



Meeting	North Whiteley Development Forum
Date and Time	Wednesday, 19th February, 2020 at 6.30 pm.
Venue	Solent Hotel, Rookery Avenue, Whiteley, PO15 7AJ

AGENDA

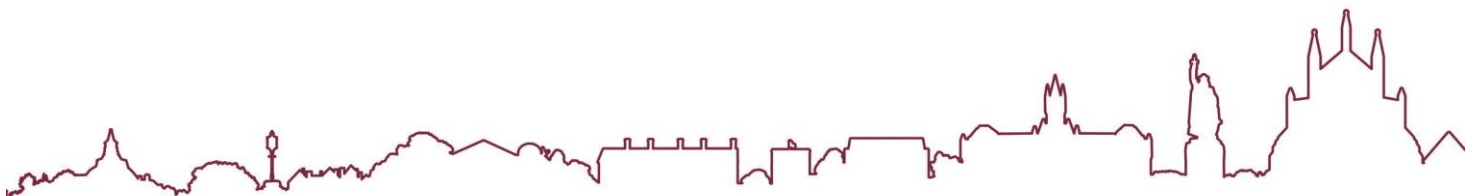
OPEN TO THE PUBLIC

- 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. Chairpersons Announcements**
- 3. 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
- 4. Disclosures of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 5. Minutes of the previous meeting held on the 10 July 2019 (Pages 7 - 10)**
- 6. North Whiteley Development Forum Progress Report and Update (Pages 11 - 24)**

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

11 February 2020



Agenda Contact: Matthew Watson, Democratic Services Officer

mwatson@winchester.gov.uk 01962 848 317

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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.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

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.

- 2.

Public Document Pack Agenda Item 5

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

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

19 FEBRUARY 2020

REPORT OF CABINET MEMBER: Cllr Jackie Porter; Built Environment and
Wellbeing

Contact Officer: Hilary Oliver Tel No: 01962 848057 Email
hdianneoliver@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 PLAN OUTCOME****1.1 Tackling the climate emergency and creating a greener district**

1.2 The North Whiteley development is an urban extension that will provide new homes served by the existing town centre and its associated services, as well as linking to the more rural communities to the north. The development has been designed to allow easy movement throughout creating opportunities for new residents to walk and cycle to school and workplaces.

1.3 Homes for all

1.4 15% of the homes within the 3,500 dwelling development will be affordable, providing a new range of opportunities to rent or buy in the south of the district. The developers will also provide a cash contribution of £17.5m to Winchester City Council over the course of the construction which will be used to build further affordable housing.

1.5 Vibrant local economy

1.6 3500 dwellings will provide opportunities for more people to live close to the largest concentration of employment providers in the district. In time this may reduce commuting and enhance the employment potential of the area. The two local centres, three schools and a period of construction which will last at least ten years will also provide long term employment opportunities.

1.7 Living well

1.8 Homes that are located close to services provide greater opportunities to encourage active travel. The development has been designed with large areas of green infrastructure, educational opportunities and employment links.

1.9 Your services, your voice

1.10 The increase in the number of homes will increase the council tax revenue for the City Council.

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 and have previously been summarised for the Forum.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 Provision of an update report on the implementation of the approved development at North Whiteley provides an important communication

between the developers, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

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 City Council has declared a climate emergency and adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 The planning consent for North Whiteley cannot be further amended but future phases of development can take account of emerging technologies and opportunities to reduce carbon emissions within the scope of the planning consent and Building Regulations.

8 EQUALITY IMPACT ASSESSEMENT

8.1 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

8.2 There are no protected characteristics affected by the decisions within this report.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> None		
<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 coordinated 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> None		
<i>Financial / VfM</i> None		
<i>Legal</i> Risk of a complaints and challenge if the obligations are not either understood clearly by the community or implemented correctly.	Careful monitoring of the planning obligations and communication with residents assists towards the practical implementation of associated community benefits	Enhanced community involvement and coordination.
<i>Innovation</i> None		
<i>Reputation</i> None		
<i>Other</i>		

11 SUPPORTING INFORMATION:

11.1 Background

11.2 The North Whiteley Development will eventually consist of 3,500 dwellings, two 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. 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

A3051 Botley Road – Western Access Junction

11.3 A contract for works to construct this important access was let in Spring 2019. The main junction works completed at the end of July and the traffic management measures removed. Signals and streetlights will be installed and the junction fully complete in Spring 2020.



A3051 Botley Road – Northern Access Junction

- 11.4 The main works to at the junction are complete but require the streetlights and traffic signals and traffic signals. Completion of these works is tied to the delivery of the beams for Bridge 1 which is still awaited. Works on highway will follow the completion of works at the Western Access Junction / GTC Gas Main which is estimated for completion in March 2020.

On site Bluebell Way – Package 2.

- 11.5 The construction of the through road connecting the Western Access Junction to Bluebell Way have proceeded as fast as weather conditions allowed. Unfortunately delays in gaining permits for Culvert 2 and Bridge 3 have led to a rescheduling of opening which is now likely to take place in Spring 2020. All highway construction works are subject to approvals from Hampshire County Council which can only be sought once construction works are complete and any issues which are identified always have to be addressed before a new road can open, even though it may seem that work has been completed.
- 11.6 Bridge 3 beam lifts were completed on 23 October 2019. The operation was successful although it was forced to run very late on the final evening due to a breakdown of a beam delivery lorry on route. The deck and wingwalls are now nearing completion.
- 11.7 During these works there was a pollution incident on Burr ridge Stream at Bridge 3. A small amount of bentonite (an inert clay material in suspension) escaped to the stream during heavy rain. The incident was contained and the operation stopped. The Consortium is liaising closely with the Environment Agency (who visited site on the 25 Oct) over the incident and to ensure that there is no repetition.

On Site Whiteley Way (South) – Package 3

- 11.8 Works construction at the first stage of the Whiteley Way extension into the site from Roundabout R3 have been held up at the Burr ridge Stream culvert crossing pending issue of a flood risk permit by the Environment Agency. An alternative access haul road north of Sawpit Copse connecting packages 2 and 3 has been built to keep works going.

Planning and Housing Update

Outline Consents

- 11.9 The outline consent for the North Whiteley development (ref 15/00485/OUT) which included outline planning application for provision of up to 3500 residential units, including schools, children's nurseries, an extra care facility, 2 local centres, a community building, sports facilities, allotments, landscaping, extensive recreation and play provision, link roads, highways works, cycleway and footpath networks was approved on 30 July 2018. The

development was commenced on 28 January 2019 and first occupation occurred on 23 December 2019 at the northern Bovis site.

S106 Obligations Discharged from Outline Consent

- 11.10 There are numerous obligations included with the s106 attached to the outline consent and of these WCC have so far approved details of allotments, some of the open space areas and the Affordable Housing Masterplan Strategy (AHMS). Financial obligations due on commencement have been received and those due on occupation have been invoiced.

Reserved Matters

- 11.11 Since the outline consent was granted Bovis, Taylor Wimpey and Crest Nicholson have all submitted reserved matters application for housing parcels which have been approved by the Council in accordance with the masterplan and design code. Progress on each of these is set out below:
- 11.12 Application 18/02606/REM. The following images were taken at the northern Bovis site on 3 October 2019.





11.13 Application 18/02607/REM. Bovis Homes have discharged key pre-commencement conditions and are substantially advanced with on-site construction on the part of the site to the west of the Southern Primary School. These pictures of the site were taken on 3 October 2019.





11.14 Application 19/00419/REM. Taylor Wimpey was granted reserved matters consent for the construction of 91 dwellings adjacent to Bury Farm in May 2019. The scheme is now under construction. The layout for the scheme is shown below:



11.15 Application 18/02170/REM. This is other half of the land adjacent to Bury Farm phase (160 dwellings in total). The application is for 69 dwellings and is

currently under construction by Crest. The consented layout for this scheme is shown below.



- 11.16 Application 19/1142/REM. An application by Taylor Wimpey for 182 dwellings was consented in August 2019 and conditions are currently being discharged.
- 11.17 Application 19/02539/REM. Crest has made an application for 59 dwellings which is currently under consideration.
- 11.18 Application 20/00108 – Taylor Wimpey has made an application for 81 dwellings which is currently under consideration.
- 11.19 The planning consent for the replacement **Cornerstone Primary school** was granted in April 2019. The process of transferring the land to HCC is underway and the school is scheduled to open September 2021.

Future Reserved Matters Applications

- 11.20 The City Council is currently in contact with pre-application discussions with Bovis Homes, Taylor Wimpey, Crest Nicholson, Foreman Homes and Persimmon Homes about future phases.

North Whiteley MDA Primary Health Care Provision

- 11.21 As requested by the North Whiteley Forum, City Council officers have sought further information from the relevant clinical commissioning groups to better

understand the rationale behind primary care provision for the residents of the North Whiteley development.

11.22 A letter from the Managing Director of the joint CCG is attached as Appendix 1. It explains their rationale and notes that there is sufficient capacity in the existing Whiteley Surgery as long as the increase in car parking, for which a contribution was granted in the s106, is implemented. The CCGs have adopted the same approach relation to the proposed strategic growth area within the Eastleigh Local Plan, and the Welborne development in Fareham.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

Previous reports to the North Whiteley Forum

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Letter from the Managing Director; Fareham, Gosport and South East Hampshire CCG

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Commissioning House
CommCen Building 008
Fort Southwick
James Callaghan Drive
Fareham
Hampshire
PO17 6AR

Tel : 02392 28 2062
Email : sara.tiller1@nhs.net

Mr Chris Hughes
Team Leader Major Development Implementation
Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

Sent via email: Chughes@winchester.gov.uk
14th November 2019

Dear Chris,

Reference: North Whiteley MDA medical provision

Thank you for your email dated 7th October 2019 requesting further information regarding the decision not to ask the consortium at North Whiteley to provide an additional GP surgery as part of the planning consent for the development. To ensure full transparency I am writing on behalf of the Practice and the CCG as commissioners of the GMS Service for the Whiteley surgery and all other NHS practices in the Fareham area.

Firstly the decision not to request an additional building to provide General Medical Services (GMS) was taken on the basis that the existing surgery servicing the Whiteley population was developed with future population expansion in mind and sized accordingly. The building containing The Whiteley surgery also houses a separate suite of four consulting rooms, two treatment rooms and a reception area, currently known as The Yew Tree Clinic. The building has been designed so that these additional rooms can be incorporated within the Whiteley surgery footprint. This would provide sufficient additional clinical space to cater for the uplift in patient numbers to support the proposed population increase within the North Whiteley development. The CCG would then reimburse the practice for the rental of this space.

The Whiteley surgery would need to recruit additional staff to cater for the medical needs of this new population. This is a practice responsibility, and will be undertaken as the new population arrives. Funding per head of population is available to the practice and this enables the practice to recruit the appropriate health care professionals to service the need of the population as a whole. The way that primary care services are delivered is changing, and services are being provided through a “network” of surgeries. Providing a multidisciplinary team approach ensures that the necessary medical professionals are recruited.

The practice continues to support this development but in order to this will need to increase car parking capacity from its already oversubscribed provision. The parking is required for both patients

and staff to facilitate this growth and a successful bid for developer contributions has been made to facilitate this expansion (as well as the initial incorporation of part of the Yew Tree Clinic consulting room space).

As already identified the existing practice building has accommodation to support the growth in patient numbers, and the practice will need to recruit staff to service the increase in population, it is important to raise the issue of the national shortage in healthcare professionals. It has been widely reported that there is a national shortage to GP's and for a practice to operate in an alternative building ie. a branch surgery arrangement, would require an increase in staffing. Existing surgery staff would also need to be provided from the main surgery to support a new site, diluting the existing workforce. It is important to understand that the Whiteley surgery already operates an urgent on the day appointment service as part of a networking arrangement from Fareham Community Hospital. If it or any other local practice were to operate another site this would be a constraint on practice time and ultimately availability of appointments. Historically the Whiteley surgery had operated services from Locks Road Surgery, however they were able to consolidate (and improve) clinical service provision from the single site in Whiteley, and would see any requirement to provide clinical services from other additional sites as both a retrograde and unsustainable option.

At the time of the original consultation there were only options of the Whiteley surgery or St Lukes surgery (Hedge End/Botley) providing clinical services to the proposed patient population. At the time of the consultation St Lukes were not in the position to expand services. The only other alternative would be the creation of a brand new stand-alone practice with a new contract to provide GMS Services, which may have destabilised both Whiteley and St Lukes practices, and this was not considered a viable solution to the Fareham and Gosport Clinical Commissioning Group, particularly when the Whiteley surgery was able to support this development.

I hope that this articulates our joint CCG and Whiteley surgery rationale when responding to the North Whiteley consultation and our request for developer contributions to support the requirement for additional car parking. For clarity I would reiterate that should we be consulted again regarding this development our response would be the same. If you have any questions arising from this letter please in the first instance direct them to Lisa Medway in my team.

Yours sincerely,

Sara Tiller
Managing Director
Fareham, Gosport and South Eastern Hampshire
Clinical Commissioning Groups