

**NORTH WHITELEY DEVELOPMENT FORUM**

**24 July 2013**

Attendance:

Councillors:

Winchester City Council

Ruffell (Chairman) (P)

Achwal (P)  
Evans

McLean (P)  
Newman-McKie (P)  
Weston

Eastleigh Borough Council

Fraser

Fareham Borough Council

Swanbrow

Hampshire County Council

Woodward (P)  
Stallard (P)

Whiteley Parish Council

Evans (P)

Curdridge Parish Council

Bundell (P)

Botley Parish Council

Mercer (P)

Deputy Members in attendance:

Councillor Clear (Standing Deputy for Councillor Evans)  
Councillor Gemmell (Standing Deputy for Councillor Weston)  
Councillor K Evans (Standing Deputy for Councillor Swanbrow)

Other Members in attendance:

Councillor Humby (Winchester City Council)

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Officers in Attendance:

Mr S Tilbury – Corporate Director, Winchester City Council  
 Mr N Green – Strategic Planning, Winchester City Council  
 Mr M Jolley – Planning Officer, Fareham Borough Council  
 Mr R Vaughan )  
 Mr P Colenett ) - Children's Services, Hampshire County Council  
 Mr M Shefferd

Others in attendance:

Mr N Thorne - Peter Brett Associates  
 Mr A Barker and Mr C Odgers - Terence O'Rourke Limited

1. **CHAIRMAN'S WELCOME**

The meeting was held at Meadowside Leisure Centre and the Chairman welcomed approximately 20 local residents and representatives of amenity groups etc.

2. **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.

Concerns were raised by residents at indications that the GP surgery at Whiteley had sufficient capacity for the new residents of the MDA. It was pointed out that the surgery had recently received additional patients following the closure of the Locks Heath practice. Its current location at Whiteley may not be ideally placed to cater for new residents at North Whiteley, including the amount of parking provision.

During the Forum's discussion of the points raised, it was explained that Whiteley Parish Council were soon to discuss this issue further with representatives from Terence O'Rourke Limited and the existing Surgery.

The Forum also noted that the Botley Doctor's Surgery had indicated that it was able to meet increased demand from the proposed new housing development in the area around Botley. To cater for the development at Knowle, provision at the Wickham Doctor's Surgery had been increased by the equivalent of one-half of a GP.

The Forum therefore suggested that a more strategic approach could also be taken to assess future patient capacity across the Eastleigh Borough Council, Fareham Borough Council and Winchester City Council areas where significant housing development was planned. The planning of GP facilities should have greater regard to likely future patient demand.

Mr Tilbury gave assurances that officers and representatives of the development consortium would continue to work proactively with the local commissioning group of the NHS to ascertain future needs and to ensure sufficient provision within the new community. The Forum urged that this work continue to be driven forward as a matter of priority.

Mr Tilbury clarified that the developer was also required to submit an assessment of 'need' in relation to existing facilities and likely future demand (inclusive of 'evidence' from the local NHS commissioning group) to support the formal planning application submissions for the MDA. He also acknowledged that there may be other options for providing medical services at North Whiteley, including collaborative outreach facilities within the community building. This suggestion would need further assessment and discussion with the NHS and local Medical Practices. Officers would take the lead in setting up such discussions and feed back to the Forum.

### 3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 28 March 2013 be approved and adopted.

### 4. **NORTH WHITELEY MAJOR DEVELOPMENT AREA** (Report NWDF4 refers)

Mr Tilbury introduced the Report and drew attention to the detailed work underway with regard to education provision, design codes and transport matters. These would be explained in greater detail elsewhere on the agenda.

RESOLVED:

That the Report be noted.

### 5. **EDUCATION PROVISION AT NORTH WHITELEY MAJOR DEVELOPMENT AREA** (Oral report)

Mr M Shefferd (Children's Services, Hampshire County Council) outlined proposals to provide new educational facilities at the North Whiteley Major Development Area (MDA).

Two new primary schools, each with a 630 pupil capacity, would be built – one in the northern area of the site and one towards the southern sector. They would both feed into a new secondary school which was also to be built. The capacity of each of the new schools would ensure that the whole of Whiteley was self-sufficient in terms of school places. Hampshire County Council was currently discussing with the developer the proposed siting of the schools, so as to ensure that their location was appropriate and adequate in

size etc. The timing of their construction was dependant on the build rates of the new housing and also that for the new roads.

The details of the required developer contributions within the Section 106 agreement was still to be determined as the exact costs of construction were still unknown and were dependant on site conditions etc. However, Mr Shefferd explained that it was recognised that this would only be a percentage of the total costs – the shortfall would be funded from within the County Council's Capital Programme.

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

- a) In response to concerns of the Forum, Mr Shefferd explained that there was not proposed to be any post 16 education facilities at the site, as it was anticipated that students would attend other existing colleges/six forms within the vicinity, where there was sufficient capacity. He emphasised that there must be a sufficient number of students to ensure viability of provision. However, he advised that he would refer the Forum's concerns to colleagues at the County Council.
- b) Mr Tilbury clarified that the timing of the construction of the new schools would be dependant upon the rate at which the new homes were built, which would in turn be dependant on market conditions. Between 150 and 300 dwellings could be built per annum. Further to this, a new primary school might take approximately 15 months to complete and so forward planning of the provision was necessary. However, it was noted that provision of access as soon as possible to construct the new schools might assist the developer with house sales. The Forum was supportive of the first new primary school being opened as soon as possible as part of the first phase of development. The Forum also referred to the new Cornerstone Primary School currently under construction off Leafy Lane. The site had capacity for additional classrooms to be added and so could accommodate some pupils from the new development in the interim period if necessary.
- c) Nursery school provision within the MDA site was being discussed and was likely to include both private nursery provision, as well as pre-school facilities. Mr Tilbury advised that this would be a requirement within the Section 106 agreement.
- d) Mr Tilbury reported that it would also be a requirement that the new secondary school would have facilities that were accessible to the community out-of-hours.

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) It was suggested that as recent changes in the law now required 16 year olds to remain in education, it was likely there would be a need for increased levels of provision. This could be within a sixth-form facility at the new secondary school. Mr Shefferd advised that he would refer these comments to colleagues at the County Council.
- b) It was noted that the new secondary school would be constructed when predictions of pupil numbers indicated that this would be viable. In the meantime, there continued to be capacity at Henry Cort Community College in Fareham, which currently served the existing community.

6. **PRESENTATION BY REPRESENTATIVES FROM TERENCE O'ROURKE LIMITED, ON BEHALF OF THE WHITELEY DEVELOPMENT CONSORTIUM – DESIGN CODES**  
(Oral report)

Mr Tilbury explained that the Design Code for the MDA was a very important part of the planning application as set out the key requirements and features that should appear in subsequent detailed applications for later phases of the development.

Mr Odgers from Terence O'Rourke Limited gave a detailed presentation to the Forum and, in summary, the following matters were reported:

- Mr Odgers reported on a Design Codes workshop held on 3 July 2013 which had been attended by key stakeholders, including Councillors. The workshop had provided a number of useful outcomes which were to be fed into the finalised document. The Forum was also able to contribute to this work.
- The workshop attendees visited parts of the development site (both north and south) and discussed various 'place making' issues and details of the character of the new development. Focus groups also looked at topics including movement & parking and green infrastructure.
- Mr Odgers presented an illustrative 3D block plan for the whole 200 hectares of the MDA. He indicated the proposed sites of the new schools and local centres and also highway connections to Botley Road. The strong tree belts, woodland and SSSIs all helped define the MDA's masterplan.
- The workshop concluded several headline discussion points: density and building height, land use and layout, key routes and connections, education and identity areas. There was to be a good mix, style, tenure and size across the whole site. A greater density and articulation of the built form would be apparent around the local centres. Mr Odgers showed proposed cycle and pedestrian routes.

- Mr Odgers advised that further work was required to set out the detail of community facilities, including provision for older people including sheltered accommodation. It had also been suggested that there should be a more relevant distribution of play areas in terms of their relationship to schools.
- Parts of Whiteley Way would not have a continuous built form along its length. Instead, there would be a mixture of buildings, open space and changes in character. There would not be stark division between the southern neighbourhood with the northern part of the MDA and also with existing Whiteley. The primary school and local centre would help 'bridge' the two areas, including a gateway space. There would be some flexible areas left unplanned which could be used for community use yet to be identified, such as a scout hut.

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

- a) Mr Odgers advised that affordable housing would be distributed throughout the MDA and in accordance with Winchester City Council's policies. Mr Tilbury reminded the Forum that the developer would be expected to demonstrate that 40% affordable housing with a 70:30 rent/shared ownership proportion was achievable.
- b) Sheltered housing at the site might include bungalows, but Mr Odgers advised that he was unsure if any were proposed as part of the open market housing. Noting the Forum's comments of the popularity of bungalows, he agreed to consider this as part of the master-planning of the MDA.
- c) Mr Odgers explained that there was to be flexible and informal community areas located in both the north and southern sectors of the site. These could be suitable for outdoor events such as farmers' markets and fetes etc.

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 Odgers clarified that buildings within the local centre in the northern area were yet to have their roles defined. They could therefore be potentially utilised, for example, as a place of worship. Mr Barker undertook to clarify the position with regard to provision of a place of worship within the new development.

- b) Mr Odgers noted that bungalows were popular not just with older residents, but also with the disabled, and he agreed to consider this as part of the master-planning of the MDA.
- c) A resident queried whether the proposed spaces for markets etc in the MDA were necessary as there was newly opened square adjacent to the town centre shops. It was suggested that there could be a more useful use of the land.
- d) Mr Tilbury clarified that local biodiversity would be properly assessed and the developer would be required to put into place appropriate measures of attenuation where necessary.
- e) Mr Odgers reported the Design Codes for the development would be inclusive of sustainability requirements for the buildings. Winchester City Council also had a number of policies with regard to this that the developer would be expected to comply with.

7. **PRESENTATION BY REPRESENTATIVES FROM PETER BRETT ASSOCIATES, ON BEHALF OF THE WHITELEY DEVELOPMENT CONSORTIUM – TRANSPORT MATTERS**  
(Oral report)

Mr Thorne from Peter Brett Associates gave a detailed presentation to the Forum and, in summary, the following matters were reported:

- Mr Thorne presented indicative plans and emerging design parameters for some aspects of the emerging street design and layout for the MDA. Street design would be adapted appropriately according to the areas which they passed. He set out the main principles behind the proposals and clarified that there was still much work to do which would be set out within the Design Codes for the MDA.
- Pedestrian and cycle routes were to be incorporated into the design of the street layout to encourage use of alternatives to the car. It was proposed that there would be a purpose built route through the MDA and linkages to key areas beyond the site, including to Segensworth and Swanwick Station. Cycle and pedestrian routes would be shared in some areas but these would be at least 4 metres wide in addition to green verges. There would be raised table junctions where these crossed with neighbourhood streets. A proposed route across the M27 J9 roundabout was shown, which was under discussion with the Highways Agency.
- A public transport strategic bus route was proposed that would establish a bus service linking Fareham/Segensworth/Whiteley/Botley/Hedge End. This would benefit existing residents too.

- Mr Thorne explained the traffic modelling undertaken to date and he set out existing traffic flows (based on surveys in 2009) at key areas in Whiteley and compared these to that predicted 'after' the MDA was completed at around 2026. The modelling work was subject to detailed assessment and technical validation. Road safety audits were also to be undertaken.

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

- a) Mr Thorne agreed that sufficient parking was important and that it needed to be provided and located to ensure that it met residents' needs.
- b) It was confirmed that the traffic modelling with regard to flows predicted after the MDA had been completed had been undertaken with both Yew Tree Drive closed (with bus gate) and with it open to all traffic. Mr Thorne clarified that the proposed street design would be able to incorporate both scenarios.
- c) It was acknowledged that the existing community of Whiteley greatly valued the network of 'greenways' through the development for informal recreational use. Mr Thorne advised that a similar network was proposed for the new MDA.
- d) Cycle routes through the site would be linked to a wider strategic network of routes.
- e) Safety audits were to be undertaken on the design and layout of the highway provision for the site and would include consideration of access for emergency vehicles etc. The emergency services had been consulted at all stages throughout the process.

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 Thorne acknowledged that the extended Whiteley Way would be busy with traffic in parts, but pedestrians and cyclists' provision would be made and would be carefully designed to reflect this.
- b) Ecological surveys had been undertaken to assess the impact of roads. These were not seen to be so detrimental so as to require a 'green bridge' to be constructed at additional expense to the developer.
- c) There were no proposals at this time to directly link the MDA to the proposed rapid transport links at Fareham, which also linked to the North Fareham SDA. However there would be an interchange with the

new service from the public transport routes proposed for the development at Whiteley.

- d) Mr Thorne reminded the Forum that transport improvements were also inclusive of some changes to M27 J9 to improve traffic flows. This would increase its capacity for an additional 1,500 vehicles per hour. Slip roads approaches and circulating lanes would be widened.

8. **DATE OF NEXT MEETING**

The Forum noted that its next meeting would be held on Wednesday 25 September 2013 at 6.30pm in Meadowside Leisure Centre, Whiteley.

The meeting commenced at 6.30pm and concluded at 9pm.

Chairman