

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS

14 NOVEMBER 2022

REPORT OF PORTFOLIO HOLDER: Cllr Jackie Porter, Cabinet Member for Place and Local Plan

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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.

RECOMMENDATION:

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 A total of £17,500,000 plus indexation was secured as a financial contribution to off-site affordable housing. To date £3,620,586 has been collected.

2.7 **Cycle Way Botley Road**

2.8 The footpath/cycleway has been completed to the junction of the A3051/A334 and work has now commenced on the route to Botley station. Negotiations are taking place with Hampshire County Council to agree road space in order to complete the lighting works this year.

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 the creation of Curbridge Way. 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 from the developers of opening up the road prior to the S106 requirement to do so.



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. Issues with a Southern Water storm water culvert has caused delays to work progressing.

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 The Building Research Establishment's Environmental Assessment Method (BREEAM)**

- 2.18 The Design Code approved with the outline consent has been an invaluable document in bringing forward development which is coherent, of the quality that was approved and in defining distinct character areas and neighbourhoods.
- 2.19 The housing is meeting Code for Sustainable Home's level 4 for energy and water. BREEAM has not been triggered yet and will be part of the discussions on the local retail 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 2,507 units have been granted permission with a further 744 under consideration. This is a total of 3,251 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. This parcel is fully occupied.



- 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. Vistry are building parcels 4 and 10 with occupations having taken place. Development of Parcel 7 is to be undertaken by Barrett David Wilson Homes. Winchester City Council has purchased Parcel 6 (54 dwellings) which is being developed by Drew Smith. Parcel 12 will be developed by Vistry commencing later this year

Parcel 4



Parcel 6



Parcel 7



Parcel 10





- 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’s application for 395 dwellings was approved 22/07/22.
- 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.

s) Application 22/01634/REM – Vistry have made an application for 482 dwellings. This is currently under consideration.

2.24 Appendix 3 gives an update on starts and occupations as at the end of September 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. The site is becoming established, and the developers have donated trees for the woodland learning area.



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 and is nearing completion. Inspections by Winchester City Council will take place and the allotments will be transferred.



- 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. Work is due to commence by the end of October.
- 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 youth sport pitches. Tenders have been raised and work is due to start this year and completed for Quarter 3/4 2023.

2.33 Open Space

- 2.34 Application 22/01059/REM approved the details of play area 1. The play equipment has been ordered and work is due to commence in the New Year.
- 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 is under construction.



- 2.36 Application 20/02566/REM approved the details of 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.



- 2.37 Application 20/02859/REM has been received for Public Open Space in the northern area and was approved on 16/08/21.
- 2.38 Application 21/02198/REM has been received for Public Open Space in the southern area and was approved on 19/11/21.
- 2.39 Application 21/01016/REM for details of the works to Hangmans Copse and Sawpits Copse was approved on 23/06/22 to create crushed stone footpaths. The paths are part of the open space strategy for the North Whiteley Development which provides a network of routes throughout the site. Unfortunately the copses have had to be closed to the public for safety reasons but the work is nearing completion.

Sawpit Copse POS1





Hangmans Copse POS2



2.40 **Temporary Community Centre**

2.41 Due to the escalation of build out plans, the provision of Meadow Cottage as a temporary community centre is now not feasible. Discussions are ongoing on providing this on the site of the Retail area alongside an Apprentice facility.

2.42 **Extra Care Home**

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

2.44 **Travel Plan**

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

2.46 Bus Service

2.47 It has been agreed between the Developer and HCC under consultation with WCC, to place an order for temporary bus stop signs in order to allow the service to commence.

2.48 Issues raised and dealt with

- a) Generator running on land off site adjacent to parcel 27. Resolved.
- b) Mowing of play area 3. Resolved
- c) Oil leak on Parcel 3. Raised with developer.
- d) Car parking in private residents parking court. Resolved.
- e) Excessive noise from music and early starts. Resolved
- f) Small stones on bridge 1. Raised with developer awaiting resolution.
- g) Queries on construction of pavement to Horse and Jockey. Informed not secured under the development.
- h) Doctor surgery provision. Advised the Clinical Care Group (CCG) was approached when negotiating the S106 but the CCG said the provision would be delivered from Whiteley Surgery so a contribution was secured for an upgrade to the car park which will be collected once planning permission is in place.
- i) Utility piping in Whiteley Way. Raised with the developer who is chasing the utility companies.
- j) Graffiti on Bridge 3. Raised with the developer.
- k) Footpath into Hangmans Copse (POS2). Raised with developers who amended plans to try to minimise impact.
- l) Request not to build footpath in Hangmans Copse. Required as part of Open Space strategy and to ensure accessibility.
- m) Traffic Noise. Raised with Environmental Health – traffic noise excluded from legislation.
- n) Litter in Bluebell Way. Developers arranged a litter collection.
- o) Provision of bins in Bluebell Way. Whiteley Town Council installed two bins.

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