

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS  
REPORT AND UPDATE

10 FEBRUARY 2022

REPORT OF PORTFOLIO HOLDER: 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

## 1 RESOURCE IMPLICATIONS

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.

2.6 Affordable Housing Offsite – a financial contribution is payable once 50% and 75% of market dwellings are complete on a phase. £2,821,885 has been collected in line the trigger points. A total of £17,500,000 plus indexation was secured by the S106 agreement for offsite affordable housing provision.

### 2.7 Key Infrastructure Update

#### 2.8 **Cycle Way Botley Road**

2.9 Work is progressing on the cycle way from Botley Station into the Northern Access Junction. The project will continue for the next few months.

#### 2.10 **Bridges**

2.11 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. The beams are being installed in February 2022.

#### 2.12 **On Site Whiteley Way (South)**

2.13 Works are continuing on the construction of the extension of Whiteley Way and creation of Curbridge Way.

## 2.14 **Off Site Whiteley Way**

2.15 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**

### 2.16 **Outline Consent**

2.17 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.

### 2.18 **Design Code and BREEAM**

2.19 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.

2.20 The housing is meeting Code for Sustainable Homes (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.

### 2.21 **Reserved Matters**

2.22 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. 1,765 units have been granted permission with a further 742 under consideration. This is a total of 2,507 of the 3,500 permitted by the outline. 446 houses have been occupied.

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.

- Application 18/02170/REM – Crest application for 69 Dwellings approved 26/07/2019. An amended outlay was submitted and approved under 21/00170/FUL. 40 occupations have taken place.
- Application 18/02606/REM – 168 Dwellings approved 26/07/2019 to be developed by Bovis Homes. All the dwellings have commenced with 145 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 occupied.
- Application 19/00419/REM – 91 Dwellings approved 28/05/2019 to be developed by Taylor Wimpey. 88 dwellings have been started with 75 occupations.
- Application 19/01142/REM – 182 Dwellings approved 08/11/2019 to be developed by Taylor Wimpey. 125 dwellings have been started with 35 occupations.
- Application 19/02539/REM – Crest’s application for 59 dwellings was approved on 23/11/2020 and work has started on 49 dwellings.
- 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.
- Application 20/00572/REM – Vestal Development’s application for 187 dwellings was approved on 23/03/2021 and work has commenced on site.
- 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. Work has commenced on 232 dwellings.
- Application 20/02328/REM – Persimmon’s application for 207 dwellings was approved on 13/08/21.
- Application 21/01388/REM – Taylor Wimpey have made an application for 16 dwellings which is currently under consideration.
- Application 21/01825/REM – Taylor Wimpey have made an application for 395 dwellings which is currently under consideration.
- Application 21/02021/REM – Drew Smith’s (Vistry) application for 112 dwellings was approved on 05/11/2021.
- Application 21/02590/REM – Vistry have made an application for 255 dwellings which is currently under consideration.
- Application 22/00012/REM - Barrett David Wilson Homes have made an application for 76 homes which is currently under consideration.

2.24 Appendix 3 gives an update on occupations as at the end of December 2021.

**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 220 pupils. Following a request from the Headmaster, the developers are to provide wood for seating projects in the grounds of the school.

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. Once commenced it will take two years to build the school.

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

2.31 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.

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.

**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 has been installed. Benches will be installed to complete this area. The equipment is suitable for younger children.

2.35 Application 21/00649/REM has approved the details of play area 2. This is under construction.

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 Temporary Community Centre**

2.39 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.

**2.40 Extra Care Home**

2.41 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.

**2.42 Travel Plan**

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

**2.44 Bus Service**

2.45 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.

**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

Appendix 4 – Bus Update