

REPORT TITLE: : NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

DATE: 16 NOVEMBER 2021

REPORT OF CABINET MEMBER: Councillor Russell Gordon-Smith

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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.
- 1.2 Tackling the Climate Emergency and Creating a Greener District
- 1.3 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.
- 1.4 Homes for all
- 1.5 The development provides for 15% Affordable Housing with the additional affordable housing contributions being paid to provide funds for off-site provision.
- 1.6 Vibrant Local Economy
- 1.7 The 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.
- 1.8 Living Well
- 1.9 Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.
- 1.10 Your Services, Your Voice
- 1.11 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. Appendix 1 sets out the contributions due and are referred to in paragraph 11.10 below.

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

Risk	Mitigation	Opportunities
Financial Exposure – None		
Exposure to challenge- None		
Innovation – None		
Reputation – None		
Achievement of outcome – None		
Property – None		
Community Support - 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/town	

	councils and ward members	
Timescales - 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	
Project capacity		
Other		

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 Matters arising from last Forum

11.4 Affordable Housing. In addition to the affordable housing provided by the S106 agreement registered providers have purchased/negotiating for market dwellings from the developers. This currently amounts to 117 additional rented dwellings and 261 shared ownership either secured or under negotiation.

- 11.5 Telecommunication Mast. The application proposal and application number was sent to Cllr Pearson on 15 July 2021. Details are 21/01799/FUL and the proposal is for: "Proposed EE Ltd telecommunications mast - Comprising of: The installation of 1No. 27.5m high Swann 1S lattice tower with 6No. antennas, 2No. 0.6m dishes, 3No. ground-based equipment cabinets and ancillary development thereto. All located within a 1.8m chain-link fence on an 8mx6m compound. Additional installation of planting scheme". Negotiations have taken place with the applicant and it is expected a decision will be issued shortly. The applicant is keen to have the mast erected as soon as possible after decision. There is a need for this mast as there are issues with the signal for mobile phones for some networks.
- 11.6 General Update
- 11.7 **S106 Obligations Discharged from Outline Consent**
- 11.8 S106 obligations are monitored and a tracker is provided with this report – Appendix 1. Key points to note:
- 11.9 Affordable Housing On Site – the affordable housing provision on site is defined both in terms of tenure and size of dwelling. The affordable housing masterplan sets out the mix required for each Parcel, as shown on the Affordable Housing Plan. This ensures that the affordable housing dwellings are distributed across the site. As each reserved matters application is received the proposed affordable housing is checked to ensure that the application is in accordance with the requirements of the masterplan. 57 affordable dwellings have been occupied.
- 11.10 Affordable Housing Offsite – a financial contribution is payable once 50% and 75% of market dwellings are complete on a phase. £2,252,550 has been collected with a further £517,682 invoiced in October. A total of £17,500,000 plus indexation was secured by the S106 agreement for offsite affordable housing provision.
- 11.11 Highways – Bluebell Way was delivered ahead of the S106 requirement.
- 11.12 The Botley Cycle Way is later than was required but is now progressing towards completion.
- 11.13 Play Area 1 was due at 125 dwellings. It was anticipated that the build would be from the south progressing to the north and this has not been the nature of construction build out. Play Area 1 is currently surrounded by construction and therefore not deliverable. Play area 2 is being delivered early to compensate.
- 11.14 Allotment 1. Delivery of this was due at 125 dwellings. Due to the design requirements of Bridge 3 the allotment had to be redesigned and some of the provision moved to allotment 2. A planning application for the redesign has been approved and conditions are being discharged.

11.15 Key Infrastructure Update

11.16 **Cycle Way Botley Road**

11.17 Work is progressing on the cycle way from Botley Station into the Northern Access Junction.



11.18 **Bridges**

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

11.20 Bridge 2 – this is in the middle of the site on the Whiteley Way extension. Construction is now underway.

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

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

11.23 Works are continuing on the construction of the extension of Whiteley Way.

11.24 View of construction of Whiteley Way extension.



View from the temporary footbridge looking south



View from the temporary footbridge looking north

11.25 Off Site Whiteley Way

11.26 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.

11.27 Works took place to roundabout 3 and a new pedestrian path constructed into the extension of Whiteley Way towards the development.

Planning and Housing Update

11.28 Outline Consent

11.29 The outline consent for the North Whiteley development (ref 15/00485/OUT) included for the provision of up to 3500 residential units, 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. The application 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.

11.30 Design Code and BREEAM

11.31 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.

11.32 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.

11.33 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.

11.34 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 local centres.

11.35 Reserved Matters

11.36 Since the outline consent was granted Bovis, Taylor Wimpey, Crest Nicholson, Foreman Homes/Vestal and Persimmon have all received reserved matters consent for housing parcels. 1,653 units have been granted permission with a further 778 under consideration. This is a total of 2,431 of the 3,500 permitted by the outline.

11.37 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.

11.38 Application 18/02170/REM – Crest application for 69 Dwellings approved 26/07/2019. An amended outlay was submitted and approved under 21/00170/FUL. 30 occupations have taken place.



11.39 Application 18/02606/REM – 168 Dwellings approved 26/07/2019 to be developed by Bovis Homes. All the dwellings have commenced with 135 occupations.



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 completed.



11.40 Application 19/00419/REM – 91 Dwellings approved 28/05/2019 to be developed by Taylor Wimpey. 88 dwellings have been started with 61 occupations.



11.41 Application 19/01142/REM – 182 Dwellings approved 08/11/2019 to be developed by Taylor Wimpey. 125 dwellings have been started with 13 occupations.



11.42 Application 19/02539/REM – Crest's application for 59 dwellings was approved on 23/11/2020 and work has started on 49 dwellings.



- 11.43 Application 20/00108/REM – Taylor Wimpey’s application for 81 dwellings was approved on 27/11/2020 and applications have been received to discharge the pre-commencement conditions.
- 11.44 Application 20/00572/REM – Vestal Development’s application for 187 dwellings was approved on 23/03/2021 and work has commenced on site.
- 11.45 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 Barretts. Work has commenced on 232 dwellings.



- 11.46 Application 20/02328/REM – Persimmon’s application for 207 dwellings was approved on 13/08/21.
- 11.47 Application 21/01388/REM – Taylor Wimpey have made an application for 16 dwellings which is currently under consideration.
- 11.48 Application 21/01825/REM – Taylor Wimpey have made an application for 395 dwellings which is currently under consideration.
- 11.49 Application 21/02021/REM – Drew Smith (Vistry) have made an application for 112 dwellings which is currently under consideration.
- 11.50 Application 21/02590/REM – Vistry have made an application for 255 dwellings which is currently under consideration.
- 11.51 Appendix 3 gives an update on occupations as at the end of September 2021.

11.52 **School Development**

11.53 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.



11.54 **Secondary School**

11.55 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 and it will take two years to build the school.

11.56 **Community Facilities**

11.57 The application for the Allotment 1 site for eight allotments was approved on 22/09/20. Pre-commencement conditions are currently being discharged.

11.58 Application 20/01555/REM for Allotment site 3 to include 21 allotments 7 raised beds for disabled users and car parking approved on 28/10/2020. Pre-commencement conditions are being discharged.

11.59 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.

11.60 **Open Spaces**

11.61 In tandem with the housing construction the basins and open spaces are being created or existing maintained.



Existing tree line incorporated in dwelling development

- 11.62 Application 20/02566/REM has approved the details of the play area 3 near to bridge 1 in the northern area. This now has the play area equipment installed.



- 11.63 Application 20/02859/REM has been received for Public Open Space in the northern area and was approved on 16/08/21.

- 11.64 Application 21/02198/REM has been received for Public Open Space in the southern area and is under consideration. Views below of included public open space:



Public Open Space 7

11.65 **Temporary Community Centre**

11.66 Application 21/01627/FUL was approved on 16/08/21 to change the use of an existing dwelling on site for use as the temporary community centre. The dwelling (Meadow Cottage) is due to be demolished in the longer term. Work to upgrade the building will take place and it is expected to be available to use from April 2022.

11.67 **Travel Plan**

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

11.69 **Bus Service**

11.70 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). A revised briefing note on the four planned route phases is shown as Appendix 4.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

APPENDICES:

Appendix 1 - S106 Obligation tracker

Appendix 2 - Application Plan

Appendix 3 - Occupations Schedule

Appendix 4 – Bus Update

13 OTHER OPTIONS CONSIDERED AND REJECTED

13.1 None