

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

18 FEBRUARY 2021

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

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.

RECOMMENDATION:

1. That the content of the report be noted.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME**

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.

1.1 Tackling the Climate Emergency and Creating a Greener District

North Whiteley development is located close to existing services and employment and provides education facilities within the site making it possible for residents to take more journeys by foot, cycle or bus.

1.2 Homes for all

The development provides for 15% Affordable Housing with the additional affordable housing contributions being paid to provide funds for off site provision.

1.3 Vibrant Local Economy

3500 dwellings will provide opportunities for more young people to live and work in the district. The local centres in the development will also provide a range of business and employment opportunities.

1.4 Living Well

Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

1.5 Your Services, Your Voice

The increase in the number of homes will increase the council tax revenue for the City Council

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 the fulfilment of obligations, being 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

Risk	Mitigation	Opportunities
<i>Property</i> None		
<i>Community Support</i> If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.	Regular Forum meetings to be held Good communication by the development consortium 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:Background

- 11.1 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.

General Update

- 11.2 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.
- 11.3 A planning application was made to Fareham Borough Council to extend the car park at the Surgery at Whiteley. This was refused and the appeal period has expired. Further information can be obtained on the Fareham Planning Application website for application P/20/0003/FP.

Key Infrastructure Update

- 11.4 **A3051 Botley Road – Northern Access Junction**
- 11.5 Works to construct the junction were let in early Spring 2019. The junction is now in operation.

Cycle Way Botley Road

- 11.6 Work has commenced on the cycle way from Botley Station into the Northern Access Junction. Discussions have taken place between the developer and HCC on the next stage of the cycle way.

On site Bluebell Way – Package 2.

- 11.7 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.

Off Site Bluebell Way

- 11.8 Formal consultation for the Traffic Regulation Order to restrict parking on the existing Bluebell Way took place in November/December 2020. Objections were received and are being assessed by the Traffic Team. A report will be made to the Portfolio with recommendations.
- 11.9 The work to construct a cycle way along off site Bluebell Way has been completed. The road will have to be resurfaced when weather permits.



11.10 Bridge 3, which is part of the extension to Bluebell Way, has been completed.



11.11 Bridge 1 – which forms part of the Whiteley Way extension has been completed and is being used for construction traffic to access the next stage of development in the Northern area.



On Site Whiteley Way (South)

- 11.12 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.

Off Site Whiteley Way

- 11.13 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 well.

Planning and Housing Update

Outline Consent

- 11.14 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.

S106 Obligations Discharged from Outline Consent

- 11.15 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).

Design Code and BREEAM

- 11.16 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.
- 11.17 All of the Reserved Matters applications have paid close regard to the Design Code from the outset. Where proposals have not fully aligned with the Code, officers have worked with the developer to amend the scheme. The Code has ensured that there has been a consistent approach from all the developers in terms of style of housing and materials and the treatment of key routes such as the main spine roads. The northern neighbourhood is more traditional in appearance and style while the southern neighbourhood is more contemporary and bringing this forward in a successful way has only been possible due to the Code.
- 11.18 There is scope to depart from the Code as long as it can be justified as a design improvement. This allows some flexibility to meet changing design issues and requirements as they come forward.
- 11.19 The housing is meeting CfSH's level 4 for energy and water. BREEAM has not been triggered yet but we will be part of the discussions on the expected pre-application of the southern local centre.

Reserved Matters

- 11.20 Since the outline consent was granted Bovis, Taylor Wimpey and Crest Nicholson have all received reserved matters consent for housing parcels. 1,259 units have been granted permission with a further 391 under consideration. This is a total of 1,650 of the 3,500 permitted by the outline.
- 11.21 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.
- 11.22 Application 18/02170/REM – 69 Dwellings approved to be developed by t Crest. All are under construction with a number having been completed.



- 11.23 Application 18/02606/REM – 168 Dwellings approved to be developed by Bovis Homes.



- 11.24 Application 18/02607/REM – 160 Dwellings approved to be developed by Bovis Homes. All the market houses have been sold to Vivid (registered affordable Housing Provider).



- 11.25 Application 19/00419/REM – 91 Dwellings approved to be developed by Taylor Wimpey.
- 11.26 Application 19/01142/REM – 182 Dwellings approved to be developed by Taylor Wimpey.
- 11.27 Application 19/02539/REM – Crest's application for 59 dwellings was approved on 23/11/2020.
- 11.28 Application 20/00108/REM – Taylor Wimpey's application for 81 dwellings was approved on 27/11/2020.
- 11.29 Application 20/00572/REM – Vestal Development has made an application for 184 dwellings which is currently under consideration.
- 11.30 Application 20/00754/REM – Bovis' (now Vistry) application for 449 dwellings was approved on 13/11/20.
- 11.31 Application 20/02328/REM – Persimmon has made an application for 207 dwellings and is currently under consideration.

School Development

- 11.32 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.



Secondary School

- 11.33 The secondary school site plan of the land to be transferred to HCC has been submitted to them for approval. This is being reviewed to confirm how the school would locate on the land. The land is due to be transferred prior to the occupation of 1,100 dwellings and it would then take two years to build the school.

Community Facilities

- 11.34 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.
- 11.35 Application 20/01555/REM for Allotment site 3 to include 21 allotments 7 raised beds for disabled user and car parking approved on 28/10/2020. Work has not commenced.

Open Spaces

- 11.36 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.
- 11.37 Application 20/02566/REM has been received for the details of the play area.



11.38 Application 20/02859/REM has been received for Public Open Space in the northern area. This is currently awaiting validation and further information.

Travel Plan

11.39 Hampshire County Council are providing the Travel Plan Co-ordinator role. An update from Hampshire County Council is provided at Appendix 3.

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 – Occupation Report

Appendix 3 – Update on Travel Plan