



Meeting	North Whiteley Development Forum
Date and Time	Tuesday, 30th October, 2018 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. Dates of Future Meetings of the Forum**
The following dates have been suggested for meetings of the Forum during the next municipal year. Forum members are invited to comment with regards to their availability:
 - Wednesday 10 July 2019, 6.30pm
 - Wednesday 30 October 2019, 6.30pm
 - Wednesday 19 February 2020, 6.30pm

In addition to the above, for completeness, the following date had previously been agreed by members:

- Wednesday 20th February, 2019
- 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. Minutes of the previous meeting held 11th July 2018 (Pages 7 - 10)**



5. **North Whiteley Development Forum Progress Report and Update** (Pages 11 - 16)
(NWDF9)

L Hall
Head of Legal Services (Interim)

22 October 2018

Agenda Contact: Matthew Watson mwatson@winchester.gov.uk
Tel: 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

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MEMBERSHIP

North Whiteley Development Forum

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

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

Cllr Evans (Winchester City Council), Cllr Humby (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

North Whiteley Development Forum Committee – Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

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 Chairman 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 Chairman 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 Chairman'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 Chairman 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 Chairman.
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 Chairman 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 Chairman 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.

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NORTH WHITELEY DEVELOPMENT FORUM

Wednesday, 11 July 2018

Attendance:

Councillors:

Winchester City Council

Ruffell (Chairman) (P)

Achwal (P)

Bentote

Humby (Standing Deputy for Councillor Weston) (P)

McLean (P)

Weston

Eastleigh Borough Council

Pretty

Fareham Borough Council

Butts (P)

Hampshire County Council

Woodward (P)

Huxstep (P)

Whiteley Town Council

Evans (P)

Curdridge Parish Council

Bundell (P)

Botley Parish Council

Mercer

Officers in Attendance:

Mr S Tilbury – Strategic Director, Winchester City Council

Others in attendance:

Mr M Christmas – WYG - Transport Consultants

Mr B Clifton, Mr D Earl, Mr D Stewart – Hampshire County Council Highways

1. **CHAIRMAN'S WELCOME**

The meeting was held at the Solent Hotel, Whiteley and the Chairman welcomed approximately 15 local residents and representatives of amenity groups, the development consortium and businesses etc.

2. **APPOINTMENT OF VICE-CHAIRMAN FOR THE 2018/19 MUNICIPAL YEAR**

RESOLVED:

That Councillor Huxstep (Hampshire County Council) be appointed Vice-Chairman for the remainder of the 2018/19 Municipal Year.

3. **PUBLIC PARTICIPATION**

The Chairman invited members of the public (including local interest groups and stakeholders) to raise any general matters of interest and/or matters relating to the work of the Forum either at this stage of the meeting or following the presentation and discussion of agenda item 5 - North Whiteley Development Forum Progress Report and Update (Report NWDF8 refers).

4. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 13 November 2018 be agreed as a correct record.

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

(Report NWDF8 refers)

Mr Tilbury introduced the report and gave the Forum an overview of progress since the previous meeting. He reported that a major focus had been on concluding the S106 agreement and all signatures had now been obtained. There was now a delay in issuing the planning consent and completing the S106 because of a decision by the European Court of Justice (ECJ) in April 2018 with regard to the way in which habitat mitigation should be assessed. The City Council had complied with the process determined by the UK courts, but this had now been ruled incorrect and further work was therefore required before the decision notice could be released. It was hoped that this would not cause any delay in the progress of the development although this was still possible.

Mr Tilbury then highlighted other key areas of current activity such as highway infrastructure works and also the continuing discussions regarding the doctors' surgery. Officers and members of the consortium were making strenuous efforts to keep to the timetable for delivery of the development - currently the school opening remained on track for September 2020. Finally, Mr Tilbury advised the Forum that he understood that the first reserved matters application was currently being prepared.

Mr Christmas (WYG) then presented the Forum with an update regarding each of the four main packages of Highways works through the site to the northern access junction as well as the Botley Road foot/cycle way to the station. He advised that essentially the strategy as previously agreed remained on track

Mr Stewart (Hampshire County Council Highways) referred to funding secured from Highway's England with regard to improvements at the Parkway South roundabout (R1) and also at M27 Junction 9. He also described the commencement of enabling works and the completed drainage and ground surveys etc.

The Chairman thanked the officers for their presentation and invited questions from the Forum. The following questions were put and responses obtained:

- (i) Whether the final design of the junction with Bluebell Way was to be a signal crossing and was advised that it would.
- (ii) Mr Christmas advised that he could not give a guarantee for completion by end of 2019 of the completion to infrastructure improvements and extension to Whiteley Way, but that it remained the intention. Mr Stewart also clarified that although it was not the intention for there to be a pedestrian bridge (instead of the existing zebra crossing near to Parkway South roundabout (R1)) the crossing will be improved and relocated further to the south.
- (iii) Mr Stewart advised that he would refer a query with regard to possible plans for a pedestrian crossing at Botley station to his colleagues at the County Council working on the Botley bypass
- (iv) Mr Clifton (Hampshire County Council Highways) confirmed that the Botley Road Foot/Cycle Way was to extend all the way to the railway station and there would be pedestrian crossings associated with the new Botley bypass roundabout. Therefore, the crossings would be now be located further south from the station.
- (v) Councillor Bundell raised a number of points regarding the lighting proposal along the B3051 cycleway, specifically the 5-metre lighting posts which Curdrige Parish Council had objected to. He understood that Botley Parish Council had also supported low level bollard lighting as an appropriate alternative. He believed that the 5-metre posts were not a statutory requirement and so believed that their use could be amended. He requested that the Forum request that the County Council re visit this

policy specifically with regards to this proposal. Mr Clifton advised that he would take back the comments from the Councillor but reminded members that the County Council's position was that bollard lighting was not appropriate as part of these proposals and that the design as presented was policy compliant.

(vi) With regard to the existing Whiteley Doctor's Surgery and its capacity as the new development progressed, Mr Tilbury advised that provision had been made within the S106 agreement and that the NHS had agreed to the proposals to utilise space within the existing facility and to increase car park size. This would require planning consent from Fareham Borough Council.

(vii) Points were raised regarding the footpath/cycleway to Botley Station, specifically whether the carriageway would be also be lit, whether the existing roadway would become narrowed as a result of the footpath/cycleway and whether there is an option for a mixture of lighting.

The Chairman thanked those attending this meeting of the Forum.

The meeting commenced at 6.30pm and concluded at 7.20pm.

Chairman

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

30 OCTOBER 2018

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Brook; Portfolio Holder for Built
Environment

Contact Officer: Steve Tilbury Tel No: 01962 848 256 Email
stilbury@winchester.gov.uk

WARD(S): WHITELEY AND SHEDFIELD

PURPOSE

The purpose of the report is to update the 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 Council Strategy objectives.

2 FINANCIAL IMPLICATIONS

- 2.1 The Council will receive various financial contributions arising from the development which may include the New Homes Bonus subject to any changes in this funding mechanism which may be made by the Government. The triggers for the payment of financial contributions are set out in the Section 106 agreement.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 There are no legal issues arising from the report itself. Some important information regarding the legal issues associated with the planning consent is contained in the report.

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 agreements.

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. As the development progresses the appointment of the Implementation Officer is a proven mechanism to ensure that information is available locally to help maintain awareness of the progress of the development.

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 ASSESSMENT

- 8.1 None.

9 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 Appointment of Implementation Officer Close working liaison 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 comprised. 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 timetable for development which will be largely a commercial matter for the developer. The appointment of an Implementation Officer will help to reduce the scope for delays which might occur as a result of planning process and communication issues. 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>		

10 SUPPORTING INFORMATION:Background

- 10.1 The North Whiteley development will 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 the 12th October 2015.

Issue of Decision Notice

- 10.2 As reported to the last meeting, following long discussions and numerous delays for other reasons, the final hurdle for the issue of planning consent and the accompanying Section 106 agreement was the completion of an Appropriate Assessment under the Habitats Regulations to meet the requirements of a recent clarification of the law in the European Court. That Assessment was completed very efficiently by the Council's appointed consultants and planning consent was issued on 30 July 2018. The Section 106 agreement was exchanged on the same day.
- 10.3 The period in which a challenge to the issue of planning consent could be made by judicial review has now past and the consent is therefore legally safe from challenge.
- 10.4 This is, of course, the most important single milestone in the whole of the project delivery timetable and it is enormously significant that it is now achieved. With the consent and the Section 106 agreement in place, there is project structure and funding programme for the delivery of infrastructure, and developers and landowners are able to proceed to the next stages of the project as described below. Whilst the pace at which development proceeds is never certain (because housing delivery is always subject to economic forces which are beyond any single project however large) the relationship between delivery of housing and infrastructure is clearly established and will proceed against the triggers in the Section 106. These have been summarised for members of the Forum in a previous report.

Update on Key Infrastructure and Planning Issues

- 10.5 The interrelationship between elements of the highways infrastructure in on the M27 and in the Whiteley area are one of the most important for delivery of development, and of the greatest concern to existing residents.
- 10.6 The County Council has appointed a project manager for the delivery of its work on Junction 9 and Whiteley Way and preliminary works have begun around the junction. The County Council is liaising closely with WYG who are the project managers for the consortium. Regular meetings take place to ensure that there is coordination of planning and work between the two and these include meetings with Whiteley Town Council which is taking a very active interest in the project and providing useful input into local priorities and

concerns. The County Council is also in close touch with Highways England who are project managing the SMART Motorway project on the M27.

- 10.7 The consortium has now begun the collection and transfer of reptile and amphibian species from the woodland off Whiteley Way through which access to the development site is provided. These works are authorised by the outline planning consent in which they were included and by licences granted by Natural England. A civil engineering main contractor is appointed to start work towards the end of October on a first contract to establish the western access on Botley Road and to construct a short length on-site spine road off that access. This contract will also include the construction of a haul route to enable Hampshire County Council to access the southern primary school site so that they can commence construction of that facility in spring 2019. This means that the current plan, which is for the primary school to open in September 2020 as the “new” Cornerstone school (and for the temporary school buildings to be removed from the site at Lady Bettys Drive), is still feasible. Other aspects of the timetable remain as previously reported but may be dependent on the confirmation of the approved infrastructure funding from the Solent LEP. An update on this will be given at the meeting.
- 10.8 All three of the consortium developers are now in some aspect of pre-application discussions with the City Council regarding their first ‘reserved matters’ applications. These are applications which seek approval for the detailed housing layouts in parcels of land in the development area. Over the next ten to twenty years (because that is how long a development of this size may take to be completed) there will be many such applications, each of which must be in conformity with the design code and the masterplan which were approved as part of the outline application. Each application requires its own consideration by the City Council’s planning committee. Although the Forum does not have any role in the formal decision making process, its meetings do provide an important opportunity for informal engagement.
- 10.9 Consortium members have provided display material showing the current form of their reserved matters applications and members of the Forum and members of the public are invited to view these and discuss them informally with officers and consortium representatives after the meeting.
- 10.10 The owners of the doctor’s surgery building will be making a planning application to Fareham Borough Council in due course to seek permission for the extension of the car park which serves the surgery. If this is approved it will make access easier for all patients. If it is not approved, the expansion in the number of doctors working from the premises can still take place but access arrangements will remain difficult for those who cannot walk or use public transport.

Bury Farm

- 10.11 Members of the Forum will recall that the business units at Bury Farm are within the development area and that existing businesses have known for

some time that they will need to find new accommodation once the site is required for development. Some efforts have been made by the City Council's Economic Development team, funded by Crest, to assist businesses in identifying new premises, but this has not been easy, at least in part because the rents paid at Bury Farm have been very low compared with other similar locations. Crest has adjusted its planning timetable as far as possible to ensure that it only takes property at Bury Farm at the last possible moment, but clearly this is only of benefit to those businesses which gain time as a result.

- 10.12 Following the issue of the outline planning consent Crest has now acquired the site and served notice on the first tranche of businesses. These stand on the route of the access to the Bluebell Way and primary school construction site. Other businesses are not affected yet but will be over the next three years.
- 10.13 The City Council will continue to support businesses which wish to relocate with advice and information about other possible opportunities but financial decisions will remain a matter for the businesses themselves.

Conclusion

- 10.14 After the long drawn out process of negotiating the Section 106 agreement and issuing the outline planning consent it is very welcome that the first steps in the development process 'on the ground' are now been taken. The first reserved matters applications will be submitted as soon as pre-application stages have been concluded and these will then proceed to formal consideration by the City Council's Planning Committee. This should mean that the first housing starts are made by mid 2019. In the meantime, highway works will be underway and Whiteley Town Council will be kept fully informed of progress and will continue to advise on issues and priorities.

11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 There are no other options to be considered.

12 BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

NWDF8 – 11th July 2018

Other Background Documents:-

None