

NWDF10  
NORTH WHITELEY DEVELOPMENT FORUM

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS  
REPORT AND UPDATE

20 FEBRUARY 2019

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Brook; Portfolio Holder for Built  
Environment

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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 STRATEGY 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 Strategy objectives.

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 There are no legal 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 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. The appointment of the North Whiteley Implementation Officer is helping to ensure that information is available locally, enquiries are responded to in a timely manner and that awareness of the progress of the development is maintained at a local level.

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 required

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 Appointment of the Implementation Officer 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 co-ordinated 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. The appointment of the Implementation Officer will help reduce the scope for delays which may occur as a result of planning processes and communication issues. 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 consist of 3,500 dwellings, 2 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. The development site itself is effectively under the control of a consortium of three housebuilders (Crest, Taylor Wimpey and Bovis) and one landowner. 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 12<sup>th</sup> October 2015 with final planning consent issued on 30<sup>th</sup> July 2018. The section 106 agreement was completed on the same day.

### Update on Key Infrastructure and Planning Issues

- 11.2 As reported at the previous Development Forum Meeting, the North Whiteley Implementation Officer is now in post. They are currently working to build relationships with all parties involved in the project and ensure that local residents and organisations are kept informed about progress with the development. This Forum, is an important part.
- 11.3 The interrelationship between the different elements of the highways infrastructure both on the M27 and in the Whiteley area are one of the most important for the delivery of the development and of greatest concern for existing residents.
- 11.4 The County Council has appointed a project manager for the delivery of its work on Junction 9 and section of Whiteley Way with preliminary works already being completed. Further enabling works were due to commence on 28<sup>th</sup> January with official start on site anticipated to be September 2019. Construction is expected to take two years. Hampshire County Council are liaising closely with Highways England who are project managing the SMART motorway project on the M27 as well as WYG who are project managers for the consortium. Regular meetings take place between all parties involved to ensure effective coordination. Further information regarding the SMART Motorway scheme can be found at <https://highwaysengland.co.uk/projects/m27-junctions-4-to-11-smart-motorway/> and further information relating to the junction 9 improvement works can be found at <https://www.hants.gov.uk/transport/transportchemes/m27junction9>
- 11.5 Trees through Glassfield Copse have been cleared to above ground level as the first phase of clearance to enable the extension of Bluebell Way. These will be cleared to ground level in around March/ April 2019 in order to enable construction to begin. Clearance of trees through Sawpit Copse to above ground level is due to commence imminently. Clearance to ground level then

construction on the extension of Whiteley Way will commence around March/April 2019.

- 11.6 Tree Clearance along the top section of the Botley Road has commenced to enable the provision of the Footpath/ Cycleway linking the North Whiteley Major Development Area with Botley Train Station. These works will promote the use of more sustainable modes of transport, provide safer routes to school and provide better linkages between the new development site and other local settlement areas. The consortium will be undertaking the tree clearance in line with any appropriate licences and at this time of year in order to avoid the bird nesting season. They have also needed to book road space in order to carry out these works. The Green Infrastructure Delivery Strategy will help to mitigate any tree loss through planting of additional trees, shrubs and other planting which will eventually result in a net gain of planting on site.
- 11.7 Contractors have been appointed for the Western Access junction and official start on site of the development occurred with works commencing on the Western Access Junction on the 28<sup>th</sup> January. Tenders are currently being considered for the Northern Access junction and Botley Road Footpath/ cycleway. The majority of technical approvals for all highways infrastructure works have been received with the appropriate legal agreements progressing well.
- 11.8 The Consortium have also agreed their services provider and are liaising with Hampshire County Council to ensure these are appropriate for the school provision but also to ensure these join up effectively from a highways perspective.
- 11.9 Although the anticipated timetable remains as previously reported, this is subject to review and may be dependent on confirmation of the approved infrastructure funding from the Solent LEP. The consortium is currently in discussions with the Solent LEP in order to finalise the details for the funding and progress with the provision of the infrastructure.
- 11.10 Two of the housing developers have now submitted reserved matters applications for some of their parcels of land on site. These reserved matters applications show the detail proposed with regards to housing layout, type, tenure and landscaping detail. Each of these applications will be assessed on their own merits against the design code and masterplan which were approved as part of the outline application, as well as local planning policy and other requirements. It is anticipated that the first reserved matters application will be approved shortly enabling construction to commence on site approximately April 2019. Although the Forum does not have any role in the formal decision making process, the meetings provide an important opportunity for informal engagement. One developer displayed their anticipated reserved matters application at the previous Forum meeting offering Forum members and the public an informal opportunity to comment on their proposals. It is anticipated that this informal engagement will continue

over the coming few years as developers look to submit each of their reserved matters applications.

#### Bury Farm

- 11.11 Following the last North Whiteley development Forum meeting, Councillor Horrill invited businesses to a meeting on Tuesday 6 November. Approximately 20 businesses attended and discussed their individual needs with elected members and officers. In addition the City Council has appointed a Bury Farm Business Advisor. The advisor's priority has been to meet with businesses affected by phase 1 of the development and to date 13 of these 17 businesses have found alternative premises. A further update on Bury Farm will be given at the meeting.

#### Education

- 11.12 A joint decision between Hampshire County council and Cornerstone CEA Primary School, has been taken to reschedule the start of the construction of the school on its new site. Therefore, it is anticipated that the school will now open in September 2021. Based on the later start date of the new housing, forecast pupil numbers for the area indicate that there are sufficient school places for pupils seeking a place at either Whiteley Primary School or Cornerstone CEA Primary School for the start of September 2020.

#### Conclusion

- 11.13 Things are now progressing well with the development. With work on both onsite infrastructure and housing development anticipated to commence in mid 2019, it is expected that big changes will be seen in a short space of time. All works will ensure that North Whiteley is off to the best start to ensure a safe, secure and sustainable development for future generations.

### 12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 None

#### BACKGROUND DOCUMENTS:-

##### Previous Committee Reports:-

NWDF9 – 30<sup>th</sup> October 2018

##### Other Background Documents:-

None

#### APPENDICES:

None

