



<b>Meeting</b>	North Whiteley Development Forum
<b>Date and Time</b>	Monday, 18th July, 2022 at 6.00 pm.
<b>Venue</b>	Virtual via Microsoft Teams

Note: This meeting is being held virtually, members of the public who wish to watch this meeting live may do so via the Councils YouTube page at [youtube.com/WinchesterCC](https://youtube.com/WinchesterCC).

For members of the public who wish to speak at this meeting the deadline for registration is 5pm on Tuesday, 12 July 2022.

## AGENDA

- 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. 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.

- 3. Appointment of vice-chairperson for the 2022/23 municipal year**  
As this is the first meeting of the Forum of the 2022/23 municipal year, it will be necessary to appoint a vice chairperson of the Forum. (Members should note that in the event of the chairperson being unable to attend a meeting, only a Winchester City Council member can chair a meeting of the forum)
- 4. Chairperson's announcements.**



5. **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  
  
Members of the public and visiting councillors may speak at the forum, provided they have registered to speak three working days in advance. Please contact Democratic Services by the deadline stated at the top of this agenda via [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) or (01962) 848 264 to register to speak and for further details.
6. **Minutes of the previous meeting held on the 10 February 2022 (Pages 9 - 14)**  
That the minutes of the meeting be signed as a correct record.
7. **Governance review - Verbal Update**
8. **Education - Verbal Update**
9. **M27 Junction 9 - Verbal Update**
10. **Travel Plan - Verbal Update**
11. **Bus Services - Verbal Update**
12. **Developer and Implementation Officer Update (Pages 15 - 38)**  
Verbal Update and Report Ref NWDF18 and appendices attached.
13. **Future agenda items.**  
Members to suggest items for future meetings.
14. **To note the following dates for future meetings of the Forum in the 2022/23 municipal year.**  
14 Nov 2022 6.00 pm  
16 Feb 2023 6.00 pm

**Lisa Kirkman**  
**Strategic Director and Monitoring Officer**

8 July 2022

Agenda Contact: Matthew Watson, Democratic Services Officer  
[mwatson@winchester.gov.uk](mailto:mwatson@winchester.gov.uk) 01962 848 317

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

<https://www.winchester.gov.uk/councillors-committees>

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



## **MEMBERSHIP**

The membership of the Forum is:

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

## **North Whiteley Development Forum**

Cllr Achwal	Winchester City Council
Cllr Evans	Winchester City Council
Cllr McLean	Winchester City Council
Cllr Miller	Winchester City Council
Cllr Pearson	Winchester City Council
Cllr Small	Winchester City Council
Cllr Lumby	Hampshire County Council
Cllr Woodward	Hampshire County Council
Cllr Bull	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 Fern (Winchester City Council), Cllr Kurn (Winchester City Council), Cllr Briggs (Hampshire County Council), Cllr Burden (Curdridge Parish Council) and Cllr Butler (Whiteley Town Council)

## **Officers:**

- Lead Officer - Julie Pinnock
- Implementation Officer - Hilary Oliver
- Community Worker - TBC

## **Quorum**

The Forum will be quorate if five voting representatives are present

## **TERMS OF REFERENCE**

### **Development Fora – Terms of Reference**

The fora have no formal decision-making powers but can advise and make recommendations on relevant issues.

#### **Primary objectives of the fora:**

1. Meet 3 times per year. Virtual meetings will continue.
2. Comment and advise on strategic matters related to the implementation of the MDA.
3. Monitor and comment on progress relating to the development of the MDA including the implementation of planning conditions and requirements of planning obligations (s106 agreements) and s278 agreements (highway works).
4. Monitor and comment on community development activities within the development area and provide advice on how these should progress.
5. Support the establishment of appropriate local democratic structures for the emerging community.
6. Be wound down once governance arrangements are established,

#### **How this will be achieved:**

1. Each meeting will receive the following input:
  - a. Update on the physical development of the MDA (from the developer).
  - b. Report on the community development activities and any issues arising within the MDA.
  - c. Discussion on infrastructure.
2. Other matters will be brought to the forum as and when required.

**Key stages of the fora:**

Stage 1 – Planning	Stage 2 – Emerging	Stage 3 – Establishing
Start: Initial master planning End: Outline planning consent / start on site.	Start: Start on site End: Establishment of a parish council, or other suitable democratic body as applicable.	Start: Establishment of a parish council, or other suitable democratic body as applicable. End: New governance arrangements established
<ul style="list-style-type: none"> <li>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.</li> <li>Consider and advise upon the infrastructure required</li> </ul>	<ul style="list-style-type: none"> <li>Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements</li> <li>Input into creation of a community development strategy</li> </ul>	<ul style="list-style-type: none"> <li>Receive updates on progress in establishing the community and any emerging issues</li> <li>Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets.</li> <li>Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements</li> </ul>
Lead: Service Lead – Built Environment	Lead: Service Lead – Built Environment	Lead: Service Lead – Community & Wellbeing

**Method of working and voting rights**

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

**Public Participation procedure**

There will be a period of 10 minutes maximum at the beginning of each forum meeting when the Chair 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.

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 allocated maximum ten minutes between them.

The Chairperson will retain 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.

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 Chair will invite officers and/or members to respond to specific points during the round table debate and discussion amongst forum members that follows.

Members of the public should contact the [Democratic Services Officer](#) at least 3 working days before the meeting (by 5pm, Tuesday, 12 July 2022) so that as many people who wish to speak can be accommodated during the public participation sessions.

Once the period of public participation has drawn to a close, there will be an opportunity for elected members who are not on the forum (i.e., cabinet or ward members) to speak in advance of questions and debate amongst forum members at the Chair's discretion.

The forum will then debate the item with any conclusions and recommendations recorded.

### **Filming and broadcast notification**

This meeting will 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](#).

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# Public Document Pack Agenda Item 6

## NORTH WHITELEY DEVELOPMENT FORUM

Thursday, 10 February 2022

Attendance:

Councillors

Cllr Fern (Winchester City Council) (Chairperson)

Cllr Bentote, Winchester City Council  
Cllr Evans, Winchester City Council  
Cllr Miller, Winchester City Council  
Cllr Pearson, Winchester City Council  
Cllr Lumby, Hampshire County Council  
Cllr Woodward, Hampshire County Council

Cllr Bull, Fareham Borough Council  
Cllr Pretty, Eastleigh Borough Council  
Cllr Evans, Whiteley Town Council  
Cllr Mercer, Botley Parish Council  
Cllr Bodger, Curdridge Parish Council

Apologies for Absence:

Cllr McLean (Winchester City Council)

Other members in attendance:

Councillor Angela Clear

[Full audio and video recording of the meeting](#)

1. **APOLOGIES**

Apologies were noted as above.

2. **PUBLIC PARTICIPATION.**

Mr Spencer Allen addressed the meeting regarding several points related to Bluebell Way. Mr Allen felt that a lack of effective traffic calming measures was causing numerous issues such as vehicles speeding, vehicle noise nuisance, damaged manhole covers and general safety concerns. Mr Allen also raised concerns regarding the signage on the local shared cycle/pedestrian paths which he felt didn't clearly indicate a shared pedestrian/cycle path.

Mr Alborough from Hampshire County Council responded to the points raised by Mr Allen. He informed that a speed check had been carried out on the section of Bluebell Way referred to. This speed check had indicated that the 85th percentile speed was 31 miles per hour and so was not significantly more than the speed limit of 30 miles per hour for that part of the road. However, Highways Officers were considering the need for an additional traffic calming measure beyond the bottom of the hill. Regarding the concerns over noise nuisance, he recommended that the City Council deploy an Environment Health officer to

undertake a noise assessment. Regarding the broken manhole covers, he advised that an order had been placed for the replacement and details were awaited, in addition an offer had been made by the consortium to fix this specific manhole cover which would resolve the matter more quickly. Mr Alborough confirmed that he would contact Mr Allen when further details were known on this. Regarding the cycle path signage, Mr Alborough confirmed that he would investigate the points raised and confirm if additional signage was needed to be in place and would contact Mr Allen accordingly.

Several members of the forum also commented on the points raised by Mr Allen.

Councillor Hazel Croft-Phillips addressed the meeting on behalf of Whiteley Town Council. She thanked officers for the reports she had received following the July and November meetings of the forum. She asked for a verbal update regarding the achievements made in the installation of measures to support local wildlife such as bat boxes and hedgehog corridors. She also asked that following the City Council's declaration of Climate Emergency, had any developers altered their plans regarding solar panels, electric charging points etc to meet national or local carbon reduction targets?

These points were responded to by the Chairperson and Mrs Pinnock. Regarding the measures for local wildlife, an update would be provided by Mr Davis of Tetra Tech later on the agenda. Regarding carbon reduction measures, Mrs Pinnock explained that planning permission had been granted for the North Whiteley Development and developers would be required to build according to the permission granted, it would be for the consortium to advise of any measures over and above those required by the planning permission.

Several members of the forum also commented on the points raised by Councillor Hazel Croft-Phillips.

### 3. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 16 NOVEMBER 2021**

#### RESOLVED:

That the minutes of the previous meeting held on the 16 November 2021 be approved and adopted.

Following their agreement, Councillor Woodward questioned the accuracy of the previous minutes. Councillor Woodward advised that at the previous meeting of the forum he had asked why meetings continued to be held virtually which he felt was not the best approach. Councillor Woodward stated that his comments had not been documented within the minutes. The Chairperson noted this comment.

Members of the forum went on to discuss whether future meetings of the forum should be held in person or virtually. Several points were made both for and against each option.

Following the discussion, the Chairperson asked members of the forum to email the [Democratic Services officer](#) with their preference for future meetings and he would discuss the options with the cabinet member responsible.

4. **REPORT ON THE COMMUNITY DEVELOPMENT ACTIVITIES AND ANY ISSUES ARISING WITHIN THE MAJOR DEVELOPMENT AREA (MDA)**

Karen Vincent, Governance Manager, Winchester City Council provided the forum with a verbal update regarding the Community Governance Review (CGR).

As part of her update, the next steps were set out as follows:

- A paper was being prepared for the next meeting of the Licensing & Regulation committee concerning the review (Note. following the meeting, this committee was now scheduled for the 10 March 2022)
- Following that meeting of the Licensing & Regulation committee and subject to their approval, a variety of communication and engagement methods would be used to communicate the review, to seek views of residents and to seek interested residents in joining the advisory board.

The overall intention was for the re organisation order to be in place in November 2022 which would then come into place in April 2023. (Note. following the meeting, it was confirmed that elections would be held in May 2023 following the reorganisation order of November 2022).

Members asked several questions and made comments regarding; the meeting of the advisory group, the maintenance of bus stops in the interim period prior to the implementation of the results of the governance review and the availability of the Terms of Reference document.

These points were responded to by the Governance Manager.

5. **DISCUSSION ON INFRASTRUCTURE.**

Hilary Oliver, Implementation Officer, Winchester City Council referred members to the short update regarding bus services provided by Hampshire County Council (HCC) which was available on the [councils website here](#). Councillor M Evans advised of concerns regarding bus routes, specifically that routes did not include the surgery or community hospital and that a meeting had been arranged with HCC on the 17 February regarding this. Councillor Lumby agreed to extend the invitations to this meeting to include the Winchester city council ward councillors.

Duncan Stewart, Hampshire County Council provided a verbal update concerning the M27 Junction 9 scheme. He advised

that significant works had been completed and the scheme remained to be completed in the Summer of 2022. Mr Stewart outlined several key pieces of activity remaining including the resurfacing of the works, road closures, diversions and the subsequent communication with residents and businesses.

Members asked several questions and made comments regarding: the traffic signalling sequencing on the Junction 9 roundabout, the loss of lanes around the roundabout and issues regarding accessing Rookery Avenue from Parkway South roundabout.

These points were responded to by Mr Stewart who undertook to review the points raised and respond to members following the meeting.

6. **UPDATE ON THE PHYSICAL DEVELOPMENT OF THE MDA. (UPDATE FROM DEVELOPER AND IMPLEMENTATION OFFICER)**

Jeff Davis of Tetra Tech provided the forum with a presentation which was available on the council's [website here](#). The presentation covered a range of issues which included the following:

- progress on Bluebell Way,
- Cornerstone Primary School,
- progress on Station Hill to Whiteley Way/ Curbridge Way to Whiteley Way,
- Northern Access Junction,
- Whiteley Way South,
- off-site Whiteley Way progress,
- an update on housing delivery,
- the delivery of open space and an ecology/environment mitigation, which included details of wildlife features and photovoltaic delivery update.

Hilary Oliver, Implementation Officer, Winchester City Council addressed the forum and referred members to the report, ref NWDF17, available on the council's [website here](#). The Implementation Officer provided an update on progress on several issues including the collection of affordable housing monies and the status of the planning applications,

Members asked several questions and made comments regarding;

- the completion date for Whiteley Way,
- the likely timescale to achieve 1100 occupations,
- concerns over a lack of traffic management and signage on Bluebell Way,
- general site maintenance including issues over litter,
- the responsibility of the balancing ponds and
- results of recent safety inspection of the ponds.

It was also requested whether an overall timetable of key milestones for 2022 could be provided to members of the forum.

These points were responded to by Jeff Davis and Hilary Oliver who agreed to respond to members on the outstanding points.

RESOLVED:

1. that the report be noted
2. that officers consider the comments of the forum

7. **FUTURE AGENDA ITEMS.**

Members put forward the following items for future agenda items:

- The responsibility for the running of the proposed community centre
- Feedback from residents of their experience of resolving local issues
- An update on the M27 Junction 9 scheme
- An update from Hampshire County Council Education service
- An update on the community governance review

The meeting commenced at 6.00 pm and concluded at 7.50 pm

Chairperson

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REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS

18 JULY 2022

REPORT OF PORTFOLIO HOLDER: Cllr Jackie Porter

Contact Officer: Hilary Oliver Tel No: 01962 848503 Email  
hdoliver@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

1 RESOURCE IMPLICATIONS (If applicable, please include below some detail to state that option(s) will need to have a legal and financial assessment) (to be reviewed by Monitoring Officer and s151 Officer)

1.1 None

2 SUPPORTING INFORMATION:

2.1 Background

2.2 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.

2.3 General Update

2.4 **S106 Obligations Discharged from Outline Consent**

2.5 S106 obligations are monitored and a tracker is provided with this report – Appendix 1.

Affordable Housing Offsite – a financial contribution is payable once 50% and 75% of market dwellings are complete on a phase. A total of £17,500,000 plus indexation was secured by the S106 agreement for offsite affordable housing provision. To date £3,000,360 has been collected in line with the trigger points.

2.6 Key Infrastructure Update

2.7 **Cycle Way Botley Road**

2.8 Work has been completed for most of the route to the junction of the A3051/A334. Discussions are taking place with HCC on the works to complete the route to Botley station taking into account the proposed roundabout works at the junction.

2.9 **Bridges**

2.10 Bridge 1 and 3 are completed and in use. Bridge 2 which is situated in the middle of the site on the Whiteley Way extension is currently under construction.





**2.11 On Site Whiteley Way (South)**

2.12 Works are continuing on the construction of the extension of Whiteley Way and creation of Curbridge Way. The roads are expected to be complete by September 2022. A date for opening the roads to through traffic has not been determined due to the quantity of housing construction along these roads leading to safety concerns.



**2.13 Off Site Whiteley Way**

2.14 Work commenced on 20/10/2020 to construct the embankment from Roundabout 3 on Whiteley Way as the first part of the road improvement measures and is progressing. Highway agreements are being negotiated to allow for the works on Whiteley Way.

**Planning and Housing Update**

## 2.15 Outline Consent

2.16 The outline consent for the North Whiteley development (ref 15/00485/OUT). was approved on 30 July 2018. The development was commenced on 28/01/2019 and first occupation occurred on 23/12/2019 at the northern Bovis site.

## 2.17 Design Code and BREEAM

2.18 The Design Code approved with the outline consent has been an invaluable document in bringing forward development which is coherent and of high quality and in defining distinct character areas and neighbourhoods.

2.19 The housing is meeting CfSH's level 4 for energy and water. BREEAM has not been triggered yet and will be part of the discussions on the local centres.

## 2.20 Reserved Matters

2.21 Since the outline consent was granted Vistry (was Bovis), Taylor Wimpey, Crest Nicholson, Foreman Homes/Vestal and Persimmon have all received reserved matters consent for housing parcels.

2.22 2,112 units have been granted permission with a further 657 under consideration. This is a total of 2,769 of the 3,500 permitted by the outline.

2.23 The following paragraphs provide an update on the reserved matters applications that are approved and pending approval. Appendix 2 shows the location of these applications.

- a) Application 18/02170/REM – Crest application for 69 Dwellings approved 26/07/2019. An amended outlay was submitted and approved under 21/00170/FUL. This parcel is fully occupied
- b) Application 18/02606/REM – 168 Dwellings approved 26/07/2019 to be developed by Bovis Homes. The final units will be completed by the end of July





- c) Application 18/02607/REM – 160 Dwellings approved 12/04/2019 to be developed by Bovis Homes. The majority of the market houses have been sold to Vivid (registered affordable housing provider). The dwellings have all been occupied.
- d) Application 19/00419/REM – 91 Dwellings approved 28/05/2019 to be developed by Taylor Wimpey. This parcel is fully occupied..
- e) Application 19/01142/REM – 182 Dwellings approved 08/11/2019 to be developed by Taylor Wimpey.





- f) Application 19/02539/REM – Crest’s application for 59 dwellings was approved on 23/11/2020 and work has started on 53 dwellings.



- g) Application 20/00108/REM – Taylor Wimpey’s application for 81 dwellings was approved on 27/11/2020 and work has commenced on site.
- h) Application 20/00572/REM – Vestal Development’s application for 187 dwellings was approved on 23/03/2021 and work has commenced on site.
- i) Application 20/00754/REM – Bovis’ (now Vistry) application for 449 dwellings was approved on 13/11/20 and work has commenced on site. Development of Parcel 7 is to be undertaken by Barrett David

Wilson Homes. Winchester City Council has purchased Parcel 6 and this is being developed by Drew Smith.



Parcel 4



Parcel 4



Parcel 6

Parcel 7



- j) Application 20/02328/REM – Persimmon’s application for 207 dwellings was approved on 13/08/21. Work has commenced.



- k) Application 21/01388/REM – Taylor Wimpey have made an application for 16 dwellings which was approved on 21/03/2022.
- l) Application 21/01825/REM – Taylor Wimpey have made an application for 395 dwellings which is currently under consideration.
- m) Application 21/02021/REM – Drew Smith’s (Vistry) application for 112 dwellings was approved on 05/11/2021. Work has commenced.
- n) Application 21/02590/REM – Vistry’s application for 255 dwellings was approved on 13/06/2022.
- o) Application 22/00012/REM – Barrett/David Wilson Homes’ application for 76 homes was approved on 08/04/2022.
- p) Application 22/00639/REM – Crest have made an application for 113 dwellings which is currently under consideration.

- q) Application 22/00908/REM – Persimmon have made an application for 59 dwellings which is currently under consideration.
  - r) Application 22/00915/REM – Persimmon have made an application for 90 dwellings which is currently under consideration.
- 2.24 Appendix 3 gives an update on starts and occupations as at the end of June 2022.
- 2.25 **School Development**
- 2.26 The planning consent for the replacement Cornerstone Primary school was permitted in April 2019 and commenced June 2020. It was opened to pupils in September 2021 and currently there are 230 pupils.
- 2.27 The secondary school site plan of the land to be transferred to HCC has been submitted and agreed. The land is due to be transferred prior to the occupation of 1,100 dwellings. Current plans are for the school to open in 2027.
- 2.28 Primary School 2 – a land registry site plan of the land to be transferred to HCC is due to be submitted prior to the occupation of 1,700 dwellings.
- 2.29 **Community Facilities**
- 2.30 Application 20/01523/REM for the Allotment 1 site for eight allotments was approved on 22/09/20. Work commenced on the construction of the allotments on 27/06/2022.
- 2.31 Application 20/01555/REM for Allotment 3 site to include 21 allotments 7 raised beds for disabled users and car parking was approved on 28/10/2020. Pre-commencement conditions are being discharged and work should commence during the summer 2022.
- 2.32 Application 20/01879/REM for Allotment 2 site to include 27 allotments and 7 raised beds was approved on 06/07/2021. This application also includes 4 sport pitches. Conditions are required to be discharged but it is anticipated work will commence during the summer 2022.
- 2.33 **Open Spaces**
- 2.34 Application 20/02566/REM has approved the details of the play area 3 near to bridge 1 in the northern area. The play area equipment and seating has been installed. The equipment is suitable for younger children.



- 2.35 Application 21/00649/REM has approved the details of play area 2. This is now complete but is awaiting a safety inspection. A footpath from Bluebell Way to the play area will be built this year.



- 2.36 Application 20/02859/REM has been received for Public Open Space in the northern area and was approved on 16/08/21.
- 2.37 Application 21/02198/REM has been received for Public Open Space in the southern area and was approved on 19/11/21.
- 2.38 Application 21/01016/REM for details of the works to Hangmans Copse and Sawpits Copse was approved on 23/06/22. Work has commenced to create crushed stone footpaths which are part of the open space strategy for the North Whiteley Development which provides a network of routes throughout the site. The works are being overseen by a qualified ecologist and the routes have been agreed on the ground between the developers and Winchester City Council. The routes have been carefully selected to ensure a minimum of disturbance whilst ensuring the footpaths can be delivered. Unfortunately whilst the works are undertaken it has been



necessary to close the copses for safety reasons. The works are anticipated to take up to three months

**2.39 Temporary Community Centre**

2.40 Due to the escalation of build out plans the provision of Meadow Cottage as a temporary community centre is now not feasible. The provision of this temporary facility is now under review and plans are to be submitted to WCC for consideration.

**2.41 Extra Care Home**

2.42 Winchester City Council has given notice to the developers that they will develop the Extra Care Home. The land for this is due to be handed over prior to the occupation of 1,700 dwellings.

**2.43 Travel Plan**

2.44 Hampshire County Council are providing the Travel Plan Co-ordinator role. A deed of variation is being drawn up to reflect this change.

**2.45 Bus Service**

2.46 Final details of ownership of the bus shelters are taking place and once resolved HCC will instruct First to register an extension to the existing 28/28a service (route phase 1).

**3 OTHER OPTIONS CONSIDERED AND REJECTED**

3.1 None

**BACKGROUND DOCUMENTS:-**

**Previous Committee Reports:-**

None

**Other Background Documents:-**

None

**APPENDICES:**

Appendix 1 - S106 Obligation tracker

Appendix 2 - Application Plan

Appendix 3 - Occupations Schedule

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APPENDIX 1 - S106 TRACKER NORTH WHITELEY

Covenant Type	Clause	Covenant	Definition	Unit Trigger	Trigger	Amount	Discharge Date	Cov	Review Notes
Affordable Housing Contribution Offsite	18-02170 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase	a contribution in lieu of the provision of 10% of the dwellings as affordable housing in each phase payable in accordance with schedule 9 Part 12 and calculated on the basis of £50,000 (fifty thousand pounds) per Dwelling which shall be used by the City Council in such manner as in its absolute discretion considers appropriate for the provision of Affordable Housing within the city council's administrative area	26	Prior to Occupation of no market dwellings	172,500.00			Crest - 18/02170/REM Parcel 22 - trigger 1. Paid January 2022
Affordable Housing Contribution Offsite	18-02170 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		39	Prior to Occupation of no market dwellings	172,500.00			Crest - 18/02170/REM Parcel 22 - trigger 2. Paid 29/03/2022
Affordable Housing Contribution Offsite	18-02606 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		98	Prior to Occupation of no market dwellings	420,000.00	10/06/21		18/02606 1st instalment at 35% market houses. Paid 10/06/2021
Affordable Housing Contribution Offsite	18-02606 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		65	Prior to Occupation of no market dwellings	420,000.00	15/07/21		Bovis 18/02606/REM second instalment. Paid 15/7/2021
Affordable Housing Contribution Offsite	18-02607 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		69	Prior to Occupation of no market dwellings	400,000.00	02/03/21		18/02607/REM Bovis - First instalment Vistry. Paid 2/3/21
Affordable Housing Contribution Offsite	18-02607 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		104	Prior to Occupation of no market dwellings	400,000.00	10/06/21		Bovis 18/02607/REM ph 26 31a - second instalment. Paid 10.6.2021
Affordable Housing Contribution Offsite	19-00419 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		37	Prior to Occupation of no market dwellings	227,500.00	09/06/21		Taylor Wimpey 19/00419 Parcel 22 - first instalment. Paid 9.6.21
Affordable Housing Contribution Offsite	19-00419 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		107	Prior to Occupation of no market dwellings	227,500.00			Taylor Wimpey 19/00419/REM. Invoice paid 05.11.21
Affordable Housing Contribution Offsite	19-01142 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		78	Prior to Occupation of no market dwellings	455,000.00			Taylor Wimpey 19/01142/REM - first instalment. Approx trigger Spring 2022
Affordable Housing Contribution Offsite	19-01142 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		116	Prior to Occupation of no market dwellings	455,000.00			Taylor Wimpey 19/01142/REM ph28-30 34 - Trigger 2 - Approx trigger Summer 2022
Affordable Housing Contribution Offsite	19-02539 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		27	Prior to Occupation of no market dwellings	147,500.00			Crest - 19/02539/REM Parcel 22 - trigger 1. Approx trigger July 2022
Affordable Housing Contribution Offsite	19-02539 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		40	Prior to Occupation of no market dwellings	147,500.00			Crest - 19/02539/REM Parcel 22 - trigger 2. Approx trigger Sep 2022
Affordable Housing Contribution Offsite	20-00108 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		35	Prior to Occupation of no market dwellings	202,500.00			Taylor Wimpey 20/00108 Parcel 25a - trigger 1. Not commenced
Affordable Housing Contribution Offsite	20-00108 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		53	Prior to Occupation of no market dwellings	202,500.00			Taylor Wimpey Parcel 25a - trigger 2. Approx trigger Oct 2022
Affordable Housing Contribution Offsite	20-00754 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		225	Prior to Occupation of no market dwellings	1,122,500.00			Vistry Parcel 4,6,7,10,12 - trigger 1. Approx trigger Autumn 2022
Affordable Housing Contribution Offsite	20-00754 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		337	Prior to Occupation of no market dwellings	1,122,500.00			Vistry Parcel 4,6,7,10,12 - trigger 2. Approx trigger Winter 2022
Affordable Housing Contribution Offsite	20-02328 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		89	Prior to Occupation of no market dwellings	517,500.00			Persimmon 20/02328 - first instalment. Approx trigger Autumn 2022
Affordable Housing Contribution Offsite	20-02328 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		134	Prior to Occupation of no market dwellings	517,500.00			Persimmon 20/02328 - second instalment. Approx trigger Jan 2023
Affordable Housing Contribution Offsite	21-01388 (1st)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		8	Prior to Occupation of no market dwellings	40,000.00			Taylor Wimpey 21/01388 - first instalment. Awaiting determination
Affordable Housing Contribution Offsite	21-01388 (2nd)- S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		12	Prior to Occupation of no market dwellings	40,000.00			Taylor Wimpey 21/01388 - second instalment. Not commenced

Affordable Housing Contribution Offsite	21-01825 (1st) S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		174	Prior to Occupation of no market dwellings	987,500.00		Taylor Wimpey 21/01825 - first installment. Awaiting determination
Affordable Housing Contribution Offsite	21-01825 (2nd) - S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		260	Prior to Occupation of no market dwellings	987,500.00		Taylor Wimpey 21/01825 - second installment. Awaiting determination
Affordable Housing Contribution Offsite	21-02021 (1st) S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		50	Prior to Occupation of no market dwellings	280,000.00		Vistry (Drew Smith) 21/02021- first installment. Not commenced
Affordable Housing Contribution Offsite	21-02021 (2nd) - S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		74	Prior to Occupation of no market dwellings	280,000.00		Vistry (Drew Smith) 21/02021- second installment. Not commenced
Affordable Housing Contribution Offsite	AH Master Sch 9 Part 12 1	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase		0	Prior to Occupation of % of the development	6,620,000.00		Indication master based on 3500 dwellings x 445 = £17,500,000 less phases agreed
Affordable Housing General Requirements	AH XCare Sch 9 P13 5 trsf	Extra Care Facility Land Transfer no later than transfer of Primary School 2 site		0	1700	0.01	27/04/21	Letter sent to members of consortium 27.4.21 confirming WCC will develop Extra Care Home
Affordable Housing General Requirements	AH Xca S9 P13 5-land tran	Extra Care Lane Transfer	Transfer at same time as transfer of Primary School 2 land			0.01		Not due
Affordable Housing General Requirements	AH Plan Sch 9 P3	Prior to the submission of the first Reserved Matters application for a Phase the Owners shall submit a draft Affordable Housing Masterplan Strategy to the City Council for its approval (not to be unreasonably withheld).	the strategy for Affordable Housing across the Site as set out in the document entitled "Affordable Housing Masterplan Strategy" to be provided in accordance with the requirements of Schedule 9 Part 3;	0	Prior to submission of first RM application	0.01	10/04/19	First approved 10 April 2019. Numbers submitted November 2020 and approved December 2020. Masterplan sets out the quantity and type of AH to be provided in each phase of development as shown on the AH Masterplan map. A plan is provided for each reserved matters application showing the location of the AH and checked against masterplan for compliance
Affordable Housing General Requirements	AH XCare Sch 9 P13 2 Opt	Extra Care Facility Land Option of Transfer		0	Before 23-12-21 or occupation of 500 dwellings	0.01	27/04/21	Letter sent to members of consortium 27.4.21 confirming WCC will develop Extra Care Home
Allotment Provision	Sch 6 P1 1.1 Allot 1	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	0	Pre commencement	0.01	07/01/19	Aug 20 - new application submitted due to bridge original scheme cannot be built. Application approved and work commenced June 2022
Allotment Provision	Sch 6 P1 1.1 Allot 2	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	1500	Prior to Occupation of a specific number of units	0.01	25/01/21	Submitted 25/01/21
Allotment Provision	Sch 6 P1 1.1 Allot 3	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	750	Prior to Occupation of a specific number of units	0.01	25/01/21	Submitted 25/01/21
Allotment Provision	Sch 6 P1 1.1 Allot 4	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	2500	Prior to Occupation of a specific number of units	0.01	25/01/21	Submitted 25/01/21
Allotment Provision	Sch 6 P1 1.2 Allot 1	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	125	Prior to Occupation of a specific number of units	0.01		Application 20/01523 refers. Work commenced June 2022
Allotment Provision	Sch 6 P1 1.2 Allot 2	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	1800	Prior to Occupation of a specific number of units	0.01		Application 20/01879/REM refers. Requires conditions to be discharged.
Allotment Provision	Sch 6 P1 1.2 Allot 3	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	1075	Prior to Occupation of a specific number of units	0.01		Application 20/01555/REM refers. Conditions part discharged. Needs further soil sampling. Work to commence Summer 2022
Allotment Provision	Sch 6 P1 1.2 Allot 4	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	3200	Prior to Occupation of a specific number of units	0.01		Application to be made in due course

Allotments Land Transfer	Sch 6 P1 2 Allot 1 transf	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not due
Allotments Land Transfer	Sch 6 P1 2 Allot 2 trans	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not Due
Allotments Land Transfer	Sch 6 P1 2 Allot 3 transf	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not due
Allotments Land Transfer	Sch 6 P1 2 Allot 4 transf	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 1	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 2	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 3	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 4	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Car Park Contribution	Sch 5 Part 4 1 car pk con	The owners covenant with the City Council to pay the GP surgery Car Park contribution to the City Council by the later of either (i) the occupation of the first dwelling or (ii) 30 days following receipt of evidence that the contract for the works referred to in paragraph 2 has been let and works commenced.	the sum of £350, 500 (three hundred and fifty thousand five hundred pounds) to be paid by the owners to the city Council and to be used by the City Council towards the provisions identified in part 4 of Schedule 5	1	30 days following receipt of evidence that the contract for works has been let	350,500.00		Will be later than 1 dwelling as needs planning permission. Planning permission refused by Fareham July 2020. A revised application is planned.
Car Park Contribution	Sch 5 P4 2 - car pk trs	The City Council covenants with the Owners to apply the GP Surgery Car Park Contribution towards the capital costs of the provision of additional car parking and associated engineering works to the existing Whiteley Surgery at Yew Tree Drive, Whiteley	the sum of £350,500 (three hundred and fifty thousand five hundred pounds) to be paid by the Owners to the City Council and to be used by the City Council towards the provisions identified in Part 4 of Schedule 5	0	On receipt of car park contribution	0.01		Monies to be transferred if car park is planned to be built.
Community Facilities	Sch 5 Part 3 1 1st ins	The Owners covenant with the City Council to pay 50% of the Community Services Contribution to the City Council prior to the occupation of 200 Dwellings in the Southern area		200	Prior to Occupation of a specific number of units	156,250.00	26/07/21	Paid 26/07/2021
Community Facilities	Sch 5 Part 3 1 2nd ins	The Owners covenant with the City Council to pay 50% of the Community Services Contribution to the City Council prior to the occupation of 400 Dwellings in the Southern area		400	Prior to Occupation of a specific number of units	156,250.00		Invoiced June 2021
Community Facilities	Sch 5 P2 1-5 - Com Bld	The Owners covenant with the City Council not to Occupy or permit to be Occupied more than 750 Dwellings in the Northern Area until they have submitted detailed plans and specifications for the Community Building to the City Council and have obtained the approval of the City Council to the detailed plans and specifications for the Community Building such approval not to be unreasonably withheld or delayed.	a building of up to 650 square metres gross external area as shown illustratively within the Community Building Specification	750	Prior to occupation of 750 dwellings	0.01		Planning permission required as RM. Approx trigger April 2023
Community Facilities	Sch 5 P 2 4 - trs com bld	Subject to all necessary consents having been granted/obtained, the Owners covenant to Transfer the Community Building to either the City Council (or such other body or organisation nominated by the City Council) before the Occupation of 1000 Dwellings in the Northern Area such Transfer to be with the benefit of a warranty from the building contractor conferring upon the City Council or the other body or organisation (as the case may) be the benefit of the building contractor's obligations under the building contract in respect of the rectification of defects notified as arising within the twelve months defects liability period as defined in the building contract	a building of up to 650 square metres gross external area as shown illustratively within the Community Building Specification	1000	Prior to occupation of 1000 dwellings in northern area	0.01		Approx trigger year 2026
Community Facilities	Sch 5 P7 - Use Agreement	The operator of the Secondary School shall enter into a Community Use Agreement with the City Council and with such other parties as may be agreed by the operator of the Secondary School and the City Council. The Community Use Agreement shall be completed and SPIAF shall be available for use by hirers not later than three months after the opening of the Secondary School to students.	an agreement which secures access to and use of SP1AF and promotes a variety of different sports on SP1 AF to enable participation across all sectors of the community by hirers (which shall include but not be limited to individuals, sports clubs and community groups) ("Hirers") on reasonable financial terms.	0	Not later than three months after the opening of the Secondary School	0.01		Opening approx 2027. Will need to start negotiations early
Community Facilities	Sch 5 P1 1-4 Temp	The Owners covenant with the City Council not to Occupy or permit to be Occupied more than 150 Dwellings in the Northern Area until they have submitted detailed plans and specifications for the Temporary Community Building to the City Council and have obtained the approval of the City Council to the same such approval not to be unreasonably withheld or delayed.	modular accommodation of approximately 35m' gross Internal area for use as temporary and interim community facilities provided in accordance with the detailed plans and specifications to be submitted and approved in accordance with paragraph 1 in Part 1 of Schedule 5 in a location to be agreed with the City Council;	150	Prior to occupation of 150 dwellings in the Northern	0.01		Application for COU of Meadow cottage to be used as facility approved. Due to accelerated building rates Meadow Cottage cannot be used. Discussions taking place for an alternative facility.
Community Facilities	Sch 5 Part 3 2 - Com spen	The City Council covenants with the Owners to apply the Community Services Contribution towards the capital costs of: 2.1 the refurbishment and/or extension of existing community facilities within Whiteley; and/or 2.2 the provision of community facilities on the Secondary School Site additional to those that would otherwise ordinarily be provided as part of the Secondary School; and/or 2.3 the employment of a Community Development Worker for the benefit of the North Whiteley Development Area over such reasonable period of time and on such reasonable terms as the City Council considers appropriate		0	After payment of contribution	1.00		Discussions August 2021 with Ward Cllrs - plan to be developed for funds

Community Facilities	Sch 5 Part 9 1 Pav	The owners covenant with the City Council not to occupy or permit the occupation of more than 1500 dwellings until they have paid the First Sports Pavilion Contribution to the City Council	The aggregated sum of £750,000 (seven hundred and fifty thousand pounds) comprising the First Sports Pavilion Contribution and Second Sports Pavilion Contribution	1500	Prior to Occupation of a specific number of units	375,000.00		Not due
Community Facilities	Sch 5 Part 9 2 Pav	The owners covenant with the City Council not to occupy or permit the occupation of more than 3000 dwellings until they have paid the Second Sports Pavilion Contribution to the City Council	The aggregated sum of £750,000 (seven hundred and fifty thousand pounds) comprising the First Sports Pavilion Contribution and Second Sports Pavilion Contribution	3000	Prior to Occupation of a specific number of units	375,000.00		Not due
Development Implementation Officer	Sch 5 Part 5 1 a 1st inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows (a) The first instalment on the commencement date subject to the Implementation officer having commenced his/ her post	an officer of the City Council (to be in post as soon as reasonably practicable from the date that the Owners request In writing that such officer be put in post but in any event no later than the date on which the first Reserved Matters application relating to the Development is validated by the City Council) who will be specifically and exclusively assigned by the City Council to the Development and whose duties will include overseeing the progress of the Development and dealing with the administration	0	First reserved matters application	40,000.00	30/09/20	Paid 23/4/20
Development Implementation Officer	Sch 5 Part 5 1 b 2nd inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (b) The second instalment on the later of the commencement date or the 12 month anniversary of the trigger for the first instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	First anniversary	40,000.00	02/03/21	Paid 2 March 2021
Development Implementation Officer	Sch 5 Part 5 1 3rd inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (c) The third instalment on the first anniversary of the trigger Point for the second instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	Second anniversary	40,000.00		Paid January 2022
Development Implementation Officer	Sch 5 Part 5 1 d 4th inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (d) The fourth instalment on the first anniversary of the trigger Point for the third instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	Third anniversary	40,000.00		Due January 2023
Development Implementation Officer	Sch 5 Part 5 1 e 5th inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (e) The fifth instalment on the first anniversary of the trigger Point for the fourth instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	Fourth Anniversary	40,000.00		Due January 2024
Education - Land Transfer	Sch 4 P1 2 Prim1 trans	The Owners covenant to Transfer the Primary School 1 Site to the County Council with 4 months from Commencement of Development (and not to continue the Development once 4 months have elapsed after commencement unless it has Transferred the Primary School 1 Site to the County Council) but this restriction is subject to the County Council having provided the Owners with reasonable evidence that (a) there is a Project Appraisal relating to the School Construction Works for Primary School1 ; and (b) a planning permission has been obtained permitting construction of Primary School 1 in accordance with the relevant Project Appraisal	that part of the Site being an area of approximately 2.733 hectares in the location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown on the Primary School Site 1 Plan;	0	Four months from commencement	0.01	04/03/20	Trigger dependent on project appraisal and PP in place Confirmation received from M. Shefford Hampshire Education transfer took place 04/03/2020
Education Sum primary	Sch 4 P1 Prim1 Inst 1	The Owners covenant with the City Council and the County Council to pay the Primary School 1 Contribution to the County Council First Installment	the sum of £10,820,000 (ten million eight hundred and twenty thousand pounds) towards the capital costs of Primary School 1 to mitigate the impact of the Development	0	November 2020	10,820,000.00		Work commenced 11.5.2020 First installment of £669,713.76 invoiced by HCC May 2020. Second Installment £1,964,369 paid by 19/04/21 Third Installment £1,964,369 paid 03/08/21
Education - Land Transfer	Sch 4 P2 3.2 Prim2	not to Occupy more than 1,000 Dwellings unless it has submitted a Land Registry compliant plan showing the precise location size and boundaries of the Primary School 2 Site	that part of the Site being an area of approximately 2 hectares in the general location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown edged red on Primary School 2 Site Plan	1000	Prior to occupation of 1000 dwellings	0.01		Awaiting trigger - approx 2023
Education - Land Transfer	Sch 4 P2 2 Prim2	The Owners covenant with the County Council not to Occupy more than 1, 700 Dwellings unless they have Transferred the Primary School 2 Site to the County Council but this restriction is subject to the County Council having provided the Owners with reasonable evidence that: (a) there is a Project Appraisal relating to the School Construction Works for Primary School 2; and (b) a planning permission has been obtained permitting construction of Primary School 2 in accordance with the relevant Project Appraisal	that part of the Site being an area of approximately 2 hectares in the general location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown edged red on Primary School 2 Site Plan	1700	Prior to occupation of 1700 dwellings	0.01		Approx Trigger 2027 - Trigger dependent on project appraisal and PP in place
Education - Land Transfer	Sch 4 P2 Secondary	Prior to Occupation of 50 Dwellings, the Owners covenant to submit to the County Council a Land Registry compliant plan showing the precise location size and boundaries of the Secondary School Site	that part of the Site being an area of approximately 7.747 hectares (and which includes the Attenuation Basin K1 and part POS15) in the location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown on the Secondary School Site Plan and shall include the location of Sports Pitch 1 unless Sports Pitch 1 has been Transferred independently in accordance with the terms of this Agreement;	50	Prior to occupation of 50 dwellings	0.01	23/12/20	Plan submitted and agreed with HCC
Education - Land Transfer	Sch 4 P2 3 Second trans	The Owners covenant not to Occupy more than 1,100 Dwellings until they have Transferred the Agreed Secondary School Site to the County Council but this restriction is subject (a) to the County Council having provided reasonable evidence to the Owners that there is a Project Appraisal relating to the School Construction Works for the Secondary School; and (b) to the County Council having provided reasonable evidence to the Owners that a planning permission has been obtained permitting construction of the Secondary School in accordance with the relevant Project Appraisal	that part of the Site being an area of approximately 7.747 hectares (and which includes the Attenuation Basin K1 and part POS15) in the location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown on the Secondary School Site Plan and shall include the location of Sports Pitch 1 unless Sports Pitch 1 has been Transferred independently in accordance with the terms of this Agreement;	1100	Prior to occupation of 1100 dwellings	0.01		Trigger dependent on project appraisal and PP in place

Education Sum primary	Sch 4 P2 Prim2 Cont	The Owners covenant with the City Council and the County Council to pay the Primary School 2 Contribution to the County Council	the sum of £7,740,000 ( seven million seven hundred and forty thousand pounds) towards the capital costs of Primary School 2 to mitigate the impact of the Development:	1700	Occupation 1700 dwellings or 20 wd from project appraisal	7,740,000.00		check later trigger date. see schedule for payment dates
Education Sum Secondary	Sch 4 P3 Secondary	The Owners covenant with the City Council and the County Council to pay the Secondary School Contribution to the County Council	the sum of £22,730,000.00 (twenty two million seven hundred and thirty thousand pounds) payable in instalments as set out in Schedule 4 towards the capital costs of providing 5 forms of entry in the first phase at the Secondary School on the Secondary School Site to mitigate the impact of the Development	1100	Occupation 1100 dwellings or 20 wd from project appraisal	22,730,000.00		check later trigger date. see schedule for payment dates
Education Contribution General	Sch 4 P5	The County Council shall submit to the Owners confirmation that it has entered into a contract or contracts in relation to secondary school transport the costs of which fall within the purpose to which the School Transport Contribution may be applied as set out in the definition of School Transport Contribution and the Owners covenant (subject to the following proviso) thereafter to pay to the County Council within 30 working days of the date of receipt of written demand the amount demanded by the County Council in respect of such costs up to the maximum amount of the School Transport Contribution PROVIDED THAT the Owners shall not be required to make any payment before the date of 1" Occupation of any Dwelling	sum or sums of up to £330,000 (three hundred and thirty thousand pounds) in aggregate to be paid by the Owners to the County Council towards the costs reasonably and necessarily incurred by the County Council as education authority to provide transport for pupils resident in the Development to the linked secondary school for the purposes of education prior to the opening of the Secondary School	0	HCC to submit contract to owners - owners to pay within 30 days	330,000.00		HCC to submit contract to owners
HCC Transport Contribution	Sch 3 P2 1 d 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out In Column 1 of the table below . Off Site Traffic management and capacity improvement	the sum of £900,000 (nine hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of the A334/A3051 Signalled Junction Improvements to be used towards the provision of the A334/A3051 Alternative Junction Improvements	1000	Prior to Occupation of a specific number of units	90,000.00		Note optional - provision or contribution
HCC Transport Contribution	Sch 3 P2 1 c 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out In Column 1 of the table below . Off Site Traffic management and capacity improvement	the sum of £3,800,000 (three million eight hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council In lieu of those parts of the Highways Works comprising and described at Part 1 of Schedule 3 as the Whiteley Way/Rookery Avenue Parkway (South) Junction (R1) improvements and the Whiteley Way widening and shared foot/cycleway proposals to be used towards delivery of the Enhanced Scheme	750	Prior to Occupation of a specific number of units	3,420,000.00		Optional amount if HCC serve notice on developers
HCC Transport Contribution	Sch 3 P2 1 (a) 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out In Column 1 of the table below . Off Site Sustainable transport Measures	the sum of £271,555 (two hundred and seventy one thousand pounds five hundred and fifty five pounds) payable to the County Council to be applied towards the capital costs of the provision of off site works as follows: (a) bus stops and associated infrastructure (b) cycle parking (within a radius of 8km from the site red line plan (c) way finding signage (d) Swanwick Station rail access improvements the details of such works to be identified through the Travel Plan;	1	Prior to Occupation of a specific number of units	135,777.50	30/09/20	Invoiced by HCC - Paid
HCC Transport Contribution	Sch 3 P2 1 d 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out In Column 1 of the table below . Off Site Traffic management and capacity improvement	the sum of £900,000 (nine hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of the A334/A3051 Signalled Junction Improvements to be used towards the provision of the A334/A3051 Alternative Junction Improvements	1250	Prior to Occupation of a specific number of units	810,000.00		Note optional - provision or contribution
HCC Transport Contribution	Sch 3 P2 1 (a) 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below Off Site Sustainable transport Measures	the sum of £271,555 (two hundred and seventy one thousand pounds five hundred and fifty five pounds) payable to the County Council to be applied towards the capital costs of the provision of off site works as follows: (a) bus stops and associated infrastructure (b) cycle parking (within a radius of 8km from the site red line plan (c) way finding signage (d) Swanwick Station rail access improvements the details of such works to be identified through the Travel Plan;	750	Prior to Occupation of a specific number of units	135,777.50		Not due
HCC Transport Contribution	Sch 3 P2 1 (b) 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out In Column 1 of the table below Off Site Traffic management and capacity improvement	the sum of £400,000 (four hundred thousand pounds) payable to the County Council to be applied towards the capital costs of providing traffic management and/or capacity improvement measures at the following locations: (a) Botley Village (b) Leafy Lane (c) Swanwick Lane (d) Segensworth Roundabout (e) Whiteley Way	1	Prior to Occupation of a specific number of units	200,000.00	30/09/20	Raised by HCC. Paid
HCC Transport Contribution	Sch 3 P2 1 (b) 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out In Column 1 of the table below Off Site Traffic management and capacity improvement	the sum of £400,000 (four hundred thousand pounds) payable to the County Council to be applied towards the capital costs of providing traffic management and/or capacity improvement measures at the following locations: (a) Batley Village (b) Leafy Lane (c) Swanwick Lane (d) Segensworth Roundabout (e) Whiteley Way	750	Prior to Occupation of a specific number of units	200,000.00		Not due

HCC Transport Contribution	Sch 3 P2 1 c 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below Off Site Traffic management and capacity improvement	the sum of £3,800,000 (three million eight hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of those parts of the Highways Works comprising and described at Part 1 of Schedule 3 as the Whiteley Way/Rookery Avenue Parkway (South) Junction (R1) improvements and the Whiteley Way widening and shared foot/cycleway proposals to be used towards delivery of the Enhanced Scheme	350	Prior to Occupation of a specific number of units	380,000.00		Optional if HCC decide to undertake works
Highway Works	Sch 3 P1 1 t14 - BW ext	Works to complete Bluebell way (between Bluebell Way and Western Site Access)		1075	Prior to occupation of 1,075 dwellings	0.01	29/01/21	Complete - will need to be adopted
Highway Works	Sch 3 P1 1 t15	Works to Curbridge Way		2780	Prior to occupation of 2,780 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t16	Creation of strategic recreational foot/cycleway western route		2345	Prior to occupation of 2,345 occupations	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t17	Creation of strategic recreation foot/cycleway eastern route		1075	Prior to occupation of 1,075 dwellings	0.01		Not due monitor
Highway Works	Sch 3 P1 1 t8 - R1 imp	Whiteley Way/Rookery Avenue/Parkway (South) Junction (R1) improvements		1200	Prior to occupation of 1,200 dwellings	0.01		(note option for HCC to receive R1 Whiteley Way and A27 contribution). Monitor
Highway Works	Sch 3 P1 1 t9 - WW widn	Whiteley Way widening and shared foot/cycleway proposals		1200	Prior to occupation of 1200 dwellings	0.01		(Note option HCC to take R1 Whiteley Way and A27 works contribution)
Highway Works	Sch 3 P1 1 t10 - Bot cyc	Provision of Botley Road foot/cycleway Between the north of the Northern Site Access and Botley Station		50	Prior to occupation of 50 dwellings in North	0.01		Started and recommenced September 2021 - due for completion Feb/March 2022
Highway Works	Sch 3 P1 1 t11 - bot imp	A3051 Botley Road / A334 Mill Hill / A334 Station Road junction improvements		1710	Prior to occupation of 1,710 dwellings	0.01		Note option for HCC to accept payment of Botley Bypass Works contribution
Highway Works	Sch 3 P1 1 t12 - ww to sec	Works to complete works at Whiteley Way to serve the Secondary School within the Southern area		1500	Prior to occupation of 1,500 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 1.13-WW 1.12	Works to complete works at Whiteley Way reference location 1.12		1710	Prior to occupation of 1,710 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t2 - WAJ	Works to A3051 Botley Road/Western Site Access Junction		1	1 Dwelling in the Southern Area	0.01	01/06/20	Works completed
Highway Works	Sch 3 P1 1 t3	Extension of Whiteley Way and site access to Whiteley Way/Bluebell Way roundabout		150	Prior to occupation of 150 Dwellings	0.01		Work commenced
Highway Works	Sch 3 P1 t4 - BB Way ext	Extension of Bluebell Way		100	Earliest of 100 Dwellings or 12 months from transfer of PS1 (4-3-2020)	0.01	29/01/21	Complete. Will need to be adopted
Highway Works	Sch 3 P1 1 t5 - R2-R3 r/b	Whiteley Way/Whiteley Town Centre Roundabout (R2A) and R2 to R3 corridor improvements		1200	Prior to occupation of 1200 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t6 - R2 r/b	Whiteley Way/Majoram Way Roundabout (R2) improvements		1200	Prior to occupation of 1200 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t7 - R1a imp	Whiteley Way/Parkway (North) Junction (R1A) improvements		1200	Prior to occupation of 1,200 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t1 - NAJ	Works to A3051 Botley Road/Northern Site Access Junction		1	1 Dwelling in the Northern Area	0.01	01/06/20	Complete - needs adoption and possible TRO
Highway Works	Sch 3 P1 1	Subject to paragraphs 4 and 5 of this Part of this Schedule, the Owners covenant with the City Council and the County Council not to Occupy or permit or cause to be Occupied more than the number of Dwellings as Indicated In Column 1 below until the Owners have entered into a Highways Agreement for the corresponding Highways Works described in Column 2 below and those Highways Works have been completed (as evidenced by a Certificate of Completion). The drawings referred to in Column 2 are appended at Appendix 13 (or in the case of the Reduced Works at Appendix 7)		0		0.01		Review with Highways progress of works
Highways Related Landscaping	Sch 5 Part 6	1 The Owners may Transfer each Highways Related Landscaping Area to the City Council upon the completion of the laying out of such Highways Related Landscaping Area and the expiry of a maintenance period undertaken at the Owners' expense sufficient to demonstrate satisfactory establishment and construction 2 The Owners covenant with the City Council to pay a Highways Related Landscaping Area Commuted Sum to the City Council upon the Transfer to the City Council of any Highways Related Landscaping Area	means the areas of landscaping adjacent to proposed adoptable highways which are to be provided pursuant to a Highways Agreement and which areas of landscaping will be transferred to and be maintained by the City Council (save for any street lighting and other highways apparatus in such areas of landscaping which will be maintained by the County Council) such areas of landscaping generally consisting of areas of verge street lighting drainage and trees between the carriageway and footway/cycleway shown indicatively on the example plan shown on drawing no. 16659/2032/001 Rev C at Appendix 15 and the final details thereof to be confirmed with the County Council (acting reasonably) as highway authority through a Highways Agreement	0	On transfer of highways related landscaping land	10.12		10.12 per square metre to be transferred. Areas being shown on S38 plans.
Information	Sch 9 P10 - Occ mon rep	1. The owners shall submit to the City Council at not less than six monthly intervals following Occupation of the first Dwelling a written report of occupation		0	Six month intervals from 23-12-2020	0.01		Occupation 23/12/19 report due every six months on occupation in each phase. Report 1 rcvd July 2020 Report 2 rcvd January 2021 Report 3 rcvd July 2021
Landscape and Open Space	Sch 6 Part 6 2 High land	The owners covenant with the City Council to pay a Highways related Landscaping Area Commuted Sum to the City council upon the transfer to the City Council of any Highways related Landscaping area	a commuted sum payable by the Owners to the City Council upon the transfer of any Highways related landscaping Area to the City Council to be applied by the City Council to the future maintenance of such area calculated at the flat rate of £10.12 (ten pounds and twelve pence)per square metre which shall be index linked from the date of this agreement until the date of payment	0	Transfer of Land	10.12		10.12per metre for area transferred Monitor for transfer clause 1
Play Facilities	Sch 7 Part 1 2 Play 1 trs	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 1 £345,996 (three hundred and forty five thousand, nine hundred and ninety six pounds)	125	Prior to Occupation of a specific number of units	345,996.00		Play Area 1 delayed. Built out of the development different to envisaged. As allowed by S106 trigger to be changed. Currently play area in the middle of construction area. Application being considered
Play Facilities	Sch 7 Part 1 2 Play 2	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 2 £123,568 (one hundred and twenty three thousand, five hundred and sixty eight pounds)	1710	Prior to Occupation of a specific number of units	123,568.00		Planning application for play area approved. Will be delivered earlier than 1710. Play area equipment installed awaiting safety certificate
Play Facilities	Sch 7 Part 1 2 Play 3	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 3 £148,568 (one hundred and forty eight thousand, five hundred and sixty eight pounds)	500	Prior to Occupation of a specific number of units	148,568.00		Application for play area approved. Built and in use

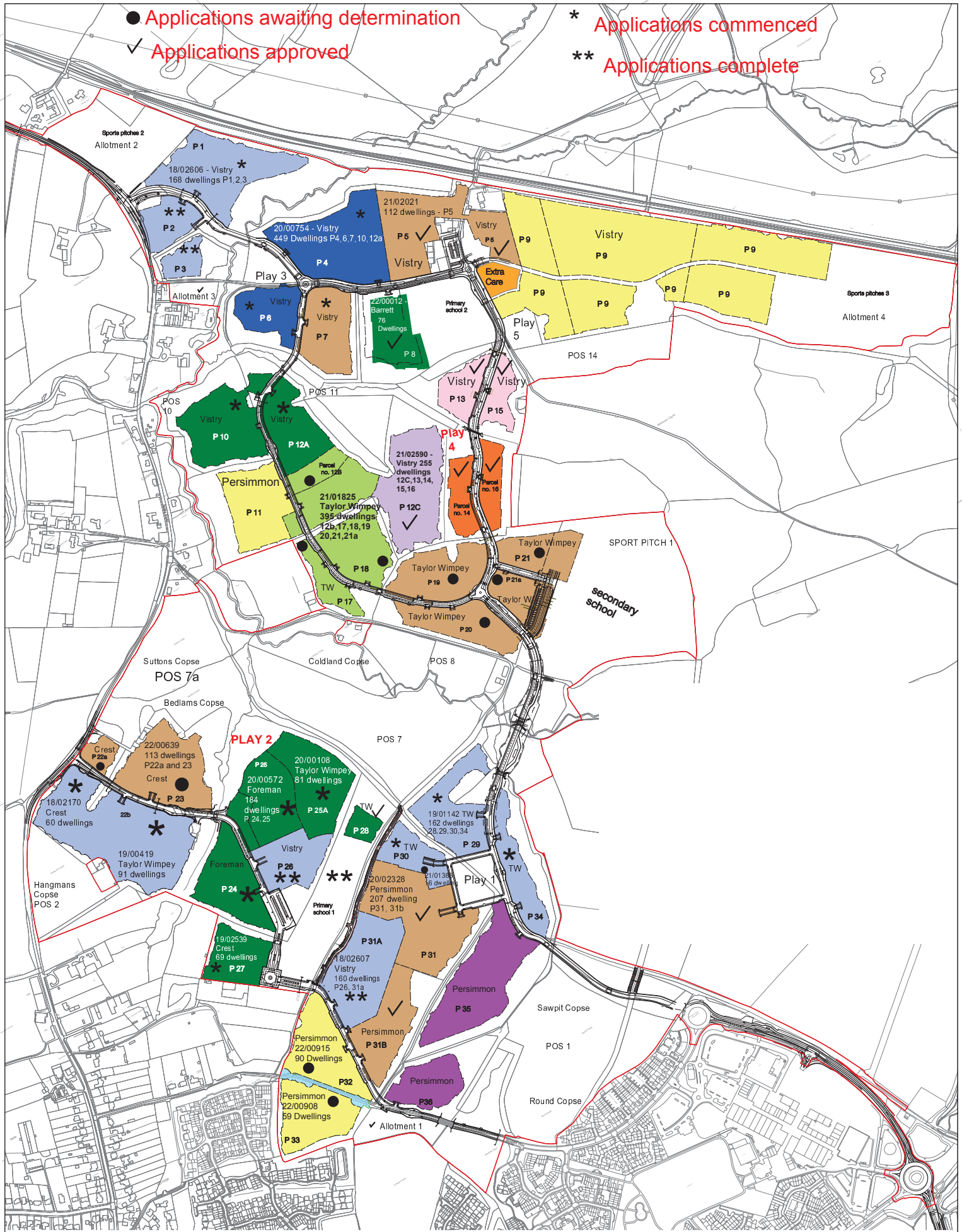


Play Facilities	Sch 7 Part 1 2 Play 4	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 4 £272, 428 (two hundred and seventy two thousand, four hundred and twenty eight pounds)	2345	Prior to Occupation of a specific number of units	272,428.00		Not due. Application required
Play Facilities	Sch 7 Part 1 2 Play 5	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 5 £148,568 (one hundred and forty eight thousand, five hundred and sixty eight pounds)	2345	Prior to Occupation of a specific number of units	148,568.00		Not due. Application required
POS - Sport	Sch 5 Part 8 1 1.1 to 1.5	1 in respect of sports pitch 1: 1.1 the City Council, having first consulted with the county Council, shall serve notice in writing on the owners that Sports Pitch 1 is either (i) to be constructed by the County Council as an integral part of the secondary school or (ii) to be constructed separately from the construction of the secondary school. 1.2 The notice to be served shall be served after the commencement date and before the payment of any contribution towards the construction of the secondary school 1.4 If the City Council serves notice that the construction of sports pitch 1 is to be undertaken separately from the construction of the secondary school, then the owners covenant that they will pay to the City Council the Sports Pitch 1 contribution prior to the occupation of 500 dwellings to enable the City council to procure the construction of Sports Pitch 1 and the City council will so procure the construction of Sports Pitch 1	Sports Pitch 1 Contribution: the sum of £1,360,000 (one million three hundred and sixty thousand pounds) towards the capital cost of construction of Sports Pitch 1	0		1,360,000.00	11/08/21	Decision made by WCC not to undertake construction separate to School. Notification letters sent 11/08/2021 to consortium members
POS - Sport	Sch 5 pt 8 3 Pitch2/3 trs	Subject to any defects being made good as reasonably required by the City Council in accordance with paragraph 2.4 of this part of this schedule upon the expiry of the respective maintenance Period for sports pitch 2 and Sports Pitch 3 the Owners shall (i) Transfer sports pitch 2 and sports pitch 3 and (ii) pay the Sports Pitch 2 maintenance Sum and Sports Pitch 3 Maintenance Sum (as applicable) to the City Council or other such body or organisation nominated by it	Sports Pitch 2 Maintenance Sum: the sum of £220,576 (two hundred and twenty thousand five hundred and seventy six pounds) towards the future management and maintenance of Sports Pitch 2 payable upon the transfer of Sports Pitch 2 to the City Council	0	Transfer of Land	220,576.00		To be transferred After construction and maintenance period
POS - Sport	Sch 5 part 8 3	Subject to any defects being made good as reasonably required by the City Council in accordance with paragraph 2.4 of this part of this schedule upon the expiry of the respective maintenance Period for sports pitch 2 and Sports Pitch 3 the Owners shall (i) Transfer sports pitch 2 and sports pitch 3 and (ii) pay the Sports Pitch 2 maintenance Sum and Sports Pitch 3 Maintenance Sum (as applicable) to the City Council or other such body or organisation nominated by it	Sports Pitch 3 Maintenance Sum: the sum of £420,923 (four hundred and twenty thousand nine hundred and twenty three pounds) towards the future management and maintenance of Sports Pitch 3 payable upon the transfer of Sports Pitch 3 to the City Council	0	Transfer of Land	420,923.00		Not due - monitor
POS Maintenance Sum	Sch 6 Part 3 1 os trans	1. Subject to having rectified any defects and replaced any dead and/ or dying planting in accordance with paragraph 1.4 of Part 2 of this schedule, the owners covenant with the City Council to: (a) Transfer the relevant Open Space Area (other than the ponds for adoption) to a management body (subject to paragraph 5); and (b) pay the relevant proportion of the Open Space Area Maintenance Sum (including any sum relating to maintenance of a pond for adoption) to that management body (c) Transfer any relevant pond for adoption within such Open Space Area to the City Council		0	Transfer of Land	6,696,793.00		Monitor for agreement
RETAIL	Sch 9 1 - Mkt Plan	1. The owners covenant with the City Council not to Occupy more than 750 Dwellings in the Northern Area Until: 1.1 A Northern Local Centre Marketing Plan has been submitted to and approved in writing by the City Council and 1.2 Services have been provided to the boundary of the land identified therein for the purposes of the Northern Local Centre (but not for the avoidance of doubt to the boundary of any individual building or plot	a marketing plan providing details of: (a) the location and boundaries of the Northern Local Centre comprising land sufficient to accommodate as part thereof the provision of the Northern Local Centre Uses; (b) a statement and illustrative layout plan demonstrating how the Northern Local Centre may be developed which may (following consultation with the City Council) be amended from time to time by the Owners in response to market demand; and (c) a Marketing Strategy for the Local Centre;	750	Prior to occupation of 750 dwellings	0.01		Monitor
RETAIL	Sch 9 2 - Mkt Plan	1. The owners covenant with the City Council not to Occupy more than 500 Dwellings in the Southern Area Until: 1.1 A Southern Local Centre Marketing Plan has been submitted to and approved in writing by the City Council and 1.2 Services have been provided to the boundary of the land identified therein for the purposes of the Southern Local Centre (but not for the avoidance of doubt to the boundary of any individual building or plot	a marketing plan providing details of: (a) the location and boundaries of the Northern Local Centre comprising land sufficient to accommodate as part thereof the provision of the Northern Local Centre Uses; (b) a statement and illustrative layout plan demonstrating how the Northern Local Centre may be developed which may (following consultation with the City Council) be amended from time to time by the Owners in response to market demand; and (c) a Marketing Strategy for the Local Centre;	500	Prior to occupation of 500 dwellings	0.01		Monitor
Solent Recreation Mitigation	Sch 6 Part 5 1 solent	1. The owners covenant with the City Council not to occupy or permit the occupation of any dwelling unless and until they have paid the Solent Recreation Mitigation Strategy Contribution to the City Council which payment is acknowledged to be sufficient to mitigate the impact of increased visitor pressure arising from the development on the Solent Special Protection Area and is in full and final settlement of the obligations of the Development to the Solent Recreation Mitigation Strategy	the sum of £261,870 (two hundred and sixty one thousand eight hundred and seventy pounds);	1	Prior to occupation	261,870.00	30/09/20	Invoiced Feb 20 - Paid
Travel Plan	Sch 3 P 3 1	Prior to first Occupation of any Dwelling to submit to the County Council for approval a Travel Plan in accordance with the Framework Travel Plan and subject always to paragraph 6 of this Part of this Schedule to Implement and comply with the requirements of the Travel Plan and to use all reasonable endeavours to achieve the targets set therein and to perform the tasks and measures by the targets set out therein, including (but not limited to) appointing a site wide Travel Plan Co-ordinator for the Travel Plan prior to first occupation and to retain the Travel Plan Co-ordinator for the duration of the construction period of the development and at least 5 (five) years thereafter	a travel plan produced in accordance with the provisions of the Framework Travel Plan and Public Transport Strategy (to include provision for bus services generally) as may be amended from time to time with the approval of the County Council (acting reasonably)	0	Prior to occupation	0.01		Deed of Variation being negotiated for HCC to take role
Travel Plan	Sch 3 P 3 2	Not to Occupy or permit Occupation of any Dwelling unless it has Implemented and complied with the requirements of the Travel Plan and appointed a Travel Plan Coordinator	the person so appointed pursuant to the Framework Travel Plan and/or the Travel Plan	0	Prior to occupation	0.01		Deed of variation being negotiated for HCC to take on role

Travel Plan Bond	Sch 3 P3	To lodge and maintain the Travel Plan Deposit to the County Council as follows: (a) the sum of £1,137,376 prior to the Occupation of 1 Dwelling ("Part 1 Deposit"); (b) the sum of £1,893,750 prior to the Occupation of 500 Dwellings ("Part 2 Deposit"); (c) the sum of £2,359,582 prior to the Occupation of 1,710 Dwellings ("Part 3 Deposit"); (d) the sum of £2,692,338 prior to the Occupation of 2,780 Dwellings ("Part 4 Deposit")	the aggregate total sum not exceeding £2,692,338 (two million, six hundred and ninety two thousand three hundred and thirty eight pounds) being a security deposit or acceptable bond security to be provided by the Owner in accordance with Schedule 3 Part 3:	1	Prior to Occupation of a specific number of units	1,137,376.00		Triggers Part 1 deposit 1 dwelling, Part 2 =500, Part 3 =1710 Part 4 = 2780 dwellings. Amount held increased change amount. Deed of variation being negotiated for HCC to take on role
Travel Plan Monitoring Fee	Sch 3 P3 5 a	To pay to the County Council on commencement the first instalment of the Travel Plan Auditing Fee In the sum of £1500 (one thousand five hundred pounds) and to pay the next instalment of £3000 (three thousand pounds) prior to first Occupation of any Dwelling and then to pay annual instalments in the sum of £3000 for 12 twelve years on the anniversary of first Occupation of any Dwelling	the sum of £40,500 (forty thousand five hundred pounds) payable by the Owners to the County Council;	0	On commencement	1,500.00		1,500 due on commencement. Deed of variation being negotiated for HCC to take on role
Travel Plan Monitoring Fee	Sch 3 P3 5 b	to pay to the County Council on commencement the first instalment of the Travel Plan Auditing Fee In the sum of £1500 (one thousand five hundred pounds) and to pay the next instalment of £3000 (three thousand pounds) prior to first Occupation of any Dwelling and then to pay annual instalments in the sum of £3000 for 12 twelve years on the anniversary of first Occupation of any Dwelling	the sum of £40,500 (forty thousand five hundred pounds) payable by the Owners to the County Council;	1	Prior to occupation	3,000.00		3,000 due prior to first occupation and then £3,000 for 12 years on the anniversary of first occupation. Deed of variation being negotiated for HCC to take on role
Travel Regulation Order	S3 P2 1.2 - TPO	Traffic Regulation Order (Bluebell Way Parking Restrictions) Contribution		1	Occupation of one dwelling	6,000.00	28/01/20	£6,690.61 paid over to WCC 10.07.2020 as work to be undertaken by traffic team - paid into traffic income code. Work undertaken
Waste Recycling Centre	Sch 5 P6	1 The Owners covenant with the County Council: 1.1 not to Occupy or permit the Occupation of more than 500 Dwellings unless and until the first instalment of the Waste / Recycling Centre Contribution has been paid to the County Council; 1.2 not to Occupy or permit the Occupation of more than 1500 Dwellings unless and until the second instalment of the Waste/ Recycling Centre Contribution has been paid to the County Council; and 1.3 not to Occupy or permit the Occupation of more than 2500 Dwellings unless and until the third instalment of the Waste/ Recycling Centre Contribution has been paid to the County Council. 2 The County Council covenants with the Owners to apply the Waste/Recycling Centre Contribution only towards the capital costs of the provision of the Waste/Recycling Centre	the sum of £85,500 (eighty five thousand five hundred pounds) to be paid In three Instalments as follows: First instalment £30, 500 (thirty thousand five hundred pounds) second instalment £30,000 (thirty thousand pounds) third instalment £25,000 (twenty five thousand pounds);	500	Prior to occupation of 500 dwellings	85,500.00		First payment to be invoiced by HCC June 2022
Whiteley Pastures SSSI	Sch 6 P4 Whit SSI	The Owners covenant with the County Council to pay the Whiteley Pastures SSSI Contribution to the County Council on commencement of development	the sum of £127,993.00 (one hundred and Twenty seven thousand nine hundred and ninety three pounds) towards the capital costs of the works and measures identified within the Whiteley Pastures SSSI Schedule;	0	Prior to Commencement	127,993.00	22/07/19	Total paid to HC £140,812.01

● Applications awaiting determination  
 ✓ Applications approved

\* Applications commenced  
 \*\* Applications complete



Key - anticipated construction start dates

2019	2023	2027
2020	2024	2028
2021	2025	Extra Care
2022	2026	

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### APPENDIX 3 - OCCUPATION SCHEDULE - JUNE 2022

Applic.	Developer	Parcel	Nos	Approved	Date Approved	Housing Occupations		
						Started	Complete	Occupied
18/02170	Crest	22b	69	69	26/07/2019	69	66	66
18/02606	Bovis	1, 2, 3	168	168	31/05/2019	168	159	159
18/02607	Bovis	26, 31A	160	160	12/04/2019	160	160	160
19/00419	Taylor Wimpey	22b e	91	91	28/05/2019	91	91	91
19/01142	Taylor Wimpey	29, 34	182	182	08/11/2019	180	93	93
19/02539	Crest	27	59	59	20/11/2020	53	11	11
20/00108	Taylor Wimpey	25A	81	81	27/11/2020	37	0	0
20/00572	Foreman Homes	24, 25	187	187	24/03/2021	114	0	0
20/00754	Vistry	4,6,76,10,12	449	449	13/11/2020	312	213	45
20/02328	Persimmon	31, 31b	207	207	13/08/2021	61	0	0
21/01388	Taylor Wimpey	Part 30	16	16	21/03/2022	0	0	0
21/01825	Taylor Wimpey	12b, 17, 18, 19, 20, 21 and 21a	395			0	0	0
21/02021	Vistry (Drew Smith)	5	112	112	05/11/2021	112	55	0
21/02590	Vistry	12C,13,14,15,16	255	255	13/06/2022	0	0	0
22/00012	Barrett	8	76	76	08/04/2022	0	0	0
22/00639	Crest	23	113			0	0	0
22/00908	Persimmon	33	59			0	0	0
22/00915	Persimmon	32	90			0	0	0
			2769	2112		1357	848	625

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#### North Whiteley as at February 2022

Outline approved	3500
Dwellings Approved	2112
Dwellings Under consideration	657
Total applied for	2769
To be applied for	731

Under construction	732
Occupied	625

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