

NORTH WHITELEY DEVELOPMENT FORUM

Tuesday, 30 October 2018

Solent Hotel, Whiteley

Attendance:

Councillors

Ruffell (Chairman)

Cllr Achwal, Winchester City Council
Cllr McLean, Winchester City Council
Cllr Weston, Winchester City Council
Cllr Butts, Fareham Borough Council

Cllr Huxstep, Hampshire County Council
Cllr Woodward, Hampshire County Council
Cllr Pretty, Eastleigh Borough Council

Apologies for Absence:

Cllr Bentote (Winchester City Council), Cllr Evans (Whiteley Town Council), Cllr Bundell (Curdrige Parish Council) and Cllr Mercer (Botley Parish Council)

Other Councillors in attendance who addressed the meeting:

Councillor Horrill, Leader of the Council, Winchester City Council

Other Councillors in attendance who did not address the meeting:

Councillor Brook, Portfolio Holder for Built Environment, Winchester City Council

Officers in attendance

Steve Tilbury, Strategic Director
Duncan Stewart, Client Manager Strategic Transport

1. DATES OF FUTURE MEETINGS OF THE FORUM

The Chairman advised the Forum of the proposed dates for future meetings, which were noted. These were as follows:

Wednesday 10 July 2019, 6.30pm
Wednesday 30 October 2019, 6.30pm
Wednesday 19 February 2020, 6.30pm

2. PUBLIC PARTICIPATION

The Chairman welcomed approximately 70 local residents and representatives of partner organisations to the meeting.

Seven representatives from the local business community initially addressed the Forum making a range of points regarding the Industrial Units at Bury Farm, Curdridge. The key issues raised were as follows:

Bury Farm was home to many successful, long established, local businesses, providing local employment who supported the local economy. A range of businesses occupy the site, many trading locally whilst others exporting around the world. For many of the businesses, it was felt vital to their customer base to continue to have a local presence.

Bury Farm businesses were finding it difficult to secure alternative premises that were suitable in terms of business requirements, location and cost.

There was no intention to challenge the planning application but it was felt that a key feature of it had been its commitment to local job creation and retention and that this proposal was not in keeping with that commitment.

Overall, the members of the public wanted to understand what support the council are providing to those affected businesses.

3. **MINUTES OF THE PREVIOUS MEETING HELD 11TH JULY 2018**

RESOLVED:

That the minutes of the previous meeting held 11 July 2018 be agreed as a correct record.

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

(NWDF9)

In relation to the comments made by the representatives of the Bury Farm businesses, Mr Tilbury responded with a number of points and clarifications, as follows:

Mr Tilbury suggested that the situation being experienced by the businesses on Bury Farm regarding the availability of suitable alternative premises was, chiefly as a result of the commercial property market, particularly concerning the issues around rental levels and availability of units.

Mr Tilbury clarified that the Council had been active over a period of time and had provided appropriate support and advice. It was understandable that now the S106 Agreement had been issued and development now underway, then further support and advice were necessary. Efforts had been made by the City Council to assist businesses in identifying new premises, but this had not been easy, at least in part because the rents paid at Bury Farm have been very low compared with other similar locations. Crest would be asked to adjust its planning timetable as far as possible to ensure that it only serves notice on those businesses necessary at Bury Farm.

The Chairman then allowed further contributions from members of the public. These contributions were concerning: underutilised industrial units elsewhere in the vicinity, whether there was an option that the phasing of the development could be revisited in order to allow more time for businesses to relocate and any potential for support in regards to the subsidisation of rental payments.

Councillor Horrill responded to the comments from members of the public. She advised that she had had conversations with a number of the businesses involved. She had also spoken with the developers that day and would be speaking with the LEP very shortly. She gave an outline of the work the Council and partners were currently providing to support the businesses affected. It was also indicated that the Council may be able to provide additional, dedicated resource to assist the businesses. She confirmed that the Council would meet with all businesses and would welcome collaborative, constructive discussion with all concerned.

Mr Tilbury provided the Forum with an update concerning other matters regarding the development. He advised that planning consent was issued on 30 July 2018 and the Section 106 agreement was exchanged on the same day. The project had now reached a point where development can commence.

A number of strands of work had commenced, including the following:

- Ecological work, including the collection and transfer of reptile and amphibian species
- The removal of relevant Tree Preservation Orders when appropriate to do so
- The appointment of a contractor to:
 - establish the western access on Botley Road.
 - Construct a short length, on-site spine road off that access
 - The construction of a haul route to enable Primary school construction commencing Spring 2019

Mr Duncan Stewart from Hampshire County Council provided the Forum with an update of Transport Infrastructure issues. The County Council had appointed a project manager for the delivery of its work on the M27 Junction 9, Whiteley Way to Segensworth and preliminary works have begun around the junction. The County Council was also in close contact with Highways England who was project managing the SMART Motorway project on the M27. It was also liaising with regards to cycle and pedestrian routes. It was expected that enabling works would be completed by July 2019. The infrastructure works would then commence with an approximate two year completion period.

Mr Stewart also advised that a public exhibition was being planned which would allow residents and others to meet the appointed contractor and understand the works in greater detail.

Finally, Mr Tilbury outlined the next key steps and updated the Forum regarding the Reserved Matters application that will come forward from the consortium members. He advised that this would be subject to a planning application. The

Forum was also notified that Gillian Towler had recently been appointed to the post of North Whiteley Implementation Manager.

Members of the Forum then asked a range of questions concerning the detail of the report. In particular, questions were asked regarding; M27 works and the impact of traffic travelling through villages, whether cycle lanes would be on both sides of the road and whether businesses were being consulted regarding transport issues. Matters were also raised regarding the capacity of the existing local GP surgeries.

Officers responded to all of the points raised. Mr Tilbury reiterated that with regards to the GP surgery, the Clinical Commissioning Group had agreed that there was sufficient space within the existing facility to accommodate additional GPs.

Mr Stewart advised that he would liaise with Transport Planning Officers at Hampshire County Council with regard to the potential impact on the local, surrounding network.

RESOLVED

That the content of the report was noted

The Chairman thanked those attending this meeting of the Forum

The meeting commenced at 6.30 pm and concluded at 8.05 pm

Chairman