30pm and concluded at 8.10pm.

Chairman