

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS  
REPORT AND UPDATE

16 NOVEMBER 2020

REPORT OF CABINET MEMBER: Cllr Jackie Porter; Built Environment and  
Wellbeing

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WARD(S): WHITELEY AND SHEDFIELD

PURPOSE:

The purpose of the report is to update the North Whiteley Development Forum on progress with issues relating to the North Whiteley Major Development Area.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 The provision of 3,500 houses at North Whiteley is a key Local Plan policy and will help the Council to deliver quality housing options. It will support economic growth in the south of the District in accordance with the Council Plan priorities.

2 FINANCIAL IMPLICATIONS

- 2.1 The Council will receive various financial contributions arising from the development. The triggers for payment of the financial contributions are set out in the Section 106 agreement.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 This is a report for information, provided as an update with the body of the report setting out the progress of development works. The s106 agreement establishes triggers for either the undertaking of works or payment of financial contributions and officers correctly report on progress within this report. There are no legal or procurement issues arising from the report itself.

4 WORKFORCE IMPLICATIONS

- 4.1 None.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The City Council or the Parish/Town Council for the area will eventually receive various assets transferred under the terms of the Section 106 agreement.

6 CONSULTATION AND COMMUNICATION

- 6.1 Good communication and the provision of timely information to local residents and businesses is a joint responsibility of the various public bodies involved and the development consortium. The Forum itself plays an important role in this process.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The report itself has no environmental implications. The environmental impacts of the development were fully and carefully assessed as part of the planning decision making process and will be reviewed as necessary.

8 EQUALITY IMPACT ASSESSEMENT

8.1 None.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None.

10 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i> None		
<i>Community Support</i> If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.	Regular Forum meetings to be held Good communication by the development consortium Close working relationship with parish councils and ward Members	
<i>Timescales</i> If the development does not progress in a timely fashion, the Council's ability to demonstrate a five year land supply will be compromised. It is important that works on adjoining parts of the highway network be coordinated and this requires maintaining a strong focus on achieving target dates.	The Council has limited control over the timescale for development which will be largely a commercial matter for the developer. Good dialogue between HCC, WCC, WTC and the consortium will help ensure project milestones are coordinated and achieved.	
<i>Project capacity</i> None		
<i>Financial / VfM</i> None		
<i>Legal</i> None		
<i>Innovation</i> None		
<i>Reputation</i> None		
<i>Other</i>		

## 11 SUPPORTING INFORMATION:

### 11.1 Background

11.2 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.

11.3 The last meeting of the North Whiteley Forum was cancelled but an update report was prepared and distributed and published on the Council's website. It is attached here to for reference.

### 11.4 General Update

11.5 There are currently 13 houses occupied in the northern part of the site and 10 in the southern area.

11.6 The works to M27 Junction 9 are ongoing for the junction improvements and into Whiteley Way. Night time closures on Whiteley Way have taken place to facilitate this work.

11.7 A planning application was made to Fareham Borough Council to extend the car park at the Surgery at Whiteley. This was refused. Further information can be obtained on the Fareham Planning Application website for application P/20/0003/FP.

### 11.8 Key Infrastructure Update

#### 11.9 **A3051 Botley Road – Northern Access Junction**

11.10 Works to construct the junction were let in early Spring 2019. The main works are complete but work is continuing to finalise the junction and traffic lights.

#### 11.11 **Cycle Way Botley Road**

11.12 Work has commenced on the cycle way from Botley Station into the Northern Access Junction.

#### 11.13 **On site Bluebell Way – Package 2.**

11.14 The construction of the through road connecting the Western Access Junction to Bluebell Way is nearing completion with technical details being discussed with Hampshire County Council to agree an opening date.

**11.15 Off Site Bluebell Way**

- 11.16 Formal consultation for the Traffic Regulation Order to restrict parking on the existing Bluebell Way is planned for November 2020.
- 11.17 The work to construct a cycle way along off site Bluebell Way is due to commence November 2020 and take approximately three weeks to complete.
- 11.18 Bridge 3, which is part of the extension to Bluebell Way, has been completed.



- 11.19 Bridge 1 – which forms part of the Whiteley Way extension is under construction with an anticipated completion end November 2020.





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

11.21 Works are continuing on the construction of the extension of Whiteley Way towards the site of bridge 2. An application has been received that proposes an alternative solution to bridge 2. WCC are currently consulting on this proposal. For details refer to application number 20/01840/REM.

**11.22 Off Site Whiteley Way**

11.23 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.

**Planning and Housing Update**

**11.24 Outline Consent**

11.25 The outline consent for the North Whiteley development (ref 15/00485/OUT) which included outline planning application for provision of up to 3500 residential units, including schools, children's nurseries, an extra care facility, two local centres, a community building, sports facilities, allotments, landscaping, extensive recreation and play provision, link roads, highways works, cycleway and footpath networks was consented 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.

**11.26 S106 Obligations Discharged from Outline Consent**

11.27 There are numerous obligations included with the s106 attached to the outline consent and of these WCC have so far approved details of allotments, some of the open space areas and the Affordable Housing Masterplan Strategy (AHMS).

11.28 **Reserved Matters**

11.29 Since the outline consent was granted Bovis, Taylor Wimpey and Crest Nicholson have all received reserved matters consent for housing parcels:

11.30 The following paragraphs provide an update on the reserved matters applications that are approved and pending approval. Appendix 1 shows the location of these applications.

11.31 Application 18/02170/REM – 69 Dwellings approved to be developed by Crest. All are under construction with a number having been completed.



11.32 Application 18/02606/REM – 168 Dwellings approved to be developed by Bovis Homes. 130 dwellings are under construction with 13 occupations.



- 11.33 Application 18/02607/REM – 160 Dwellings approved to be developed by Bovis Homes. All the houses have been sold to Vivid (registered affordable Housing Provider) and 23 houses have been handed over with 13 occupied.



- 11.34 Application 19/00419/REM – 91 Dwellings approved to be developed by Taylor Wimpey and 80 are currently under construction and two complete.



- 11.35 Application 19/01142/REM – 182 Dwellings approved to be developed by Taylor Wimpey. 77 dwellings are under construction.

- 11.36 Application 19/02539/REM - Crest has made an application for 59 dwellings which is currently under consideration.

- 11.37 Application 20/00108/REM – Taylor Wimpey has made an application for 81 dwellings which is currently under consideration.

- 11.38 Application 20/00572/REM – Vestal Development has made an application for 184 dwellings which is currently under consideration.

- 11.39 Application 20/00754/REM – Bovis (now Vistry) has made an application for 449 dwellings which is currently under consideration.



11.40 Application 20/02328/REM – Persimmon has made an application for 207 dwellings. This was received on 23.10.20 and is in the process of being validated.

11.41 **School Development**

11.42 The planning consent for the replacement Cornerstone Primary school was permitted in April 2019. The land was transferred to Hampshire County Council and work commenced on site in June 2020 and work is progressing rapidly. It is anticipated that the work will be completed in July 2021 ready for opening for pupils in September 2021.



11.43 **Community Facilities**

11.44 The application for the Allotment 1 site for eight allotments was approved on 22/09/20. No work has commenced on the construction of the allotments.

11.45 Application 20/01555/REM has been received for Allotment site 3 to include 21 allotments 7 raised beds for disabled user and car parking. This application is currently under consideration.

11.46 Application 20/01879/REM has been received for Allotment site 2 and sport pitches. This application is currently under consideration.

11.47 See Appendix 2 for a plan showing the location of the allotment sites.

11.48 **Open Spaces**

11.49 In tandem with the housing construction the basins and open spaces are being created. The area that will accommodate play area 3 is shown below.



12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Application locations

Appendix 2 – Landscape plan