

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS

16 FEBRUARY 2023

REPORT OF CABINET MEMBER: Cllr Jackie Porter, Cabinet Member for Place and Local Plan

Contact Officer: Hilary Oliver Tel No: 01962 848503 Email  
hdoliver@winchester.gov.uk

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. This will include an update on the recent governance review.

RECOMMENDATIONS:

1. That the content of the report be noted.

## **1 COUNCIL PLAN OUTCOME**

1.1 The Council Plan 2020 – 2025 was adopted on 24<sup>th</sup> February 2021 and outlines the strategic priorities and outcomes that the Council aims to achieve by March 2025. A refresh was agreed by full Council on 18 January 2023 to refine the actions and objectives for the coming year.

1.2 It provides details of the activities the council will undertake to deliver the five priority outcomes included in the Council Plan, plus four particular areas of focus for the upcoming year.

### **1.3 Tackling the Climate Emergency and Creating a Greener District**

1.4 North Whiteley is located close to existing services, employment and education facilities making it possible for residents to take more journeys by foot, cycle or bus.

### **1.5 Homes for all**

1.6 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 contained in the Winchester City council area.

### **1.7 Vibrant Local Economy**

1.8 3,500 dwellings will provide opportunities for more young people to live and work in the district. The local centre in the development will also provide a range of business and employment opportunities, complementing the facilities available in the nearby Whiteley town centre.

### **1.9 Living Well**

1.10 Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

### **1.11 Your Services, your voice**

1.12 The increase in the number of homes will increase the council tax revenue for the City Council.

## **2 RESOURCE IMPLICATIONS**

2.1 None

## **3 PUBLIC SECTOR EQUALITY DUTY**

3.1 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected

characteristic and those who do not. • Foster good relations between people who share a protected characteristic and those who do not.

- 3.2 There are no protected characteristics affected by the information within this report.

#### 4 **SUPPORTING INFORMATION:**

##### 4.1 **Background**

- 4.2 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.

##### 4.3 **General Update**

##### 4.4 **Governance Review**

- 4.5 In November 2021 it was announced at the North Whiteley Forum that a Governance Review would take place to decide how Curdridge and Whiteley residents would be represented. The Boundary of Curdridge Parish and Whiteley Town Council ran through the North Whiteley Major Development Area.

- 4.6 Consultations have taken place with residents and interested parties and recommendations have been made to WCC Licensing and Regulation Committee and Full Council. Full Council endorsed the recommendation to amend the boundary and all of the North Whiteley Development will be represented by Whiteley Town Council. The order to change the boundary will take effect on 1 April 2023.

##### 4.7 **S106 Obligations Discharged from Outline Consent**

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

##### 4.9 **Cycle Way Botley Road**

- 4.10 The footpath/cycleway has been completed to Botley station.

##### 4.11 **On Site Bridges**

- 4.12 Bridge 1 on Whiteley Way and Bridge 3 on Bluebell Way are completed and in use. Bridge 2 in the middle of the site has now been complete and forms part of the extension of Whiteley Way to the Northern Access Junction. Whiteley

Way extension will allow easy access to the Botley Road and onwards to Curdridge. The locations of the bridges are shown on the attached Appendix 2.

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

4.14 Works are continuing on the construction of the extension of Whiteley Way and the creation of Curbridge Way which will allow residents in the northern parcels to access Whiteley shops and leisure facilities. Plans are progressing for the opening of a through route in June 2023.

#### 4.15 **Off Site Whiteley Way**

4.16 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. Agreement has been reached with Southern Water for the developer to replace the culvert and the legal agreements have been signed. Contracts are being placed to undertake the works and it is expected that construction will commence May 2023 but is dependent on gaining the necessary permits. These works in conjunction to the road improvements nearing completion at Junction 9/roundabout 1 will increase the capacity of the road network to cope.

#### 4.17 **Telecommunication Mast**

4.18 Application 21/01799 approved the erection of a telecommunication mast to be located in the north of the site. It is anticipated that this will be erected during 2023 once the legal transfer of land to the operator has been complete. An additional mast is to be erected in Meadowside playing field.

#### 4.19 **Housing**

#### 4.20 **Outline Consent**

4.21 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.

4.22 Design Code and The Building Research Establishment's Environmental Assessment Method (BREEAM).

4.23 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.

4.24 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.

#### 4.25 **Reserved Matters**

- 4.26 Since the outline consent was granted Vistry (was Bovis), Taylor Wimpey, Crest Nicholson, Foreman Homes/Vestal, Persimmon and Barrett/David Wilson Homes have all received reserved matters consent for housing parcels.
- 4.27 2,989 units have been granted permission with a further 322 under consideration. This is a total of 3,321 of the 3,500 permitted by the outline. 906 properties have been occupied.
- 4.28 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). This parcel is fully 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. Significant development has taken place on this parcel.
  - f) Application 19/02539/REM – Crest’s application for 59 dwellings was approved on 23/11/2020 and work is at an advanced stage.
  - 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 20/00754/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 is being developed by Vistry and work has commenced.

- i) Application 20/02328/REM – Persimmon’s application for 207 dwellings was approved on 13/08/21. Occupations have occurred.
- j) Application 21/01388/REM – Taylor Wimpey have made an application for 16 dwellings which was approved on 21/03/2022.
- k) Application 21/01825/REM – Taylor Wimpey’s application for 395 dwellings was approved 22/07/22.
- l) Application 21/02021/REM – Drew Smith’s (Vistry) application for 112 dwellings was approved on 05/11/2021. Work has commenced.
- m) Application 21/02590/REM – Vistry’s application for 255 dwellings was approved on 13/06/2022.
- n) Application 22/00012/REM – Barrett/David Wilson Homes’ application for 76 homes was approved on 08/04/2022.
- o) Application 22/00639/REM – Crest have made an application for 113 dwellings which is currently under consideration.
- p) Application 22/00908/REM – Persimmon have made an application for 59 dwellings which is currently under consideration.
- q) Application 22/00915/REM – Persimmon have made an application for 90 dwellings which is currently under consideration.
- r) Application 22/01634/REM – Vistry have made an application for 482 dwellings. This was approved on 23/11/2022.
- s) Application 22/02505/REM – Persimmon have made an application for 70 dwellings which is currently being progressed to registration.

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

#### 4.30 **School Development**

4.31 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. It has been used for community activities out of schools hours including the North Whiteley Forum.

4.32 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.

4.33 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.

#### 4.34 **Community Facilities**

- 4.35 Application 20/01523/REM for the Allotment 1 site for eight allotments was approved on 22/09/20. The majority of the work are complete. Once notification is given that the allotments are ready for inspection Winchester City Council will appraise and then transfer arrangements can commence.
- 4.36 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 has commenced.
- 4.37 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. Work should commence Q1 2023.

#### 4.38 **Open Space**

- 4.39 Application 22/01059/REM approved the details of play area 1. The play equipment has been ordered and work is due to commence March 2023 provided the necessary highways agreement has been completed.
- 4.40 Application 21/00649/REM approved the details of play area 2. This is now complete. The footpath from Bluebell Way has been built to base layer. The final finished layer will be laid in the summer. Final tidying and provision of lifebelts to the adjacent drainage basin is taking place and the opening is imminent.
- 4.41 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. Issues with the play area bin emptying are being addressed.
- 4.42 Application 20/02859/REM (northern area) Application 21/02198/REM (southern area) for public open space areas have been approved. Discussions will be taking place in February to agree the schedule of delivery and inspections of these spaces.
- 4.43 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.
- 4.44 Inspections took place on the dead wood in the copses and a schedule of works agreed. The copses have been opened to the public. The deadwood removal will require sections to be closed for the works to be undertaken. These works are scheduled for February but will be weather dependent. Stock proof fencing has been erected around the site for additional protection to the ancient woodland.

#### 4.45 **Temporary Community Centre**

4.46 Application 22/02823/FUL has been submitted for a temporary community centre and skills academy to be located on the land proposed for the retail centre. Comments can be made on line at: [Link:](#)

4.47 **Bus Service**

4.48 The first phase of the additional bus service provision commenced on 9 January 2023. Representatives of Whiteley Town Council took the opportunity to ride the new service. The route will take residents to a stop with a short walk to the Community Hospital. Timetable and route are shown as Appendix 4. The service will be monitored to appraise usage.

5 OTHER OPTIONS CONSIDERED AND REJECTED

5.1 None

APPENDICES:

- Appendix 1 - S106 Obligation tracker
- Appendix 2 - Application Plan
- Appendix 3 - Occupations Schedule
- Appendix 4 – Bus Timetable and Route