

## **NORTH WHITELEY DEVELOPMENT FORUM**

**Wednesday, 10 July 2019**

### **Attendance:**

Councillors

Cllr Achwal (Winchester City Council) (Chairperson)

Cllr Bentote, Winchester City Council	Cllr Huxstep, Hampshire County Council
Cllr Evans, Winchester City Council	Cllr Butts, Fareham Borough Council
Cllr Gemmell, Winchester City Council	Cllr Pretty, Eastleigh Borough Council
Cllr Lumby, Winchester City Council	Cllr Mercer, Botley Parish Council
Cllr Miller, Winchester City Council	Cllr Bodger, Curdridge Parish Council
Cllr Woodward, Hampshire County Council	Cllr Butler, Whiteley Town Council

### **Apologies for Absence:**

Cllr Evans (Whiteley Town Council)

### **Other Councillors in attendance who did not address the meeting:**

Councillors Pearson, Murphy and Porter

### **1. CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson thanked Members of the Forum, the Public and visiting Councillors for their attendance and asked Forum Members and visiting speakers to introduce themselves.

### **2. APPOINTMENT OF VICE-CHAIRMAN TO THE FORUM FOR 2019/20**

Officers clarified that based upon the Forum's Terms of Reference that whilst the role of Vice-Chairman is open to any member of the Forum, only a serving Winchester City Councillor is able to Chair a meeting of the Forum. This would also apply in situations where the regular Chairperson was not present.

RESOLVED:

That Councillor M Evans, Whiteley Town Council, was elected Vice-Chairperson for the 2019/20 Municipal Year.

### **3. TO NOTE THE FOLLOWING DATES FOR FUTURE MEETINGS OF THE FORUM IN THE 2019/20 MUNICIPAL YEAR.**

The Chairperson sought the agreement of the Forum to alter the date of the next meeting from 30 October 2019 6.30 pm to the 18 November 2019 6.30pm, which was agreed.

RESOLVED:

That the meetings of the Forum for the 2019/20 Municipal year commence at 6.30pm at the Solent Hotel, Whiteley on the following dates:

- 18 November 2019
- 19 February 2020

4. **MINUTES OF THE PREVIOUS MEETING HELD 20 FEBRUARY 2019**

RESOLVED:

That the minutes of the previous meeting held on the 20 February 2019 be approved and adopted.

5. **PRESENTATION & REPORT - NORTH WHITELEY DEVELOPMENT - IMPLEMENTATION PROGRESS**

(Report NWDF 11 refers)

The Forum received and noted the report of the Team Leader Major Development Implementation which provided an update on progress with issues relating to the North Whiteley Major Development Area. The key issues within the report were reported and summarised as:

Mr Tilbury advised the Forum that five reserved matters applications had been submitted which show the detail proposed for specific phases of development. Three of the five applications had now been approved, one was being amended and the fifth had only recently been submitted and was being assessed.

Regarding Bury Farm, Mr Tilbury confirmed that substantial progress had been made and that the contract with the Business advisor had been extended to mid August 2019 to support those remaining businesses. Of approximately 50 businesses which had premises on the Bury Farm site, 35 had now relocated or had found alternative premises and would be leaving shortly. The Forum were advised that the Council would continue to support the remaining businesses in their relocation efforts.

The Forum was advised that the County Council was progressing its plans for the construction of the first primary school which should begin either later this year or early in the next calendar year. Finally, Mr Tilbury advised that as requested at the previous meeting, Officers had extended an invitation to the Clinical Commissioning Group to attend a future meeting of the Forum but no response had so far been received.

Mr Stewart from Hampshire County Council updated the Forum on the progress being made at M27 Junction 9. He also confirmed that a public information event was to be held in September, prior to works starting. The precise timings and location would be circulated to residents, Councillors and other stakeholders.

Jeff Davis, Associate Director, WYG and David Evans, Project Director, Bovis Homes provided the Forum with two presentations covering a number of issues, including; planning permission status, construction status, the economic impact of the development and the links with the Governments "Construction Skills Fund" programme.

Mr Evans also advised that a regular, electronic newsletter would be issued shortly and encouraged all residents, Councillors and stakeholders to sign up to it. Finally, Mr Evans advised that a site tour with local Councillors was being planned for August.

In responding to a number of questions from Forum Members, Officers advised:

- That any offsite affordable housing contributions would remain within Winchester City Council's funds.
- That low level bollard lighting along the B3051 cycleway could not be adopted by the County Council.
- Nitrate levels. An appropriate assessment was carried out prior to the planning consent being issued and it determined that the current levels of mitigation in relation to nitrates at the site were sufficient to allow development to commence.
- Mr Davis advised that he would develop a plan showing developer activity that may impact on residents that could be circulated to Members for onward communication.
- That meetings were planned with mobile network operators to review signal coverage improvements.
- That it was acknowledged that electric charging was becoming a more pressing issue and that the issue was being reviewed.
- That Officers would follow up on the invitation previously sent to the Clinical Commissioning Group.
- Regarding the use of management Companies, the Forum was advised that the Council's preferred option was for public adoption but that a developer cannot be compelled to this approach.
- It was confirmed that the development did not generate Community Infrastructure Levy funds.

In response to a specific question regarding proposed junction works at Pinkmead, Mr Earl from Hampshire County Council advised that he would provide the Forum with a detailed response.

## 6. **PUBLIC PARTICIPATION**

The Chairperson welcomed approximately 40 local residents to the meeting. A number of residents addressed the Forum, making a range of points, the key issues raised were:

Concern was expressed regarding biodiversity issues and whether the full range of measures had been introduced as part of the reserved matters application process. Secondly, issues were raised regarding the environmental impacts of developments, for example, the impact on existing wildlife and development detritus.

Officers advised that they would need to refer the detail of the question regarding biodiversity to planning officers and would provide a detailed response. Regarding the Environmental impact of the development, Mr Evans confirmed that he would look into the points raised and report back.

A member of the public raised several issues and a summary of the responses provided was as follows:

- Land requisition. Officers from Hampshire County Council advised that there were no compulsory purchase orders that he was aware of.
- Parking along Bluebell Way and Double Yellow Lines. Residents had been invited to respond to a proposal and these responses would form part of that final recommendation.
- Planning application for development of flats. Officers understood that this application did conform with all relevant planning policies
- Prior notification of footpaths being closed. Officers would review how information on future closures could be relayed to residents and Councillors.
- Construction of kerbs. The Forum was advised that it was understood that no “non-adopted” materials were utilised in their construction.

Two residents addressed the Forum regarding the timing for the delivery of playing pitches. Officers advised that the Section 106 agreement specified trigger points for the delivery of the facilities and that these trigger points would be advised to the Forum following the meeting. In addition, Mr Evans advised that he would report back regarding the recreation ground to the North of the development.

The Chairperson thanked all of the speakers for their questions.

The meeting commenced at 6.30 pm and concluded at 8.20 pm

Chairperson