

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS

18 JULY 2022

REPORT OF PORTFOLIO HOLDER: Cllr Jackie Porter

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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

1 RESOURCE IMPLICATIONS (If applicable, please include below some detail to state that option(s) will need to have a legal and financial assessment) (to be reviewed by Monitoring Officer and s151 Officer)

1.1 None

2 SUPPORTING INFORMATION:

2.1 Background

2.2 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.

2.3 General Update

2.4 **S106 Obligations Discharged from Outline Consent**

2.5 S106 obligations are monitored and a tracker is provided with this report – Appendix 1.

Affordable Housing Offsite – a financial contribution is payable once 50% and 75% of market dwellings are complete on a phase. A total of £17,500,000 plus indexation was secured by the S106 agreement for offsite affordable housing provision. To date £3,000,360 has been collected in line with the trigger points.

2.6 Key Infrastructure Update

2.7 **Cycle Way Botley Road**

2.8 Work has been completed for most of the route to the junction of the A3051/A334. Discussions are taking place with HCC on the works to complete the route to Botley station taking into account the proposed roundabout works at the junction.

2.9 **Bridges**

2.10 Bridge 1 and 3 are completed and in use. Bridge 2 which is situated in the middle of the site on the Whiteley Way extension is currently under construction.



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

2.12 Works are continuing on the construction of the extension of Whiteley Way and creation of Curbridge Way. The roads are expected to be complete by September 2022. A date for opening the roads to through traffic has not been determined due to the quantity of housing construction along these roads leading to safety concerns.



**2.13 Off Site Whiteley Way**

2.14 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. Highway agreements are being negotiated to allow for the works on Whiteley Way.

**.Planning and Housing Update**

**2.15 Outline Consent**

2.16 The outline consent for the North Whiteley development (ref 15/00485/OUT). 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.

**2.17 Design Code and BREEAM**

2.18 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.

2.19 The housing is meeting CfSH's level 4 for energy and water. BREEAM has not been triggered yet and will be part of the discussions on the local centres.

**2.20 Reserved Matters**

2.21 Since the outline consent was granted Vistry (was Bovis), Taylor Wimpey, Crest Nicholson, Foreman Homes/Vestal and Persimmon have all received reserved matters consent for housing parcels.

2.22 2,112 units have been granted permission with a further 657 under consideration. This is a total of 2,769 of the 3,500 permitted by the outline.

2.23 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.

- a) Application 18/02170/REM – Crest application for 69 Dwellings approved 26/07/2019. An amended outlay was submitted and approved under 21/00170/FUL. This parcel is fully occupied
- b) Application 18/02606/REM – 168 Dwellings approved 26/07/2019 to be developed by Bovis Homes. The final units will be completed by the end of July





- c) 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 occupied.
- d) Application 19/00419/REM – 91 Dwellings approved 28/05/2019 to be developed by Taylor Wimpey. This parcel is fully occupied..
- e) Application 19/01142/REM – 182 Dwellings approved 08/11/2019 to be developed by Taylor Wimpey.







- f) Application 19/02539/REM – Crest’s application for 59 dwellings was approved on 23/11/2020 and work has started on 53 dwellings.



- g) Application 20/00108/REM – Taylor Wimpey’s application for 81 dwellings was approved on 27/11/2020 and work has commenced on site.
- h) Application 20/00572/REM – Vestal Development’s application for 187 dwellings was approved on 23/03/2021 and work has commenced on site.
- i) 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 Barrett David

Wilson Homes. Winchester City Council has purchased Parcel 6 and this is being developed by Drew Smith.



Parcel 4



Parcel 4



Parcel 6

Parcel 7



- j) Application 20/02328/REM – Persimmon’s application for 207 dwellings was approved on 13/08/21. Work has commenced.



- k) Application 21/01388/REM – Taylor Wimpey have made an application for 16 dwellings which was approved on 21/03/2022.
- l) Application 21/01825/REM – Taylor Wimpey have made an application for 395 dwellings which is currently under consideration.
- m) Application 21/02021/REM – Drew Smith’s (Vistry) application for 112 dwellings was approved on 05/11/2021. Work has commenced.
- n) Application 21/02590/REM – Vistry’s application for 255 dwellings was approved on 13/06/2022.
- o) Application 22/00012/REM – Barrett/David Wilson Homes’ application for 76 homes was approved on 08/04/2022.
- p) Application 22/00639/REM – Crest have made an application for 113 dwellings which is currently under consideration.



- q) Application 22/00908/REM – Persimmon have made an application for 59 dwellings which is currently under consideration.
- r) Application 22/00915/REM – Persimmon have made an application for 90 dwellings which is currently under consideration.

2.24 Appendix 3 gives an update on starts and occupations as at the end of June 2022.

### 2.25 **School Development**

2.26 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 and currently there are 230 pupils.

2.27 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. Current plans are for the school to open in 2027.

2.28 Primary School 2 – a land registry site plan of the land to be transferred to HCC is due to be submitted prior to the occupation of 1,700 dwellings.

### 2.29 **Community Facilities**

2.30 Application 20/01523/REM for the Allotment 1 site for eight allotments was approved on 22/09/20. Work commenced on the construction of the allotments on 27/06/2022.

2.31 Application 20/01555/REM for Allotment 3 site to include 21 allotments 7 raised beds for disabled users and car parking was approved on 28/10/2020. Pre-commencement conditions are being discharged and work should commence during the summer 2022.

2.32 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 but it is anticipated work will commence during the summer 2022.

### 2.33 **Open Spaces**

2.34 Application 20/02566/REM has approved the details of the play area 3 near to bridge 1 in the northern area. The play area equipment and seating has been installed. The equipment is suitable for younger children.



- 2.35 Application 21/00649/REM has approved the details of play area 2. This is now complete but is awaiting a safety inspection. A footpath from Bluebell Way to the play area will be built this year.



- 2.36 Application 20/02859/REM has been received for Public Open Space in the northern area and was approved on 16/08/21.
- 2.37 Application 21/02198/REM has been received for Public Open Space in the southern area and was approved on 19/11/21.
- 2.38 Application 21/01016/REM for details of the works to Hangmans Copse and Sawpits Copse was approved on 23/06/22. Work has commenced to create crushed stone footpaths which are part of the open space strategy for the North Whiteley Development which provides a network of routes throughout the site. The works are being overseen by a qualified ecologist and the routes have been agreed on the ground between the developers and Winchester City Council. The routes have been carefully selected to ensure a minimum of disturbance whilst ensuring the footpaths can be delivered. Unfortunately whilst the works are undertaken it has been

necessary to close the copses for safety reasons. The works are anticipated to take up to three months

**2.39 Temporary Community Centre**

2.40 Due to the escalation of build out plans the provision of Meadow Cottage as a temporary community centre is now not feasible. The provision of this temporary facility is now under review and plans are to be submitted to WCC for consideration.

**2.41 Extra Care Home**

2.42 Winchester City Council has given notice to the developers that they will develop the Extra Care Home. The land for this is due to be handed over prior to the occupation of 1,700 dwellings.

**2.43 Travel Plan**

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

**2.45 Bus Service**

2.46 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).

**3 OTHER OPTIONS CONSIDERED AND REJECTED**

3.1 None

**BACKGROUND DOCUMENTS:-**

**Previous Committee Reports:-**

None

**Other Background Documents:-**

None

**APPENDICES:**

Appendix 1 - S106 Obligation tracker

Appendix 2 - Application Plan

Appendix 3 - Occupations Schedule