



Meeting	North Whiteley Development Forum
Date and Time	Monday, 11th December, 2023 at 6.00 pm.
Venue	Virtual via Microsoft Teams and streamed live on YouTube at www.youtube.com/winchestercc

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.

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.

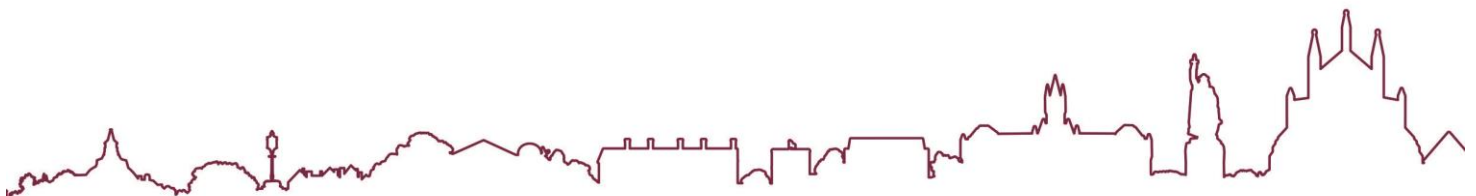
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.

3. **Chairperson's Announcements**

4. **Public Participation.**

To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum

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 5pm on the Tuesday, 5 December 2023 via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.



5. **Minutes of the previous meeting held on the 17 July 2023** (Pages 7 - 12)
That the minutes of the meeting be signed as a correct record.
 6. **The Zoe Clark Academy** (Verbal Update from the Adult Learning Manager, Fareham College)
 7. **The Future of the Forum** (Verbal Update from The Service Lead: Built Environment, Winchester City Council)
 8. **Update re Botley By-Pass** (Verbal Update from, the Highway Development Coordinator, Hampshire County Council)
 9. **Developer and Implementation Officer Update** including an update regarding Bus Services, Nursery School Provision and Care Home. (Verbal Update from the Associate Director - Project Management, Tetra Tech and the North Whiteley Implementation Officer, Winchester City Council)
10. **Future agenda items.**
Members to suggest items for future meetings.

Laura Taylor
Chief Executive

1 December 2023

Agenda Contact: Matthew Watson, Democratic Services Officer

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 V	Winchester City Council
Cllr Achwal S	Winchester City Council
Cllr Chamberlain	Winchester City Council
Cllr Small	Winchester City Council
Cllr Pearson	Winchester City Council
Cllr Wallace	Winchester City Council
Cllr Woodward	Hampshire County Council
Cllr Lumby	Hampshire County Council
Cllr Burton	Fareham Borough Council
Cllr Pretty	Eastleigh Borough Council
Cllr Evans	Whiteley Town Council
Cllr Cooper	Botley Parish Council
Cllr Bodger	Curdridge Parish Council

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

Cllr Cutler (Winchester City Council), Cllr Lee (Winchester City Council), Cllr Langford-Smith (Winchester City Council), Briggs (Hampshire County Council), Cllr Martin (Fareham Borough Council) and Cllr Burden (Curdridge Parish 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"> · 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. · Consider and advise upon the infrastructure required 	<ul style="list-style-type: none"> · Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements · Input into creation of a community development strategy 	<ul style="list-style-type: none"> · Receive updates on progress in establishing the community and any emerging issues · Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets. · Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements
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, 5 December 2023) 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 YouTube site and 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](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Public Document Pack Agenda Item 5

NORTH WHITELEY DEVELOPMENT FORUM

Monday, 17 July 2023

Attendance:

Councillors

Cllr Achwal V (Winchester City Council) (Chairperson)

Cllr Achwal S, Winchester City Council
Cllr Chamberlain, Winchester City Council
Cllr Small, Winchester City Council
Cllr Pearson, Winchester City Council
Cllr Wallace, Winchester City Council

Cllr Lumby, Hampshire County Council
Cllr Pretty, Eastleigh Borough Council
Cllr Evans, Whiteley Town Council
Cllr Bodger, Curdrige Parish Council

Apologies for Absence:

Cllr Woodward (Hampshire County Council), Cllr Burton (Fareham Borough Council) and Cllr Cooper (Botley Parish Council)

[Video recording of the meeting](#)

1. **APOLOGIES**

Apologies were noted as above.

2. **DISCLOSURES OF INTERESTS**

No declarations were made.

3. **APPOINTMENT OF VICE-CHAIRPERSON FOR THE 2023/24 MUNICIPAL YEAR**

RESOLVED:

That Councillor Small be appointed vice-chairperson for the 2023/24 municipal year.

4. **CHAIRPERSON'S ANNOUNCEMENTS**

The chair acknowledged that several members had requested that these meetings be held in person, however, she advised that, unfortunately, due to the high cost of the equipment required, it had been decided to continue with online meetings. A member asked if it would be possible to use Zoom as the means for hosting meetings online.

5. **PUBLIC PARTICIPATION.**

David Leslie addressed the forum regarding a question concerning the safety of pedestrians at Woodland Chase, in particular, he:

1. Wanted to understand the responsibility for ensuring the safety of residents on Whiteley Way, especially once it opened to traffic as it remained uncertain whether this fell under the responsibility of the consortium, the developer (Taylor Wimpy), or of Hampshire County Council (HCC).
2. Was particularly concerned about the two entrances to the developed area: namely, the bridge from the High School leading into Woodlands Chase and the area past Sawpit Copse and Bridge Copse after the Tesco roundabout.
3. Understood that the enforceable limit on a private road with street lighting, was 30 miles per hour (mph).

Ray Alborough, Hampshire County Council advised that:

1. Responsibility for the area depended on the relationship between the consortium and Taylor Wimpey and how the land was divided, and Mr Davis from Tetra Tech could advise further on this.
2. He was not able to advise regarding the speed limit on private roads, but in general, if there was street lighting to an appropriate standard, then repeater signs on a public highway were not required and following adoption, the speed limit would likely be 30 mph.

Jeff Davis of Tetra Tech advised that:

1. That, broadly, Whiteley Way was regarded as a “consortium” road, and they were responsible for health and safety throughout it.
2. Regarding speed limits, the intention would be to place several more repeater 20-mph signs along the road before it opened to through traffic. This action was necessary as the road remained a construction site, and efforts were needed to keep speeds down due to the ongoing presence of construction traffic.
3. That the consortium had been undertaking fortnightly health and safety inspections on the site. This approach aimed to ensure the safety and well-being of all residents on the site, considering the increasing number of residents.

6. **MINUTES OF THE PREVIOUS MEETING HELD ON 16 FEBRUARY 2023**

RESOLVED:

That the minutes of the previous meeting held on 16 February 2023 be approved and adopted.

7. **EDUCATION SERVICES - A VERBAL UPDATE.**

Gemma Bowry and Martin Hallum from Hampshire County Council gave an update on the proposed secondary school which could be summarised as follows.

1. That public consultation for the Secondary School design were planned for the Summer of 2024.
2. That the design was in its early stages, and it was planned to consult during the summer of 2024, with a planning application submitted in the autumn of 2024.
3. That the scheme was intended to be completed by September 2027, with an estimated two years of construction on-site due to challenging topography and ground conditions.
4. That the project would comply with future statutory requirements, including building regulations and climate-sustainable policies.
5. That the timings for delivery of the second primary school were uncertain but not likely to be before 2029, as Cornerstone Primary School had sufficient capacity presently although pupil numbers were constantly under review.

Melissa Doughty from Hampshire County Council gave an update on the proposed new Special Educational Needs and Disabilities (SEND) school which could be summarised as follows:

1. The intention was to split the site into two parts: a special needs school on the north and housing on the south.
2. The school had secured funding as part of a successful bid with the Department for Education.
3. The current, high-level timeline for the project included consulting in the Spring of 2024, construction starting in 2025, and completion in the late summer of 2026.

Members raised concerns and questions, which included the following:

1. Were officers liaising with Head Teachers of nearby schools about the progress being made and the overall timing of the project?
2. Could officers confirm if the all-weather pitches would be available by September 2027 as there was a significant need for sports pitches in North Whiteley and were crucial for local clubs like Whiteley Wanderers.
3. Further questions were asked regarding the sports pitches, including the possibility of bringing forward the availability of the pitches, whether the sports pitches would be under the school's control and available for use by outside agencies like Whiteley Wanderers and how this would be managed.
4. Regarding the proposed site for the SEND school, could officers advise how much housing would be included on the land?

These points were responded to by Gemma Bowry, Martin Hallum and Melissa Doughty accordingly.

8. **DEVELOPER AND IMPLEMENTATION OFFICER - A VERBAL UPDATE**

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

1. An overview of Highways works.
2. Phase 1 - Bluebell Way, including bus services, and Southern Local Centre.
3. Strategic Cycleway: Footpath 9, including details on design and construction.
4. Phase 2 - Off-site Whiteley Way, including legal agreements, the letting of works, and target start and completion dates.
5. Phase 3 - Station Hill -Whiteley Way / Curbridge Way to Whiteley Way, including works underway and target completion dates.
6. Housing delivery, including permissions granted, houses started, and occupations.
7. Open Space Delivery, including an update on allotment 1, Locally Equipped Area for Play (LEAP) 2 and LEAP 3 completion, and an update on planned landscape works.
8. Bus Service, including service 28/28A, bus stops, and shelters.
9. Errant Parking Issues, including temporary measures close to Cornerstone School and along Whiteley Way and consultation regarding further measures such as double yellow lines.

Hilary Oliver, Implementation Officer, Winchester City Council, addressed the forum and updated members on several issues including the following:

1. Progress on the completion of Allotment 2 and Allotment 3.
2. Progress of the installation of a temporary community centre.
3. An update regarding the Skills Academy.
4. An update regarding the landscaping programme and that planting work was ongoing.
5. An update regarding the planned installation of mobile telephone masts.
6. An update regarding the completion of the footpath between Curbridge Way and Ridge Lane.
7. That updates had been provided from Hampshire County Council regarding M27 Junction 9, bus passenger numbers and the travel plan. These updates had been circulated to all members and were [available here](#).

Members asked several questions and made comments regarding the following:

1. That the opening of the path to the school was a priority, and a date for its opening was requested. Members wished to provide any support necessary to achieve this.
2. That regarding the opening of Whiteley Way from Whiteley Meadows to Woodland Chase concerns about consistency amongst developers and safety for residents were raised. Particular concerns were raised regarding the bollards along Woodland Chase which needed to be resolved urgently.

3. Members discussed the use of double yellow lines and felt that unless these were enforceable with a Traffic Regulation Order (TRO), they may not effectively address the parking issues.
4. That clarification was sought regarding the contents and features of the upcoming community centres, especially the southern local centre.

These points were responded to by Jeff Davis, Ray Alborough and officers accordingly.

9. **FUTURE AGENDA ITEMS.**

RESOLVED:

That following a discussion it was agreed that, in line with the current Terms of Reference of the Forum, a conversation should be held at a future meeting regarding the Forum's future objectives, its future terms of reference and future arrangements for holding meetings.

The meeting commenced at 6.00 pm and concluded at 7.20 pm

Chairperson

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