



<b>Meeting</b>	North Whiteley Development Forum
<b>Date and Time</b>	Thursday, 18th February, 2021 at 6.00 pm.
<b>Venue</b>	This meeting will be held virtually and a live audio stream can be listened to via <a href="http://www.winchester.gov.uk">www.winchester.gov.uk</a> .

### S U P P L E M E N T A R Y   A G E N D A

Agenda Item.

7. North Whiteley Development Forum Progress Report and Update (Pages 3 - 14)

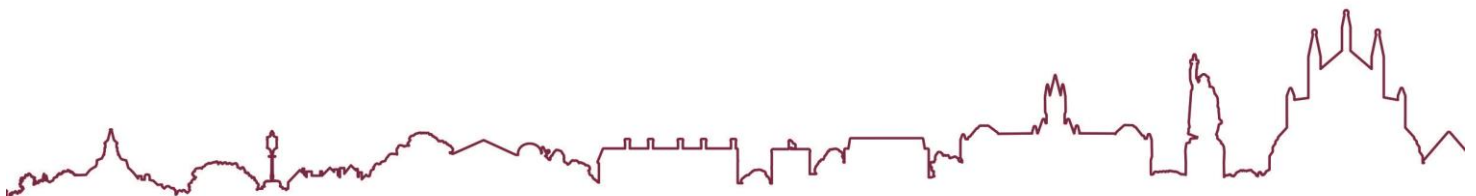
City Offices  
Colebrook Street  
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SO23 9LJ

**Lisa Kirkman**  
**Strategic Director: Resources**  
**and Monitoring Officer**

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## North Whiteley Development

### **BRIEFING NOTE**

North Whiteley Forum 18 February 2021

A095256

17th February 2021

## 1. North Whiteley Development Update

### 1.1 Update on Progress – Reserved Matters Applications

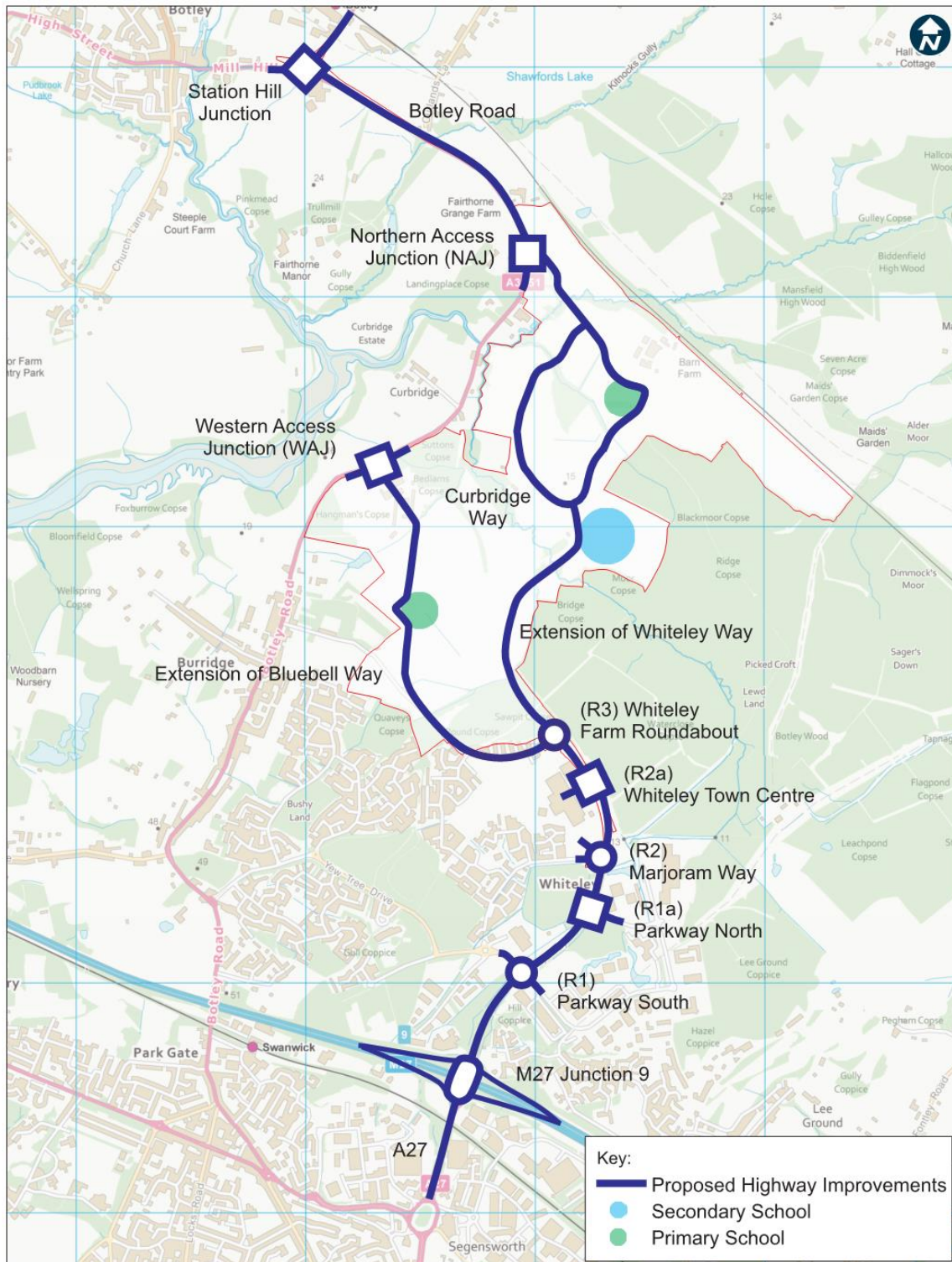
Current progress is summarised in the table below.

NORTH WHITELEY - RESERVED MATTERS PLANNING APPLICATIONS											15-Jan-20
Planning Ref	Developer	Parcel	Total Nr	Afford	Rent	Sh Own	Discount	Drawing Author	Number	Net Dev Ac	Approved
18/02170	Crest	22b(Crest)	69	0	0	0	0	PowellDobson	16023(05) 101 Rev VV	5.910	26/07/2019
18/02606	Bovis	1, 2 & 3	168	51	24	8	19	Thrive	BOV1180635 SL.01_N Rev B	10.430	31/05/2019
18/02607	Bovis	26 & 31A	160	22	13	4	5	Thrive	BOV1180635 SL.01_S Rev G	9.255	12/04/2019
19/00419	Taylor Wimpey	22b (TW)	91	17	7	4	6	Cooper Baillie	CB_83_041_1B_002 Rev F	5.275	28/05/2019
19/01142	Taylor Wimpey	29 & 34	182	25	10	6	9	Cooper Baillie	CB_83_041_P1_102 Rev -	11.535	08/11/2019
19/02539	Crest	27	59	6		6		ECE Architecture	6794/(PL) 002 Rev C		20/11/2020
20/00108	Taylor Wimpey	25A	81	12	Breakdown awaited			Cooper Baillie	CB_83_041_P2_101 Rev -		27/11/2020
20/00572	Foreman Homes	24 & 25	184	37	18	19	0	HGP Architects	19.062.02 Rev H		No
20/00754	Vistry	4,6,7,10,12	449	0	15	10	21	Thrive	BOV1180635 SL.01_4_7 Rev A BOV1180635 SL.10_12 Rev A		13/11/2020
20/02328	Persimmon		207	30	13	7	10	Persimmon Homes	A-02-015-SL		No
Totals			1650	200	100	64	70			42.405	
				12.12%	50.00%	32.00%	35.00%				

**Table 1: Planning Progress**

# 1.2 Update on Current Progress – On Site Highways

## Key Plan



North Whiteley  
 Overview Plan  
 November 2020  
 North Whiteley Consortium



J:\16659 North Whiteley\101\COREL\Highway Phasing Plan\Infrastructure Phasing Diagram\_Nov 2020.cdr

## **Bluebell Way**

Bluebell Way was opened to through traffic on the 12<sup>th</sup> February 2021.

The road has been opened in a “soft” fashion and its use is being monitored. It should be noted that there is further construction to take place along its length over the course of the next few years.

A series of photographs of the current construction progress are included below:



**Plate 1: Western Access Junction @ 21 Jan 2021**



**Plate 2: Bluebell Way Central – looking north @ 21 Jan 2021**



**Plate 3: Aerial View West Bluebell Way Central (Squareabout) @ 21 Jan 2021.**



**Plate 4: Bridge 3 @ 21 Jan 2021.**



**Plate 5: Bluebell Way Open – view South @ 16 Feb 2021.**



## **Cornerstone Primary School**

Hampshire County Council commenced works in May 2020 and continues to make good progress on the new primary school beside Bluebell Way due to open in September 2021.



**Plate 6: Cornerstone Primary School @ 21 Jan 2021**

## **A3051 Botley Road – Northern Access Junction**

The main works to complete the junction are complete.



**Plate 7: Northern Access Junction & Vistry North @ 21 Jan 2021**

## **Whiteley Way North / Central & Curbridge Way**

Works have commenced and are making good progress. The construction of these roads will form a link between Whiteley Way and Botley Road due to be completed by the end of 2021.



**Plate 8: Bridge 1 & Whiteley / Curbridge Way Progress @ 21 Jan 2021**



**Plate 9: Curbridge Way Progress (view South) @ 21 Jan 2021**

## **On Site Whiteley Way (South)**

Works continue on the construction of the first stage of the Whiteley Way extension into the site from Roundabout R3.



**Plate 10: Whiteley Way South @ 21 Jan 2021**



**Plate 11: Whiteley Way South @ 21 Jan 2021**

### 1.3 Update on Current Progress – Housing Parcels

Three Developers continue work on their parcels. Vistry continue to work on their packages 1, 2 and 3 in the north and 26 & 31A in the south. Crest and Taylor Wimpey continue to work on parcel 22b. Taylor Wimpey continues to work on Packages 29/34. Some 132 new homes now have occupants.

NORTH WHITELEY - HOUSING PROGRESS									31-Jan-21
Planning Ref	Developer	Parcel	Total Applications Nr	RMA Approved	Total RMA Approved	Housing Construction			Comments
						Started	Completed	Occupied	
18/02170	Crest	22b(Crest)	69	26/07/2019	69	36	17	11	
18/02606	Bovis	1, 2 & 3	168	31/05/2019	168	155	75	41	
18/02607	Bovis	26 & 31A	160	12/04/2019	160	160	80	80	
19/00419	Taylor Wimpey	22b (TW)	91	28/05/2019	91	80	19	0	
19/01142	Taylor Wimpey	29 & 34	182	08/11/2019	182	101	0	0	
19/02539	Crest	27	59	20/11/2020	59	0	0	0	
20/00108	Taylor Wimpey	25A	81	27/11/2020	81	0	0	0	
20/00572	Foreman Homes	24 & 25	184	No	0	0	0	0	
20/00754	Vistry	4,6,7,10,12	449	13/11/2020	449	10	0	0	
20/02328	Persimmon	31, 31b	207	No	0	0	0	0	
Totals			1650		1259	542	191	132	

**Table 2: Housing Construction Progress**

### 1.4 Update on Progress – Off Site Highways – Whiteley Way

The s278 Highways design has achieved technical approval (subject to streetlights). The key Environmental and Ecological approvals have also been obtained.

The vegetation clearance between R2 and R3 is now complete. There remain a small number of trees to remove at R2 on the west side.

Advance Service diversion works are ongoing by SSE and SSEET between R1 and R1A but these have been delayed with a current anticipated completion of late April/mid May 2021. Works are being coordinated with the HCC/Skanska works at R1.

A new high voltage cable will be laid in ducts along the eastern side of Whiteley Way between R1A and R3. The linking cable from the Primary Substation is now planned to be laid through the Business area roads rather than down Whiteley Way (R1-R1A).

The opening of the new section of Bluebell Way has created an alternative access point into Whiteley.

**PHASE 1: Advance Earthworks Embankment between R2 and R3**

The contract for these advance off highway embankment works commenced in October and will continue until the end of February 2021. Associated utility ducting works will continue until the end of March.



**PLATE 12: View of Embankment Works from R3 looking South @ 21 Jan 2021**

**PHASE 2 Highway Works:**

Following the completion of the advance works described above it is intended that the main highway improvements will follow. The works have been tendered and proposals for traffic management are being developed.

**Timing of Works:** May 2021 to June 2022.