

NORTH WHITELEY DEVELOPMENT FORUM

Monday, 14 November 2022

Attendance:

Councillors

Cllr Achwal (Winchester City Council) (Chairperson)

Cllr Evans, Winchester City Council	Cllr Woodward, Hampshire County Council
Cllr Miller, Winchester City Council	Cllr Burton, Fareham Borough Council
Cllr Pearson, Winchester City Council	Cllr Evans, Whiteley Town Council
Cllr Small, Winchester City Council	Cllr Mercer, Botley Parish Council
Cllr Lumby, Hampshire County Council	Cllr Bodger, Curdridge Parish Council

Apologies for Absence:

Cllr McLean (Winchester City Council) and Cllr Pretty (Eastleigh Borough Council)

Other members in attendance:

Cllr Clear, Winchester City Council

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

1. **APOLOGIES**

Apologies were noted as above.

2. **DISCLOSURES OF INTERESTS**

There were no disclosures of interest made.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

There were no announcements from the Chairperson.

4. **PUBLIC PARTICIPATION.**

Mr Grey addressed the meeting on two matters.

He raised several issues concerning the path leading to Cornerstone School linking Dumas Drive to Bluebell Way. These issues included:

1. the path was narrow, uneven, and difficult to access at points for people using wheelchairs or pushchairs
2. the path was in poor condition including, having loose stones, overhanging trees, and was insufficiently lit.

Mr Grey requested that the path be properly finished, adequately lit and formally adopted.

Mr Grey also raised several matters regarding the roads around Cornerstone school. His concerns were that:

1. the roads remained unadopted
2. cars travelled too fast close to the school
3. there were no zig-zag markings
4. there were no kerbs resulting in cars mounting the pavement.

Mr Alborough from Hampshire County Council (HCC) responded to the points raised by Mr Grey. He advised that this footpath was outside of the North Whiteley Development area and that at the time of the outline planning application no works to the footpath had been agreed.

Concerning the roads around Cornerstone's school, Mr Alborough advised that whilst the roads were not yet adopted, they were substantially complete. He provided further information regarding signage, the need for a traffic regulation order following adoption and the reason for the low kerbs.

Mr Alborough agreed to contact Mr Grey to discuss all of the matters he had raised further and would raise these matters with colleagues at the County Council.

The Chairperson advised that questions had been pre-submitted by Whiteley Town Council (published with the agenda and [available here](#)). These would be responded to during the meeting and the written responses would be appended to the minutes of the meeting.

5. **MINUTES OF THE PREVIOUS MEETING HELD ON 18 JULY 2022**

Several members asked that it be recorded that they continued to feel that meetings of the forum should be held in person, ideally being held at Cornerstone school with the public in attendance. The Chairperson advised that she had raised this issue with the Leader of the Council and was hopeful that future meetings of the forum would be able to take place in person. She advised that she would endeavour to have a decision on this by 31 January 2023.

RESOLVED:

That the minutes of the previous meeting held on 18 July 2022 be approved and adopted.

6. **UPDATE ON WHITELEY SURGERY FROM SOVEREIGN HEALTH PARTNERSHIP.**

Amanda Gray Managing Director, of Sovereign Health Partnership provided the forum with a presentation ([available here](#)) and a verbal update concerning Primary Care Services. The update covered a range of issues which included the following.

1. Building capacity to support patients (rooms, car parking and workforce).
2. The Primary Care team.
3. What GPs in the team do.
4. Booking appointments.
5. What you could do online.
6. Listening to patients.
7. Keeping patients informed.

Following a question that several residents had experienced issues registering with the practice online, potentially because of new postcodes, Ms Gray agreed to look into the matter further.

The Chairperson thanked Ms Gray for her attendance and agreed to circulate her presentation.

7. **UPDATE ON THE NORTH WHITELEY GOVERNANCE REVIEW FROM WINCHESTER CITY COUNCIL.**

Neil McArthur, Service Lead – Legal (Interim), Winchester City Council provided the forum with a presentation ([available here](#)) and a verbal update concerning the latest position regarding the Community Governance Review (CGR). The update covered a range of issues including the consultation process, the results from the consultation, the proposed boundaries and the next steps.

Members asked several questions and made comments regarding:

1. The transfer of funds from Curdridge Parish Council to Whiteley Town Council.
2. Issues around the setting of council tax precept.
3. Understanding the number of residents in the newly parished area.
4. Clarifying the issues that would prevent the new council from being formed in April 2023.
5. The use of interim arrangements should they be required.
6. Whether there would be any impact from the change to parliamentary boundaries.

These points were responded to by Mr McArthur.

8. **UPDATE ON BUS SERVICES FROM HAMPSHIRE COUNTY COUNCIL.**

Mike Griffin-Thorn and Emily Pain (Hampshire County Council) provided the forum with a verbal update concerning the latest position regarding the commencement of the extension to bus services 28 and 28A scheduled to commence 8 January 2023.

Members asked several questions and made comments regarding:

1. Clarifying details of the route, particularly whether the service would include Park Gate and Swanwick Train Station.
2. The frequency of the extended service.
3. The longer-term commercial viability of the service.
4. The length of phase 1 and the commencement of phase 2.
5. The frequency of the X9 and X9A service and a potential merger with the E1 and E2 service.
6. The need to include a stop at the Community Hospital and Locks Heath to enable onward journeys to the Queen Alexandra Hospital.
7. Plans for raising awareness among residents and users concerning the new service starting on 8 January 2023.

These points were responded to by Mr Griffin-Thorn, Ms Pain and Mr Davis of Tetra Tech accordingly. Several members agreed to contact the officers following the meeting on other related matters.

9. **DEVELOPER AND IMPLEMENTATION OFFICER UPDATE**

Jeff Davis (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.

1. Phase 1 - Bluebell Way including bus services, Southern Local Centre and Cornerstone Primary School.
2. Footpath 9 including details on design and construction.
3. Phase 2 - Off-site Whiteley Way including the letting of works and target start and completion date.
4. Phase 3 - Station Hill -Whiteley Way / Curbridge Way to Whiteley Way including works underway and target completion dates.
5. Housing delivery, including permissions granted, houses started and occupations.
6. Open Space Delivery including an update on allotment 1, Locally Equipped Area for Play (LEAP) 2 and LEAP 3 completion and the Autumn/Winter landscape works.

Hilary Oliver Implementation Officer, Winchester City Council addressed the forum and referred members to the report, ref NWDF19, available on the council's [website here](#). She also responded to the questions that had been pre-submitted by Whiteley Town Council and these questions and responses would be attached to these minutes.

Members asked several questions and made comments regarding;

1. When would pedestrians and/or cyclists be able to access Cornerstone School from Whiteley Meadows.
2. The reasons for the delay to the phase 3 roadworks, i.e., Whiteley Way, and Curbridge Way.
3. The reasons for the delay to other roadworks in the area, for example, Junction 9 and Parkway Junction, and Rookery Avenue.
4. The responsibility for maintaining and/or cleaning the cycleway along Botley Way.

These points were responded to by Mr Davis and Mr Alborough who undertook to review any unresolved points raised with colleagues and respond to fourm members following the meeting.

10. **FUTURE AGENDA ITEMS.**

Members had no additional items for future agenda meetings.

The meeting commenced at 6.00 pm and concluded at 7.40 pm

Chairperson

Response to issues raised by Whiteley Town Council

Allotments

There are over 90 local people interested in an allotment. Can the delivery of these be given more priority? Allotments will help build community in the absence of other community infrastructure.

Allotment 1 providing 8 allotments is nearly complete. It will need to be inspected by WCC and then the transfer process can be commenced. Allotment 2 providing 27 allotments and 7 raised beds for disabled users will commence this year and be available q3/4. These will take longer to provide as they are part of the Sports Pitch 2 scheme of development which requires significant ground levelling and drainage.

Allotment 3 providing 21 allotments and 7 raised beds for disabled users will commence October 2022 and expected to be available for spring 2023.

Allotment 4 is in the final stage of the development due to its location at the far end of the northern area and is not due until prior to the occupation of 3200 dwellings

Pedestrian and cycle access

Whilst the problems with the neighbouring development are acknowledged priority needs to be given to the delivery of Footpath 9 between the north and south of the new development to allow safe pedestrian access to Cornerstone School. Botley Road is being used by pedestrians which is very unsafe.

With reference to the above can residents be provided with an expected opening date of Whiteley Way to improve access to and from the shopping centre and school for pedestrians and cyclists?

There are safety concerns with opening Whiteley Way whilst the quantity of construction is taking place. The Developers have been asked to comment on the feasibility of providing a safe pedestrian route from the North to the South. This is not something that was required at this stage of the development by the S106 agreement. Access to Footpath 9 can only be achieved by the opening of Curbridge Way. The developers concern is for safety due to the amount of construction taking place off of both Curbridge Way and Whiteley Way. Discussions and technical appraisal has commenced on delivery of the second phase of Footpath 9.

Street Lighting

Completion of the cycle path to Botley Station is progressing but the street lighting is only partially operational, when can residents expect to see the street lighting functioning along the entire route?

The Developer is in negotiation with HCC to secure road space to complete the street lighting but it is expected to be complete by the end of year.

When can residents expect the streetlights in Grayling Crescent to be operational? These should be working, referred to Developer to resolve.

Will the streetlights be adopted by Hampshire County Council? It has also been questioned whether the development's streetlights will be switched off at midnight as happens through much of the county. The developer anticipates entering into an Agreement with HCC to secure the future

adoption. Lighting columns are switched off between the hours of 0100 and 0400 every day except Christmas and New Year's Day when they remain on throughout the night.

Bus services

The Bluebell Way bus service should be up and running. The Town Council is working closely with Hampshire County Council and has given an undertaking to 'underwrite' the adoption of the bus shelters to help speed up this process. An update has been requested from Hampshire County Council on a start date for the extended bus service.

Hampshire County Council are pleased that Whiteley Town Council will be taking over the managing and maintenance of bus shelters on the development. They will remain managed and maintained by the developer until such time that the road has been adopted. We are pleased to announce that the extension to the service 28/28A will commence on 8th January, following the traffic commissioners acceptance of the registration. This information is now in the public domain. The changes are that the service is being extended from Whiteley Tesco to North Whiteley with peak journeys continuing to Botley Rail Station. The Monday to Friday frequency is increased from two hourly to hourly with an earlier start and later finish, a Saturday service is added to North Whiteley, hourly AM and two hourly PM.

The Town Council maintains its request that the bus service includes a stop at the community hospital and also Locks Heath to allow access by bus to QA Hospital.

The service will be rerouted in Park Gate to use Bridge Road and Station Road instead of Botley Road to serve Park Gate Shops. To allow for the service to be as frequent as detailed above, serving The Community Hospital and Locks Heath would not be an option.

Hampshire County Council has been asked to give consideration to using some of the s106 public transport funding for alternatives to buses e.g. a car club or taxi-share services to enable new residents without their own vehicles to travel. A response is awaited.

Unfortunately, the s106 agreement was finalised some time ago, if you could provide details of whom this was raised with then we can chase for an update. S106 funding has been allocated to the public bus 28/28A service as detailed above already and therefore there is unlikely to be any transport funding remaining to access. We are happy to look into what options may be available

Parking on pavements and corners – pedestrian safety issue

Could the consortium help control dangerous parking by residents and workers? Construction and shopping centre staff park on pavements and at road junctions and on bends. Areas of particular concern are the roads opposite Cornerstone School and the R3 roundabout / Whiteley Way junction.

Many tenancy agreements include clauses about not parking on the roads or in guest bays, this is not being enforced, help with this would be appreciated.

The consortium are considering yellow lines and other measures to resolve the issue.

Schools and sports facilities

A commitment to an opening date for the secondary school is requested,

the all-weather sports facilities are much needed by our growing football and basketball clubs and are dependent on the delivery of the school. Our young people are travelling some distance outside of Whiteley to play and train including Swanmore and Stoneham.

Mr Shefford of HCC has confirmed that the position is still as presented at the last Forum that the secondary school is proposed to be available for September 2027 subject to build out rates. The sports facilities at the new school will be available for use by the community in the evenings and weekends. These facilities were negotiated to support the new development but will also be available for the existing community once built.

Shops and post boxes

Could an indication on the completion of the first shops be given and confirmation that post box provision will be made?

The two retail elements of the development are at the pre-planning stage and no date can be given for their delivery. There is no trigger for delivery of the retail areas only for marketing exercises to take place. The marketing has taken place and interest has been registered to build the units

Investigations are taking place with Royal Mail on the provision of mail boxes

Services provided by Winchester City Council in the new development and private management fees

Could Winchester City Council confirm the services it will be providing as the development grows other than street signs and emptying domestic bins. Eg roadside bins / dog bins / grass cutting? Residents are concerned about management charges and the uncertainty of the additional costs they are likely to have to meet.

National guidance usefully explains what services the county, districts and parish councils provide:

County councils - These are responsible for services across the whole of a county, like:

- education
- transport
- planning
- fire and public safety
- social care
- libraries
- waste management
- trading standards

District, borough and city councils - These cover a smaller area than county councils. They're usually responsible for services like:

- rubbish collection
- recycling
- Council Tax collections

- housing
- planning applications

Parish, community and town councils - These operate at a level below district and borough councils and in some cases, unitary authorities.

- allotments
- public clocks
- bus shelters
- community centres
- play areas and play equipment
- grants to help local organisations
- consultation on neighbourhood planning

The s106 legal agreement sets out the phasing for delivery of on-site community assets and how they will be offered for adoption or management.

Part 3 of the s106 sets out the requirement for details of a management body to manage and maintain areas of public open space.

J9 and R1 Roundabout

Works were expected to be completed by the end of September, is there a revised completion date and any reason for the delays?

The HCC/Milestone project is proceeding and is due to formally complete before Christmas. Some finishing works may continue for a fortnight