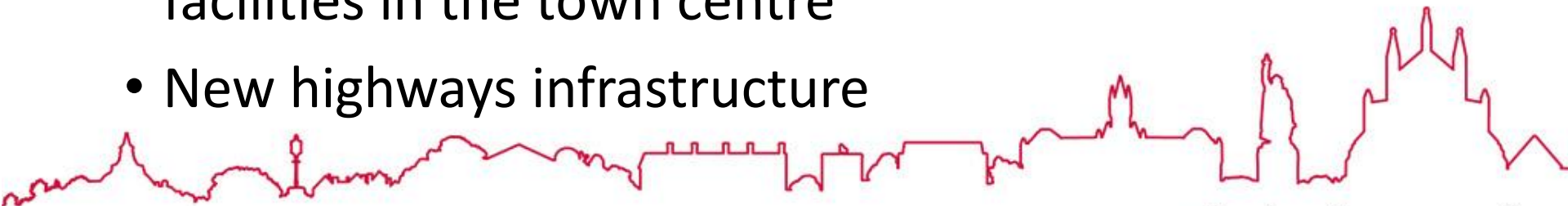


# The North Whiteley Development area

- 3500 dwellings
- 2 primary schools
- 1 secondary school
- Affordable housing
- Allotments, playing fields, children's play areas, community facilities
- Linking to existing retail, employment and leisure facilities in the town centre
- New highways infrastructure



# Planning History

- North Whiteley identified in regional planning for some years
- Allocated in Winchester Local Plan 2012 – 2031
- Planning Application 2015 - outline plus highway works
- Planning Committee resolve to grant permission October 2015 subject to Section 106 agreement
- November 2017 – S106 agreed and ready for signature

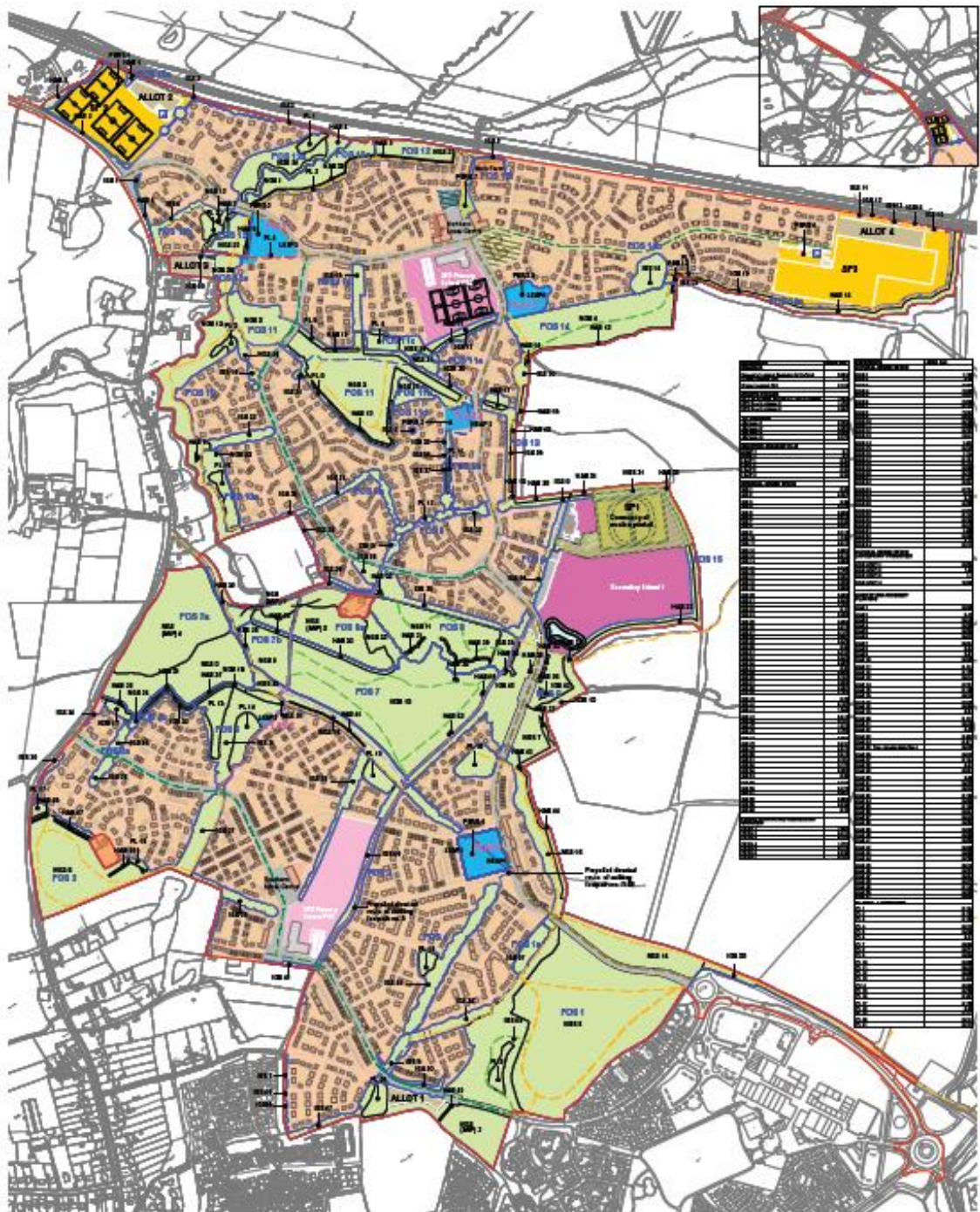


# Who's involved in decision making?

- Winchester City Council – local planning authority
- Hampshire County Council – highway and education authority
- Development consortium – Taylor Wimpey, Bovis, Crest, landowners
- Statutory consultees – Natural England, Highways England
- Key stakeholders – Whiteley Town Council, Curdridge Parish Council, neighbouring authorities







Lot No.	Area	Area (sqm)	Area (sqft)	Notes
POB 1	POB 1	1000	1076	
POB 2	POB 2	1000	1076	
POB 3	POB 3	1000	1076	
POB 4	POB 4	1000	1076	
POB 5	POB 5	1000	1076	
POB 6	POB 6	1000	1076	
POB 7	POB 7	1000	1076	
POB 8	POB 8	1000	1076	
POB 9	POB 9	1000	1076	
POB 10	POB 10	1000	1076	
POB 11	POB 11	1000	1076	
POB 12	POB 12	1000	1076	
POB 13	POB 13	1000	1076	
POB 14	POB 14	1000	1076	
POB 15	POB 15	1000	1076	
POB 16	POB 16	1000	1076	
POB 17	POB 17	1000	1076	
POB 18	POB 18	1000	1076	
POB 19	POB 19	1000	1076	
POB 20	POB 20	1000	1076	
POB 21	POB 21	1000	1076	
POB 22	POB 22	1000	1076	
POB 23	POB 23	1000	1076	
POB 24	POB 24	1000	1076	
POB 25	POB 25	1000	1076	
POB 26	POB 26	1000	1076	
POB 27	POB 27	1000	1076	
POB 28	POB 28	1000	1076	
POB 29	POB 29	1000	1076	
POB 30	POB 30	1000	1076	
POB 31	POB 31	1000	1076	
POB 32	POB 32	1000	1076	
POB 33	POB 33	1000	1076	
POB 34	POB 34	1000	1076	
POB 35	POB 35	1000	1076	
POB 36	POB 36	1000	1076	
POB 37	POB 37	1000	1076	
POB 38	POB 38	1000	1076	
POB 39	POB 39	1000	1076	
POB 40	POB 40	1000	1076	
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POB 42	POB 42	1000	1076	
POB 43	POB 43	1000	1076	
POB 44	POB 44	1000	1076	
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POB 46	POB 46	1000	1076	
POB 47	POB 47	1000	1076	
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POB 67	POB 67	1000	1076	
POB 68	POB 68	1000	1076	
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POB 97	POB 97	1000	1076	
POB 98	POB 98	1000	1076	
POB 99	POB 99	1000	1076	
POB 100	POB 100	1000	1076	

# What is the Section 106 agreement?

- A legal agreement which obliges the developers to provide necessary infrastructure to ensure the needs of new residents can be met
- Can only relate to additional requirements – not making up existing shortfalls
- Can be money or things they must provide or build
- It's not a tax



# How does the S106 work?

- The public bodies and developers agree when the development will start to have an impact on existing services – which is usually when a number of people have moved in. This creates the ‘trigger’.
- The practical implications are worked out – can’t have a school if there is no road to get to it
- Consideration is given to cost and cashflow – if upfront costs too high, development won’t start
- Terms are set down in Section 106 agreement





BOVIS  
HOMES

Crest  
NICHOLSON

JGP  
Lakedale

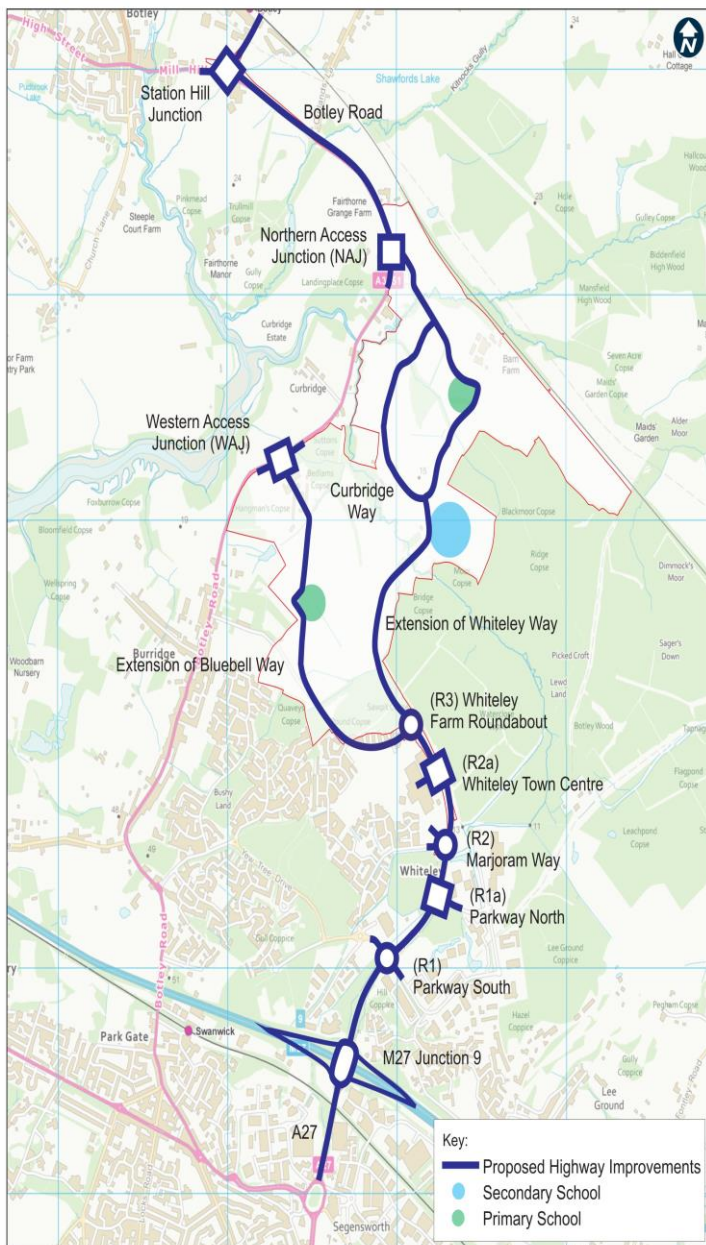
Taylor  
Wimpey

North **Whiteley**

# Highways Update

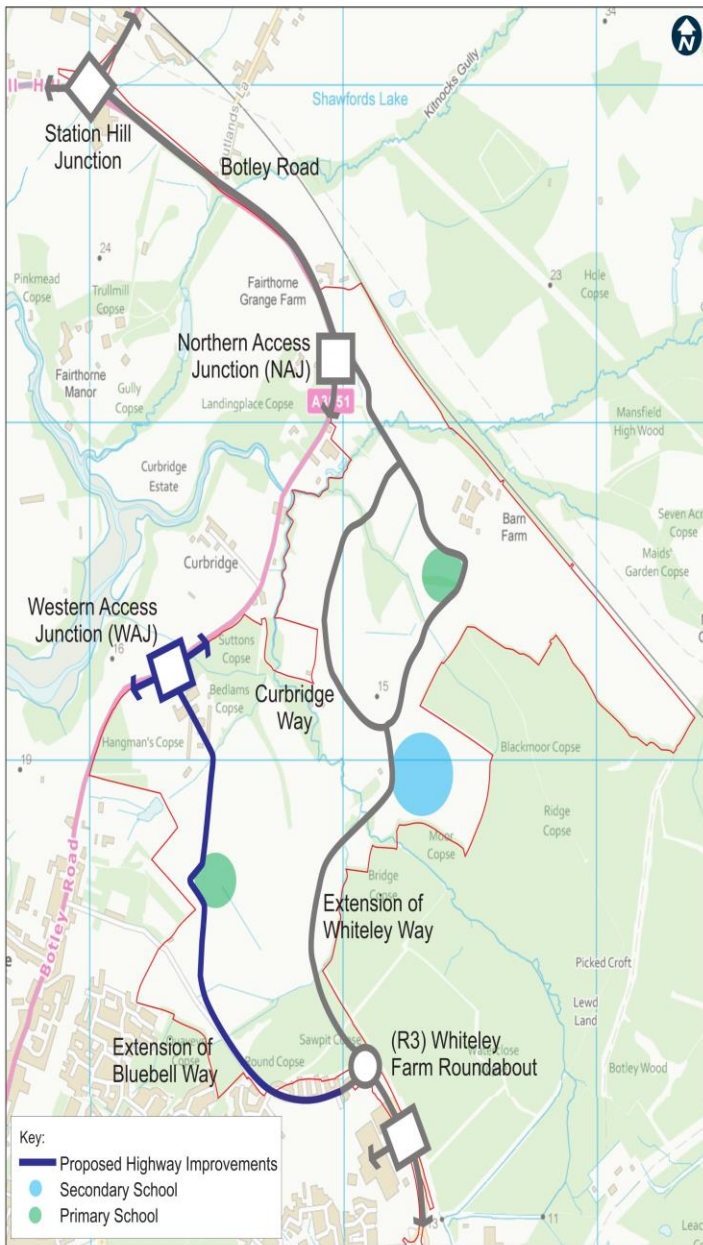
- Neil Thorne, Director of Transport, Peter Brett Associates LLP



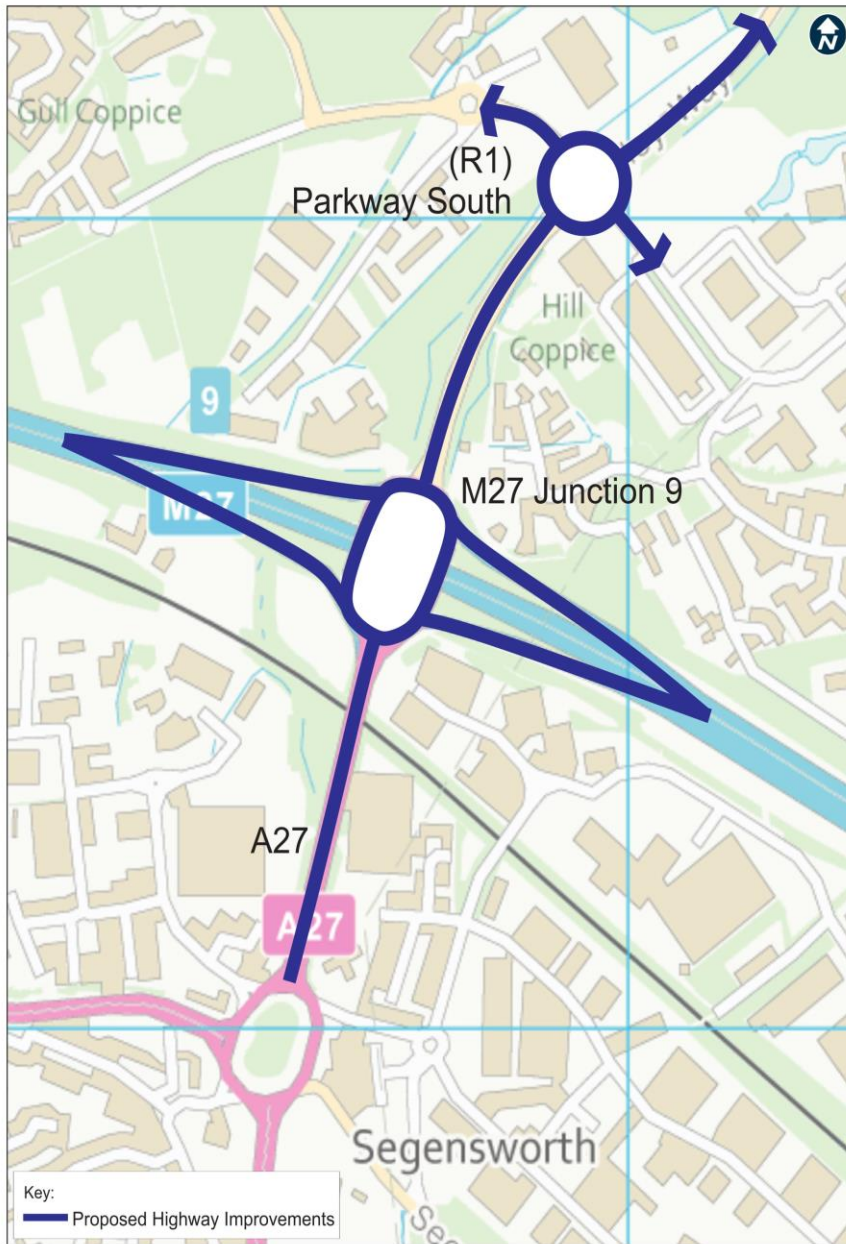


## • Transport Strategy: Highways

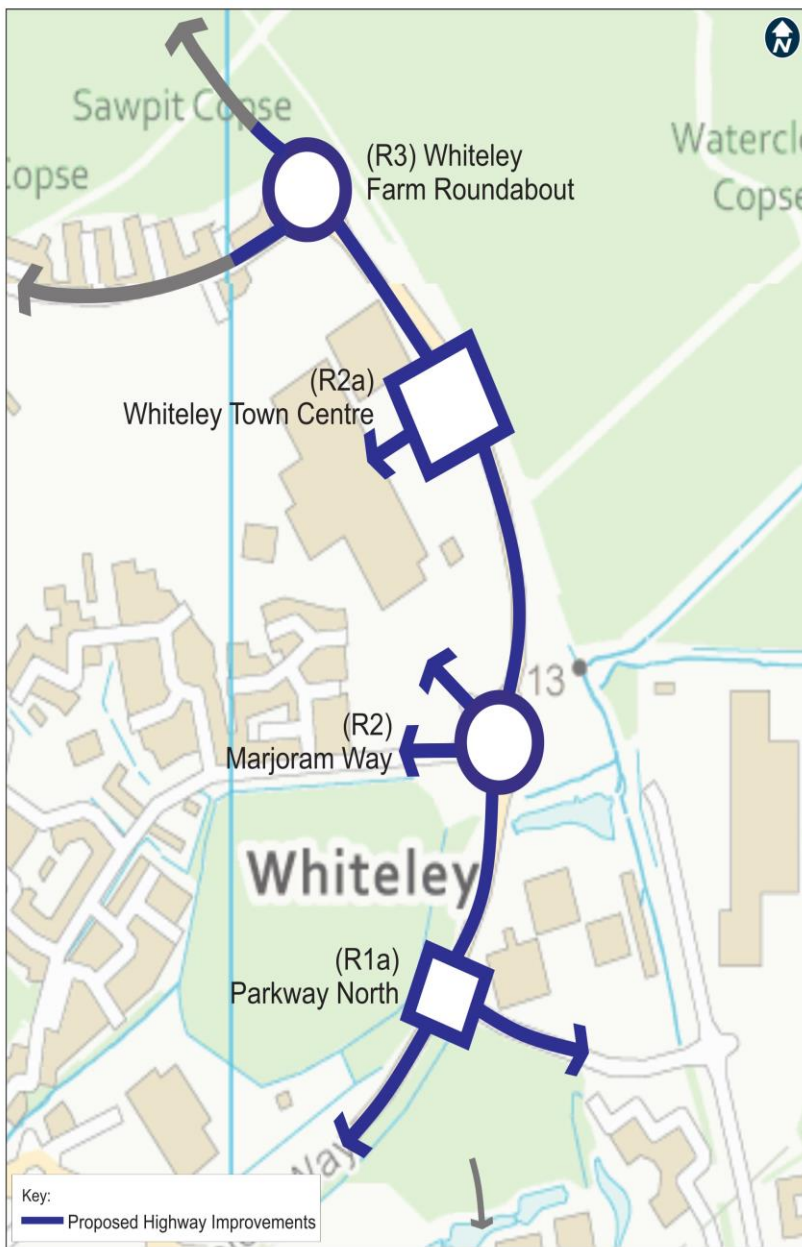
- Significant on-site and off-site highway infrastructure:
  - 3 primary routes through development (Bluebell Way ext, Whiteley Way ext and Curbridge Way)
  - Improvements to Whiteley Way, between R3 Whiteley Farm roundabout and R1 Parkway South
  - Contributions towards HCC R1/J9 scheme
  - 2 signal controlled junctions onto A3051 Botley Road
  - Signalise Station Hill / Botley Road junction (or contribute to HCC Botley Bypass roundabout)
  - Improvements to Botley Rd, Botley village, Swanwick Lane, Leafy Lane and Segensworth Roundabout
  - Agreed at Planning Committee to expedite delivery, secured through £14m Solent LEP funding



- **Highways Package 1**
- **Bluebell Way to Botley Road**
- Delivery of priority highway infrastructure for Whiteley
- S106 requirement to complete by 1,075 occupations
- LEP Funding allows for earlier completion: 18 months from commencement (by end 2019)
- Works to start at each end, providing early access to new Primary School site



- **Highways Package 2**
- **HCC Whiteley Way R1 / M27 J9**
- Since Committee, HCC successfully awarded Highways England funding to deliver £20m improvements at J9 and Parkway South
- Consortium contributing £3.8m towards scheme through s106
- Works are currently being planned for delivery between 2018 and 2021. The detail of the programme is currently being developed so as to dovetail with other works including M27
- HCC Consultation - 16<sup>th</sup> November @ Solent Hotel



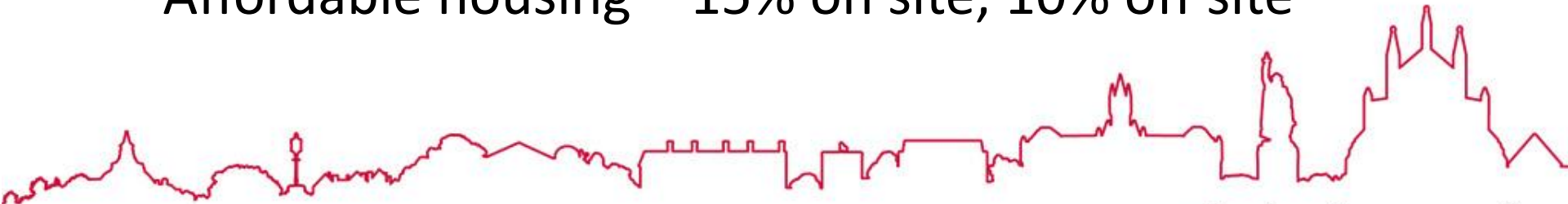
- **Highways Package 3**
- **NWC Whiteley Way (R3 – R1a)**
- S106 requirement to complete by 1,200 occupations
- LEP Funding allows for earlier completion: 12 - 24 months from commencement (Spring / Summer 2020)
- Exact sequencing subject to technical coordination with HCC scheme
- Agreed objective to improve R1a ASAP.

## • Highways Position

1. Significant expenditure by Consortium ahead of planning permission to de-risk and expedite delivery
2. We have certainty on Bluebell Way
3. We have certainty on the design of J9/R1
4. We have certainty on the design of R3 – R1a
5. We cannot be certain at this time as to when each specific section of Whiteley Way will be built
6. The Consortium and HCC need to remain flexible on the exact sequencing of works to WW to:
  - a) Minimise disruption to traffic
  - b) Ensure access to/from Whiteley and to/from Solent Business Park is maintained throughout
  - c) Ensure works are done safely
7. Agreed objective to improve R1a ASAP
8. Continue dialogue with HCC and HE
9. Consortium aim to have oven-ready contracts for R3 – R1a by Spring 2019

# Community facilities

- 2 primary schools
- 1 secondary school
- Play areas
- Allotments
- Sports pitches
- Community building
- Countryside for public access and conservation
- Community development activities
- Affordable housing – 15% on site, 10% off site



# Education

- Total of £42million contributions
- First primary school – southern area.
  - Existing Cornerstone school relocated
  - 3 forms of entry
  - Target opening September 2020
- Second primary school – northern area
  - 2 forms of entry
  - Building can start when 1700 dwellings occupied
- Secondary school
  - Up to 8 forms of entry
  - Building can start when 1100 dwellings occupied



# Timetable

- Site clearance for access by Feb 2018
- Mobilisation June 2018
- First highway works September 2018
- First housing occupations Spring 2019
- Junction 9 works commence(?) Summer 2019
- Primary School 1 September 2020
- Continuing delivery 5 – 10 years





# Role of the North Whiteley Forum

- 2010 – 2015 helping to shape masterplan, design code, community infrastructure
- 2015 – 2017 awaiting planning decision
- 2017 onwards  
feedback on planning issues  
information on development progress  
feedback on issues and options  
Responding to concerns  
overseeing community development activities





**Winchester**  
City Council



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