

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

10 JULY 2019

REPORT OF PORTFOLIO HOLDER: 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 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 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 issues arising from the report itself. 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.

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

Risk	Mitigation	Opportunities
<i>Property</i> <i>None</i>		
<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 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. Good dialogue between HCC, WCC, WTC and the consortium will help ensure project milestones are coordinated and achieved.	
<i>Project capacity</i> <i>None</i>		
<i>Financial / VfM</i> <i>None</i>		
<i>Legal</i> <i>None</i>		
<i>Innovation</i> <i>None</i>		
<i>Reputation</i> <i>None</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

Background

11.1 The North Whiteley Development will eventually 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 12th October 2015 with final planning consent issued on 30th July 2018. The Section 106 agreement was completed on the same day.

Update on Key Infrastructure and Planning Issues

- 11.2 Development has now commenced in earnest on the highways infrastructure with WYG acting as lead consultants for the consortium. WYG has helpfully provided the following update information on the works which are currently underway and these will be supplemented by way of a presentation at the meeting:

A3051 Botley Road – Western Access Junction

Works to construct the junction were let in Spring 2019. Currently working on existing highway under traffic management arrangements / permits agreed with Hampshire County Council and closely managed to reduce as far as possible delay and disruption to the travelling public. Estimated completion is expected at the end of July 2019.

A3051 Botley Road – Incoming GTC Gas Main

A new gas main is required to be installed along Botley Road from the Northern Access Junction. These works will follow the works at the Western Access Junction to minimise disruption to traffic and will be installed using a directional drilling technique to avoid long open trenches. The estimated construction period (on highway) is between July and early September 2019 although if no obstructions are found this may be much faster.

A3051 Botley Road – Northern Access Junction

Works to construct the junction were let in early Spring 2019. Works continue primarily off existing highway at present. Tie in works on highway will follow the completion of works at the Western Access Junction and the GTC gas main. Estimated completion by the end of September 2019.

Bluebell Way – Package 2

A contract has recently been let for construction of the through road connecting the Western Access Junction to Bluebell Way and this is now on site. These works are expected to be substantially complete by the end of 2019 (which is in accordance with the funding package from the Solent LEP) and will be open to the public as soon as possible thereafter following the necessary safety audit and 'sign off' from the County Council.

Access will be obtained along the existing Whiteley Way / Bluebell Way to reach the Bridge 3 works in the week commencing 24 June 2019. All traffic management proposals and licences to be agreed with Hampshire County Council.

On Site Whiteley Way (South) – Package 3

Works have recently been let to commence construction of the first stage of the Whiteley way extension into the site from Roundabout R3. Planned completion of the works is by the end of 2019. Access will be needed along the existing Whiteley Way to the Works. All traffic management proposals and licences need to be agreed with Hampshire County Council.

- 11.3 The County Council has made timely progress with the package of works which it is leading on the Junction 9 roundabout and Whiteley Way and is liaising closely with the Highways England SMART motorways team. Construction of these works should start on schedule in the Autumn 2019. The County Council has approved some additional funding for the works which has enabled the inclusion of enhanced measures to promote cycling in particular.
- 11.4 Five reserved matters applications have now been submitted by three of the housing developers. These show the detail proposed for particular phases of development with housing layout, type, tenure and landscaping. Each of these applications is assessed on its own merits against the design code and masterplan which were approved as part of the outline planning application, as well as local planning policy and other requirements.
- 11.5 Three of the five applications have now been approved, one is being amended and the fifth application has only recently been submitted and so is in the early stages of assessment.
- 11.6 Application 18/02607/REM by Bovis Homes was permitted on 12 April 2019 for 160 dwellings on land either side of the site of the southern primary school which will be located in the southern neighbourhood east of Bury Farm.
- 11.7 Application 19/00419/REM by Taylor Wimpey was approved on 28 May 2019 for 91 dwellings on land immediately to the north east of Bury Farm, near the western access junction. The parcel of land being developed here is shared between Taylor Wimpey and Crest Nicholson with Crest Nicholson having the remaining 69 dwellings which make up the 160 units to be delivered in this parcel.
- 11.8 Approval for these 69 dwellings is being sought through application 18/02170/REM by Crest Nicholson. This application has been amended following discussions with officers and is likely to be determined shortly.
- 11.9 Application 18/02606/REM by Bovis Homes was approved on 31 May 2019 for 168 dwellings on land at the northern access junction at the very top north western part of the major development area. As well as housing this part of the development provides access to what will be allotments and sports fields to the north.
- 11.10 Application 19/001142/REM by Taylor Wimpey was submitted on 22 May and is being assessed. It seeks permission for 182 dwellings. It relates to four

parcels of land around what will be Whiteley Gardens which will be located to the north of Sawpit Copse in the southern neighbourhood.

- 11.11 Construction of dwellings on these sites will commence as soon as the necessary infrastructure has been constructed and the first occupations of houses on the North Whiteley development are expected early in 2021. Housebuilders have reported strong interest via the marketing that has already been undertaken.

Ecological Mitigation and Enhancements

- 11.12 The North Whiteley development site is in close proximity to the Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Special Protection Area (SPA) which are European sites. The sites are also listed as Solent and Southampton Water Ramsar site¹ and also notified at a national level as Upper Hamble Estuary and Woods Site of Special Scientific Interest (SSSI). In addition the site is adjacent to Botley Wood and Everett's and Mushes Copses SSSI.
- 11.13 The outline planning consent included mitigation measures to protect these important sites. These consisted of the provision of 38.3 ha of Suitable Alternative Natural Green Spaces (SANGS) as well as financial contributions towards the Interim Solent Recreation Mitigation Strategy. This strategy (now known as Bird Aware) aims to prevent additional recreational activity from harming over-wintering birds along the south coast. The financial contributions are being provided through the Section 106 agreement linked to the planning consent, while the SANGS are being delivered as part of the overall site wide infrastructure works.
- 11.14 Individually each reserved matters application for housing then has to ensure that they do not have an adverse impact on ecology such as protected species or ancient woodland, while also providing biodiversity enhancements along with the development. These are secured through the submission of a Biodiversity Mitigation and Enhancement Plan with each phase of housing showing measures to enhance biodiversity such as the provision of bat or swift boxes and suitable lighting and landscaping.

Bury Farm

- 11.15 The Bury Farm businesses advisor has been in place since November 2018 and had been working 2 days a week. Her contract was due to end in June 2019 however this has been extended to mid August 2019 one day a week to support the remaining businesses. Over the last months she has been engaged in the following work:
- Building relationship with Crest (the developer and landowner) to ensure timely and consistent communications with businesses
 - Helping to clarify timescales and deadlines which has enabled more certainty to be provided as to when businesses need to have relocated.

- Events where businesses meet with Winchester City Council officers and Members in person to talk over problems.
- Visited Bury Farm on numerous occasions to build relationships.
- Offering a business grant with up to £1000 per business available to help companies cover the unexpected cost of moving.
- Helping to signpost businesses to support organisations or other departments such as the Growth Hub or planning to make the processes as easy as possible.
- Helping 8 businesses write their grant applications. 5 business grants have been awarded, one application is pending and the remaining are awaiting new locations to complete their application.

11.16 Out of approximately 50 businesses which have had premises on the Bury Farm site 35 have now moved away or have found alternative premises and will be leaving shortly. Of the remaining 15, 4 of these are classified as being in the motor trade and these are the most difficult to place elsewhere. Good progress has therefore been made and the Council will continue to support the remaining businesses in their relocation efforts.

Education and Other Community Facilities

- 11.17 The County Council is progressing its plans for the construction of the first primary school (the relocated Cornerstone school) which should begin either later this year or early in the next calendar year depending on the outcome of the order to divert the existing footpath.
- 11.18 As requested by the Forum, a letter of invitation has been sent to the local Clinical Commissioning Group to explain their policy towards new primary healthcare provision in development areas and a positive response is hoped for but has not yet been received.

Conclusion

11.19 Work on the first infrastructure packages for the development are now well underway and a series of reserved matters applications have been approved which gives consent for housebuilding. The development consortium and representatives of the local authorities involved continue to meet regularly and liaise together in order to reduce to a minimum the disruption to local residents and businesses from the development works. This cannot mean that there is no disruption at all given the nature of the project, but the interests of the existing community is well understood and given a high priority.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

NWDF10 February 2019 Progress Report and Update.

NWDF9 October 2018 Progress Report and Update.

NWDF8 July 2018 Progress Report and Update.

Other Background Documents:-

None

APPENDICES:

None