



Meeting North Whiteley Development Forum

Date and Time Wednesday, 10th July, 2019 at 6.30 pm.

Venue Solent Hotel, Rookery Avenue, Whiteley, PO15 7AJ

AGENDA

OPEN TO THE PUBLIC

- 1. Apologies**
To record the names of apologies given and deputy members who are attending the meeting in place of appointed Members (where appropriate)
- 2. Appointment of Vice-Chairman to the Forum**
As this is the first meeting of the Forum of the 2019/20 Municipal Year, it will be necessary to appoint a Vice Chairman of the Forum.
- 3. To note the following dates for future meetings of the Forum in the 2019/20 municipal year.**
30 Oct 2019 6.30 pm
19 Feb 2020 6.30 pm
- 4. Public Participation**
To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum
- 5. Minutes of the previous meeting held 20 February 2019** (Pages 7 - 10)
- 6. Presentation & Report - North Whiteley Development - Implementation Progress** (Pages 11 - 18)

Lisa Kirkman
Corporate Head of Resources and Monitoring Officer

2 July 2019



Agenda Contact: Matthew Watson, Democratic Services Officer

mwatson@winchester.gov.uk 01962 848 317

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website via the following link:*

www.winchester.gov.uk/meetings/committees

Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



MEMBERSHIP

The membership of the Forum is:

- Winchester City Council (6 representatives - including chairperson of the Forum plus deputy)
- Hampshire County Council (2 representatives)
- Fareham Borough Council (1 representative plus deputy)
- Eastleigh Borough Council (1 representative)
- Whiteley Parish Council (1 representative plus deputy)
- Curdridge Parish Council (1 representative)
- Botley Parish Council (1 representative plus deputy)

North Whiteley Development Forum

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

In addition, the following are nominated deputies to the Forum:

Cllr Evans (Fareham Borough Council), Cllr Fern (Winchester City Council), Cllr Pearson (Winchester City Council), Cllr Butler (Whiteley Town Council) and Cllr Hunter (Botley Parish Council)

Quorum

The Forum will be quorate if five voting representatives are present

TERMS OF REFERENCE

The Forum is to act as an informal advisory body to discuss and engage with the public on the following issues, and advise the relevant authorities accordingly:-

1. Advise upon a vision for the development of the MDA at North Whiteley which will act as a template for the master planning process and subsequent planning applications and keep this under review.
2. Provide a response to key issues and options arising during the course of planning for and delivering the extension to the community at Whiteley, with input from local authorities, community groups and development interests.
3. Act as a sounding board where ideas, options and issues relating to the development can be considered before becoming part of the formal planning process.
4. Develop for consideration by the relevant authorities a community development strategy for the MDA.
5. Consider and advise upon the community infrastructure required to support and integrate the new and existing communities.
6. Consider good practice from development elsewhere and consider key findings for inclusion in the master planning process.
7. Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets.
8. Review progress reports on the development of the masterplan and relevant planning applications

Method of Working and Voting Rights

All representatives are expected to use their best endeavours to reach conclusions by general consensus. Where any voting representative on the Forum requires a formal vote to be taken, this shall be on a show of hands by those voting representatives present and voting (the membership as set out above).

Administration

Winchester City Council's Democratic Services Team shall be responsible for administering the Forum, calling meetings, and recording proceedings.

PUBLIC PARTICIPATION

General

1. There will be a period of 10 minutes maximum at the beginning of each Forum meeting when the Chairperson will invite the public, including local interest groups, to raise any general matters of interest and/or matters relating to the work of the Forum. Detailed matters related to agenda items will not be accepted at this point, as there will be an opportunity for these comments to be heard later in the meeting. As is the usual practice for general public participation, however, officers and Members may not be able to immediately respond at the meeting to points raised by the public where these relate to non-agenda items.

Consideration of Individual Agenda Items

2. After an officer has introduced an agenda item, the Chairperson will invite public participation on matters relating to that agenda item. At this point, a period of up to ten minutes (subject to extension at the Chairperson's discretion) will be allowed for public comments. During this period, members of the public, including local interest groups, will be able to object, support or ask questions directly relating to the agenda item and contents of the officer report.
3. An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak, they will be encouraged to agree the allocation of the maximum ten minute period for public participation. The Democratic Services Officer will assist in this process before the start of the meeting. The Chairperson will retain a general discretion to manage the public speaking process, and may limit individual speakers to less than three minutes, or take other steps necessary in order to maximise public participation in an appropriate way. The extension of the total 10 minutes limit allowed for the public to discuss an agenda item will be at the discretion of the Chairperson.
4. There will be no further opportunity for the public to comment on an agenda item once the period of public participation has ended even if the prescribed period has not been reached. The subsequent discussion, consideration and decision on the matter is then passed to Forum Members.
5. Members and Officers will not provide an immediate response to public comments raised from the floor. All comments and queries will be noted and the Chairperson will invite Officers and/or Members to respond to specific points during the round table debate and discussion amongst Forum members that follows.
6. Members of the public should wherever possible contact the Democratic Services Officer before the start of the meeting (preferably by telephone or email prior to the day of the meeting), so that as many people who wish to speak can be accommodated during the public participation sessions.

Forum Debate and Vote

7. The Chairperson will subsequently invite questions and open the discussion and debate to all Members of the Forum and will invite officers and/or Members to respond to any public comments raised from the floor. Where appropriate, a vote will be taken to reach a formal recommendation on the agenda item.

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

NORTH WHITELEY DEVELOPMENT FORUM

Wednesday, 20 February 2019

Attendance:

Councillors

Ruffell (Chairman)

Cllr Achwal, Winchester City Council	Cllr Huxstep, Hampshire County Council
Cllr Bentote, Winchester City Council	Cllr Woodward, Hampshire County Council
Cllr McLean, Winchester City Council	Cllr Pretty, Eastleigh Borough Council
Cllr Weston, Winchester City Council	Cllr Evans, Whiteley Town Council
Cllr Butts, Fareham Borough Council	Cllr Mercer, Botley Parish Council
Cllr Evans, Fareham Borough Council	Cllr Bodger, Curdridge Parish Council

Other Councillors in attendance who addressed the meeting:

Councillors Humby and Horrill

Other Councillors in attendance who did not address the meeting:

Councillor T Evans

1. MINUTES OF THE PREVIOUS MEETING HELD ON THE 30 OCTOBER 2018

The Forum noted that Councillor Butler was in attendance as a deputy for Councillor M Evans (Whiteley Town Council) at the meeting of the 30 October 2018.

RESOLVED:

That subject to the above correction, the minutes of the previous meeting held on 30 October 2018 be approved and adopted.

2. BURY FARM - A VERBAL UPDATE FROM COUNCILLOR HORRILL, LEADER OF THE COUNCIL.

Councillor Horrill updated the Forum regarding the businesses at Bury Farm. An overview of the activity undertaken since the previous meeting was provided as summarised below:

- The Council had appointed a Bury Farm Business Support Advisor to lead on this important issue.
- A specific meeting was held in November with the Council, affected businesses and Crest.

- Of the 17 businesses impacted in Phase 1, fifteen had so far been able to successfully relocate.
- All businesses had received a letter in February 2019 from Crest with an update regarding the latest plans.
- The Council had written to all businesses with details of support available, including information regarding a grant that could assist with extraordinary relocation costs.
- There was an ongoing commitment to support the 28 remaining businesses that were due to relocate in later phases.

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

- that the current support arrangements were not currently time-limited.
- that the relocation grant was for up to £1,000 and that other grants were available.
- that dates for future phases were to be confirmed.

3. **PUBLIC PARTICIPATION**

The Chairman welcomed approximately 30 local residents and representatives of partner organisations to the meeting.

A number of residents addressed the Forum making a range of points, the key issues raised were:

- Concern was expressed regarding local air quality and a need for a cumulative air assessment that had regard to all development in the locality. The Forum was advised that a comprehensive Air Quality Statement did form part of the planning application in accordance with the Council's normal planning policies. Ongoing air quality monitoring would be undertaken.
- Questions were asked regarding the existing GP surgery and whether it would be able to meet future demand. The Forum was advised that this was a matter for the Clinical Commissioning Group (CCG) who had previously advised that the additional demand could be managed within the existing provision.
- A number of points were made regarding the proposed road layout and predicted traffic. Specific reference was also made to capacity issues at the M27 Parkway South roundabout. Officers confirmed that all of the required assessments and transport modelling had shown that the infrastructure proposals would be sufficient for the development. Modelling was undertaken and updated as and when adjacent development was brought forward.
- Clarification was sought regarding the definition of "substantially completed in 2019" in relation to Bluebell Way. Officers confirmed that it meant that it would be open to the public in 2019.
- The Forum was asked whether biodiversity improvements could be built into the development, specifically, the introduction of bird boxes, bat boxes and badger runs. The Forum was advised that as part of the

planning application a Biodiversity assessment was undertaken and a Green Infrastructure Delivery Strategy was prepared.

- Information was requested regarding the restrictions that would be in place for construction traffic. The Forum was advised that the Construction Management Plan had been recently completed and all construction traffic would be required to use Botley Road until Bluebell Way opened.

4. **NORTH WHITELEY DEVELOPMENT FORUM PROGRESS REPORT AND UPDATE**

(Report NWDF 10 refers)

The Forum received and noted the report of the North Whiteley Implementation Officer which provided an update on progress with issues relating to the North Whiteley Major Development Area.

The Forum was briefed on a number of issues contained within the report, including that;

- It was anticipated that an official start date for work at Junction 9 would be September 2019, which was expected to take two years.
- Tree clearance was underway as part of the first phase to enable the extension of Bluebell way
- Tree clearance along the top section of the Botley Road had commenced which enables the provision of the Footpath/Cycleway.
- Contractors had been appointed for the Western Access junction with work starting in January 2019.
- Two of the housing developers had now submitted reserved matters applications for some parcels of land. If approved it was anticipated that this would enable construction to commence on site in April 2019.
- Hampshire County Council and Cornerstone CEA Primary School had agreed to reschedule the start of construction of the new school which was anticipated to open in September 2021.

The Forum raised a number of points concerning the detail of the report which were responded to as summarised below:

- Members raised a number of points concerning the detail of the report. In particular, questions were asked regarding the triggers required to enable the school build, the delivery of all-weather pitches and the 5-metre lighting posts along the B3051 cycleway. Regarding concerns with parking restrictions on Bluebell Way, Members were advised that this was an issue that should be raised with Transport Officers at Winchester City Council.
- Members further debated the issues concerning GP facilities and felt that an invitation should be extended to representatives of the Clinical Commissioning Group and/or the General Practice to attend a future meeting.

- Regarding the issues connected with Air Quality, it was suggested that a monitoring system was implemented to monitor compliance with the Air Quality Management Plan. The Forum was advised that the issue had already been raised with them and meetings were underway with Ward Members.
- Regarding questions over biodiversity, Members of the forum were advised that as the reserved matters applications come forward to the Planning Committee, that individuals or parish councils would be able to make representations to the committee. It was requested that an update be provided to the Forum on this issue at the next meeting.
- In response to a specific question, Councillor Humby reported that the County Council was responsible for approximately 1,500 bridges which were all regularly tested. He advised that no issues were known of in relation to the road bridges in the locality.

Finally, Officers from Hampshire County Council provided the Forum with an update of Transport Infrastructure issues, including; funding and progress at M27, Junction 9, Whiteley Way and Botley footpath and cycleway. In addition, officers updated the Forum regarding plans for R1, Whiteley Roundabout which was anticipated to commence Summer 2019 with a two year construction period. Following the awarding of this contract, a public exhibition was planned.

RESOLVED:

That the content of the report be noted.

The Chairman thanked those attending this meeting of the Forum.

The meeting commenced at 6.30 pm and concluded at 7.50 pm

Chairman

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

10 JULY 2019

REPORT OF PORTFOLIO HOLDER: Cllr Jackie Porter; Built Environment and
Wellbeing

Contact Officer: Chris Hughes Tel No: 01962 848057

Email chughes@winchester.gov.uk

WARD(S): WHITELEY AND SHEDFIELD

PURPOSE

The purpose of the report is to update the North Whiteley Development Forum on progress with issues relating to the North Whiteley Major Development Area.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 The provision of 3,500 houses at North Whiteley is a key Local Plan policy and will help the Council to deliver quality housing options. It will support economic growth in the south of the District in accordance with the Council Strategy objectives.

2 FINANCIAL IMPLICATIONS

- 2.1 The Council will receive various financial contributions arising from the development. The triggers for payment of the financial contributions are set out in the Section 106 agreement.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 This is a report for information, provided as an update with the body of the report setting out the progress of development works. The s106 agreement establishes triggers for either the undertaking of works or payment of financial contributions and officers correctly report on progress within this report. There are no legal issues arising from the report itself. There are no legal issues arising from the report itself.

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The City Council or the Parish Council for the area will eventually receive various assets transferred under the terms of the Section 106 agreement.

6 CONSULTATION AND COMMUNICATION

- 6.1 Good communication and the provision of timely information to local residents and businesses is a joint responsibility of the various public bodies involved and the development consortium. The Forum itself plays an important role in this process.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The report itself has no environmental implications. The environmental impacts of the development were fully and carefully assessed as part of the planning decision making process and will be reviewed as necessary.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> <i>None</i>		
<i>Community Support</i> If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.	Regular Forum meetings to be held Good communication by the development consortium Close working relationship with parish councils and ward Members	
<i>Timescales</i> If the development does not progress in a timely fashion, the Council's ability to demonstrate a five year land supply will be compromised. It is important that works on adjoining parts of the highway network be co-ordinated and this requires maintaining a strong focus on achieving target dates.	The Council has limited control over the timescale for development which will be largely a commercial matter for the developer. Good dialogue between HCC, WCC, WTC and the consortium will help ensure project milestones are coordinated and achieved.	
<i>Project capacity</i> <i>None</i>		
<i>Financial / VfM</i> <i>None</i>		
<i>Legal</i> <i>None</i>		
<i>Innovation</i> <i>None</i>		
<i>Reputation</i> <i>None</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

Background

- 11.1 The North Whiteley Development will eventually consist of 3,500 dwellings, 2 primary schools, a secondary school and other supporting infrastructure, including major highway works. It will integrate with the existing residential, commercial and employment development at Whiteley which has now been established for many years. The development site itself is effectively under the control of a consortium of three housebuilders (Crest, Taylor Wimpey and

Bovis) and one landowner. It is wholly contained in the Winchester City council area. A resolution to grant planning permission for the development was made by the City Council's Planning Committee on 12th October 2015 with final planning consent issued on 30th July 2018. The Section 106 agreement was completed on the same day.

Update on Key Infrastructure and Planning Issues

- 11.2 Development has now commenced in earnest on the highways infrastructure with WYG acting as lead consultants for the consortium. WYG has helpfully provided the following update information on the works which are currently underway and these will be supplemented by way of a presentation at the meeting:

A3051 Botley Road – Western Access Junction

Works to construct the junction were let in Spring 2019. Currently working on existing highway under traffic management arrangements / permits agreed with Hampshire County Council and closely managed to reduce as far as possible delay and disruption to the travelling public. Estimated completion is expected at the end of July 2019.

A3051 Botley Road – Incoming GTC Gas Main

A new gas main is required to be installed along Botley Road from the Northern Access Junction. These works will follow the works at the Western Access Junction to minimise disruption to traffic and will be installed using a directional drilling technique to avoid long open trenches. The estimated construction period (on highway) is between July and early September 2019 although if no obstructions are found this may be much faster.

A3051 Botley Road – Northern Access Junction

Works to construct the junction were let in early Spring 2019. Works continue primarily off existing highway at present. Tie in works on highway will follow the completion of works at the Western Access Junction and the GTC gas main. Estimated completion by the end of September 2019.

Bluebell Way – Package 2

A contract has recently been let for construction of the through road connecting the Western Access Junction to Bluebell Way and this is now on site. These works are expected to be substantially complete by the end of 2019 (which is in accordance with the funding package from the Solent LEP) and will be open to the public as soon as possible thereafter following the necessary safety audit and 'sign off' from the County Council.

Access will be obtained along the existing Whiteley Way / Bluebell Way to reach the Bridge 3 works in the week commencing 24 June 2019. All traffic management proposals and licences to be agreed with Hampshire County Council.

On Site Whiteley Way (South) – Package 3

Works have recently been let to commence construction of the first stage of the Whiteley way extension into the site from Roundabout R3. Planned completion of the works is by the end of 2019. Access will be needed along the existing Whiteley Way to the Works. All traffic management proposals and licences need to be agreed with Hampshire County Council.

- 11.3 The County Council has made timely progress with the package of works which it is leading on the Junction 9 roundabout and Whiteley Way and is liaising closely with the Highways England SMART motorways team. Construction of these works should start on schedule in the Autumn 2019. The County Council has approved some additional funding for the works which has enabled the inclusion of enhanced measures to promote cycling in particular.
- 11.4 Five reserved matters applications have now been submitted by three of the housing developers. These show the detail proposed for particular phases of development with housing layout, type, tenure and landscaping. Each of these applications is assessed on its own merits against the design code and masterplan which were approved as part of the outline planning application, as well as local planning policy and other requirements.
- 11.5 Three of the five applications have now been approved, one is being amended and the fifth application has only recently been submitted and so is in the early stages of assessment.
- 11.6 Application 18/02607/REM by Bovis Homes was permitted on 12 April 2019 for 160 dwellings on land either side of the site of the southern primary school which will be located in the southern neighbourhood east of Bury Farm.
- 11.7 Application 19/00419/REM by Taylor Wimpey was approved on 28 May 2019 for 91 dwellings on land immediately to the north east of Bury Farm, near the western access junction. The parcel of land being developed here is shared between Taylor Wimpey and Crest Nicholson with Crest Nicholson having the remaining 69 dwellings which make up the 160 units to be delivered in this parcel.
- 11.8 Approval for these 69 dwellings is being sought through application 18/02170/REM by Crest Nicholson. This application has been amended following discussions with officers and is likely to be determined shortly.
- 11.9 Application 18/02606/REM by Bovis Homes was approved on 31 May 2019 for 168 dwellings on land at the northern access junction at the very top north western part of the major development area. As well as housing this part of the development provides access to what will be allotments and sports fields to the north.
- 11.10 Application 19/001142/REM by Taylor Wimpey was submitted on 22 May and is being assessed. It seeks permission for 182 dwellings. It relates to four

parcels of land around what will be Whiteley Gardens which will be located to the north of Sawpit Copse in the southern neighbourhood.

- 11.11 Construction of dwellings on these sites will commence as soon as the necessary infrastructure has been constructed and the first occupations of houses on the North Whiteley development are expected early in 2021. Housebuilders have reported strong interest via the marketing that has already been undertaken.

Ecological Mitigation and Enhancements

- 11.12 The North Whiteley development site is in close proximity to the Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Special Protection Area (SPA) which are European sites. The sites are also listed as Solent and Southampton Water Ramsar site¹ and also notified at a national level as Upper Hamble Estuary and Woods Site of Special Scientific Interest (SSSI). In addition the site is adjacent to Botley Wood and Everett's and Mushes Copses SSSI.
- 11.13 The outline planning consent included mitigation measures to protect these important sites. These consisted of the provision of 38.3 ha of Suitable Alternative Natural Green Spaces (SANGS) as well as financial contributions towards the Interim Solent Recreation Mitigation Strategy. This strategy (now known as Bird Aware) aims to prevent additional recreational activity from harming over-wintering birds along the south coast. The financial contributions are being provided through the Section 106 agreement linked to the planning consent, while the SANGS are being delivered as part of the overall site wide infrastructure works.
- 11.14 Individually each reserved matters application for housing then has to ensure that they do not have an adverse impact on ecology such as protected species or ancient woodland, while also providing biodiversity enhancements along with the development. These are secured through the submission of a Biodiversity Mitigation and Enhancement Plan with each phase of housing showing measures to enhance biodiversity such as the provision of bat or swift boxes and suitable lighting and landscaping.

Bury Farm

- 11.15 The Bury Farm businesses advisor has been in place since November 2018 and had been working 2 days a week. Her contract was due to end in June 2019 however this has been extended to mid August 2019 one day a week to support the remaining businesses. Over the last months she has been engaged in the following work:
- Building relationship with Crest (the developer and landowner) to ensure timely and consistent communications with businesses
 - Helping to clarify timescales and deadlines which has enabled more certainty to be provided as to when businesses need to have relocated.

- Events where businesses meet with Winchester City Council officers and Members in person to talk over problems.
- Visited Bury Farm on numerous occasions to build relationships.
- Offering a business grant with up to £1000 per business available to help companies cover the unexpected cost of moving.
- Helping to signpost businesses to support organisations or other departments such as the Growth Hub or planning to make the processes as easy as possible.
- Helping 8 businesses write their grant applications. 5 business grants have been awarded, one application is pending and the remaining are awaiting new locations to complete their application.

11.16 Out of approximately 50 businesses which have had premises on the Bury Farm site 35 have now moved away or have found alternative premises and will be leaving shortly. Of the remaining 15, 4 of these are classified as being in the motor trade and these are the most difficult to place elsewhere. Good progress has therefore been made and the Council will continue to support the remaining businesses in their relocation efforts.

Education and Other Community Facilities

- 11.17 The County Council is progressing its plans for the construction of the first primary school (the relocated Cornerstone school) which should begin either later this year or early in the next calendar year depending on the outcome of the order to divert the existing footpath.
- 11.18 As requested by the Forum, a letter of invitation has been sent to the local Clinical Commissioning Group to explain their policy towards new primary healthcare provision in development areas and a positive response is hoped for but has not yet been received.

Conclusion

11.19 Work on the first infrastructure packages for the development are now well underway and a series of reserved matters applications have been approved which gives consent for housebuilding. The development consortium and representatives of the local authorities involved continue to meet regularly and liaise together in order to reduce to a minimum the disruption to local residents and businesses from the development works. This cannot mean that there is no disruption at all given the nature of the project, but the interests of the existing community is well understood and given a high priority.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

NWDF10 February 2019 Progress Report and Update.

NWDF9 October 2018 Progress Report and Update.

NWDF8 July 2018 Progress Report and Update.

Other Background Documents:-

None

APPENDICES:

None