

NORTH OF WHITELEY DEVELOPMENT FORUM

24 JULY 2013

NORTH OF WHITELEY MAJOR DEVELOPMENT AREA UPDATE

REPORT OF CORPORATE DIRECTOR (OPERATIONS)

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RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

The report provides an update on the planning context for the proposed North of Whiteley Major Development Area. It also gives an outline of pre-application planning work currently underway and the timetable for the submission of the planning application for the site.

RECOMMENDATIONS:

That the report be noted.

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DETAIL:

1 Introduction

- 1.1 Since the last meeting of the Forum the consortium responsible for promoting the North Whiteley development (principally the housebuilders Crest, Taylor Wimpey and Bovis) has been working on a number of studies and reports to inform their proposals and the masterplanning for the new community at North Whiteley (the 'MDA'). This process has included lengthy discussions with the City Council, County Council, organisations such as the Environment Agency, Natural England and Forest Enterprise and many other organisations, all of which are a necessary and time-consuming part of bringing forward major development proposals. Extensive modelling of the traffic impacts of the development has been undertaken, and a considerable amount of work on the mitigation of the impacts of development on sensitive habitats in the area. Another very important area of discussion has been over the nature and extent of educational provision within the development and this is the subject of detailed negotiations with the County Council as the strategic education body. Progress has been steady and largely on technical matters but it is essential that these are concluded so that the proposals brought before local communities and elected Members in due course are soundly based.
- 1.2 An update on Areas of particular importance, Education, Design Code development and transport be given to the Forum at this meeting by consultants acting for the consortium. City Council and County Council officers will also assist with answers to any questions arising from these.
- 1.3 The consortium has continued to work to add detail to its masterplan proposals, including taking advice from the South East Regional Design Review Panel which will be considering the proposal and design in more detail in August.
- 1.4 Based on the current rate of progress the Consortium believes that it may be in a position to submit an outline planning application towards the end of 2013.
- 1.5 In the meantime, there has been important progress in relation to the Winchester District Local Plan Part 1 which is the strategic planning document for Winchester District.
- 1.6 The Local Plan Part 1 was approved for submission to the Planning Inspectorate for Examination in December 2011 and was subject to examination in November 2012. The City Council recently received the Inspector's report into the Plan, which found it to be 'sound' subject to the

requirement to make a small number of changes. These included increasing the number of dwellings to be provided within the proposed MDA at Whiteley from 3000 to 3500.

- 1.7 The Inspector reached his conclusion regarding Whiteley after careful consideration of the evidence before him and concluded that Whiteley is a sustainable location for development of this scale subject to careful protection of the environmentally sensitive parts of the site.
- 1.8 The Inspector also agreed with the City Council's position in relation to the proposed (by Eastleigh Borough Council) Botley by-pass. The City Council will reserve the land which would be required for the route for the time being but will not require contributions towards the by-pass as there is no highways case for it to be provided.
- 1.9 The City Council has now formally adopted the Plan.
- 1.10 On related matters, the Forum will also wish to note that the development of the new town centre for Whiteley by British Land/USS was officially opened at the end of May. The provision of a 'proper' town centre will be a significant step towards the development of a self contained Whiteley community which will eventually be completed by the development to the north.
- 1.11 The Consortium held a Design Code workshop on the 3rd July at the Solent Hotel in Whiteley which was attended by a range of stakeholders, officers and elected members. This considered a range of issues associated with the Design Code and provide very valuable input to the process.
- 1.12 A further public exhibition is being planned by the Consortium prior to the submission on an outline planning application.

OTHER CONSIDERATIONS:

2 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 2.1 The delivery of a successful new community through the MDA north of Whiteley is an integral part of the City Council's strategy for sustainable development as set out in its Local Plan Part 1.

3 RESOURCE IMPLICATIONS:

- 3.1 There are no resource implications arising directly from this report.

4 RISK MANAGEMENT ISSUES

- 4.1 There are no risk management issues arising directly from this report.

BACKGROUND DOCUMENTS:

None

APPENDICES: None