



Meeting	North Whiteley Development Forum
Date and Time	Wednesday, 20th February, 2019 at 6.30 pm.
Venue	Hambledon Suite, 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. Minutes of the previous meeting held on the 30 October 2018** (Pages 5 - 8)
- 3. Bury Farm - A verbal update from Councillor Horrill, Leader of the Council.**
- 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. North Whiteley Development Forum Progress Report and Update** (Pages 9 - 16)
Report reference NWDF10.

L Hall
Head of Legal Services (Interim)

12 February 2019

Agenda Contact: Matthew Watson mwatson@winchester.gov.uk
Tel: 01962 848 317



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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.

Public Document Pack Agenda Item 2

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

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

20 FEBRUARY 2019

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

Contact Officer: Gillian Towler Tel No: 01962 848153 Email
gtowler@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 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. The appointment of the North Whiteley Implementation Officer is helping to ensure that information is available locally, enquiries are responded to in a timely manner and that awareness of the progress of the development is maintained at a local level.

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>	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 Appointment of the Implementation Officer 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. The appointment of the Implementation Officer will help reduce the scope for delays which may occur as a result of planning processes 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>	None		
<i>Financial / VfM</i>	None		
<i>Legal</i>	None		
<i>Innovation</i>	None		
<i>Reputation</i>	None		
<i>Other</i>			

11 SUPPORTING INFORMATION:

Background

- 11.1 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 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 As reported at the previous Development Forum Meeting, the North Whiteley Implementation Officer is now in post. They are currently working to build relationships with all parties involved in the project and ensure that local residents and organisations are kept informed about progress with the development. This Forum, is an important part.
- 11.3 The interrelationship between the different elements of the highways infrastructure both on the M27 and in the Whiteley area are one of the most important for the delivery of the development and of greatest concern for existing residents.
- 11.4 The County Council has appointed a project manager for the delivery of its work on Junction 9 and section of Whiteley Way with preliminary works already being completed. Further enabling works were due to commence on 28th January with official start on site anticipated to be September 2019. Construction is expected to take two years. Hampshire County Council are liaising closely with Highways England who are project managing the SMART motorway project on the M27 as well as WYG who are project managers for the consortium. Regular meetings take place between all parties involved to ensure effective coordination. Further information regarding the SMART Motorway scheme can be found at <https://highwaysengland.co.uk/projects/m27-junctions-4-to-11-smart-motorway/> and further information relating to the junction 9 improvement works can be found at <https://www.hants.gov.uk/transport/transportchemes/m27junction9>
- 11.5 Trees through Glassfield Copse have been cleared to above ground level as the first phase of clearance to enable the extension of Bluebell Way. These will be cleared to ground level in around March/ April 2019 in order to enable construction to begin. Clearance of trees through Sawpit Copse to above ground level is due to commence imminently. Clearance to ground level then

construction on the extension of Whiteley Way will commence around March/April 2019.

- 11.6 Tree Clearance along the top section of the Botley Road has commenced to enable the provision of the Footpath/ Cycleway linking the North Whiteley Major Development Area with Botley Train Station. These works will promote the use of more sustainable modes of transport, provide safer routes to school and provide better linkages between the new development site and other local settlement areas. The consortium will be undertaking the tree clearance in line with any appropriate licences and at this time of year in order to avoid the bird nesting season. They have also needed to book road space in order to carry out these works. The Green Infrastructure Delivery Strategy will help to mitigate any tree loss through planting of additional trees, shrubs and other planting which will eventually result in a net gain of planting on site.
- 11.7 Contractors have been appointed for the Western Access junction and official start on site of the development occurred with works commencing on the Western Access Junction on the 28th January. Tenders are currently being considered for the Northern Access junction and Botley Road Footpath/ cycleway. The majority of technical approvals for all highways infrastructure works have been received with the appropriate legal agreements progressing well.
- 11.8 The Consortium have also agreed their services provider and are liaising with Hampshire County Council to ensure these are appropriate for the school provision but also to ensure these join up effectively from a highways perspective.
- 11.9 Although the anticipated timetable remains as previously reported, this is subject to review and may be dependent on confirmation of the approved infrastructure funding from the Solent LEP. The consortium is currently in discussions with the Solent LEP in order to finalise the details for the funding and progress with the provision of the infrastructure.
- 11.10 Two of the housing developers have now submitted reserved matters applications for some of their parcels of land on site. These reserved matters applications show the detail proposed with regards to housing layout, type, tenure and landscaping detail. Each of these applications will be assessed on their own merits against the design code and masterplan which were approved as part of the outline application, as well as local planning policy and other requirements. It is anticipated that the first reserved matters application will be approved shortly enabling construction to commence on site approximately April 2019. Although the Forum does not have any role in the formal decision making process, the meetings provide an important opportunity for informal engagement. One developer displayed their anticipated reserved matters application at the previous Forum meeting offering Forum members and the public an informal opportunity to comment on their proposals. It is anticipated that this informal engagement will continue

over the coming few years as developers look to submit each of their reserved matters applications.

Bury Farm

- 11.11 Following the last North Whiteley development Forum meeting, Councillor Horrill invited businesses to a meeting on Tuesday 6 November. Approximately 20 businesses attended and discussed their individual needs with elected members and officers. In addition the City Council has appointed a Bury Farm Business Advisor. The advisor's priority has been to meet with businesses affected by phase 1 of the development and to date 13 of these 17 businesses have found alternative premises. A further update on Bury Farm will be given at the meeting.

Education

- 11.12 A joint decision between Hampshire County council and Cornerstone CEA Primary School, has been taken to reschedule the start of the construction of the school on its new site. Therefore, it is anticipated that the school will now open in September 2021. Based on the later start date of the new housing, forecast pupil numbers for the area indicate that there are sufficient school places for pupils seeking a place at either Whiteley Primary School or Cornerstone CEA Primary School for the start of September 2020.

Conclusion

- 11.13 Things are now progressing well with the development. With work on both onsite infrastructure and housing development anticipated to commence in mid 2019, it is expected that big changes will be seen in a short space of time. All works will ensure that North Whiteley is off to the best start to ensure a safe, secure and sustainable development for future generations.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

NWDF9 – 30th October 2018

Other Background Documents:-

None

APPENDICES:

None

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