

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS
REPORT AND UPDATE

13 NOVEMBER 2017

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 Forum on the status of issues relating to the North Whiteley Major Development Area.

RECOMMENDATIONS:

1. That the content of the report be noted.
2. That the Forum considers whether Hampshire County Council should be asked to reconsider its position on the provision of lighting on the B3051 cycle way as requested by Curdridge Parish Council.

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 Council Strategy objectives.

2 FINANCIAL IMPLICATIONS

- 2.1 The Council will receive various financial contributions arising from the development and by way of New Homes Bonus. The triggers for the payment of financial contributions are set out in the Section 106 agreement.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None.

4 WORKFORCE IMPLICATIONS

- 4.1 None.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The City Council or the parish council for the area will receive various assets transferred under the terms of the Section 106 agreements.

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. As the development progresses the appointment of the Implementation Officer is a proven mechanism to ensure that information is available locally to help maintain awareness of the progress of the development.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The report itself has no environmental implications. The environmental implications of development were assessed as part of the planning process.

8 EQUALITY IMPACT ASSESSMENT

- 8.1 None.

9 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 Appointment of Implementation Officer Close working liaison 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 comprised.	The Council has limited control over the timetable for development which will be largely a commercial matter for the developer. The appointment of an Implementation Officer will help to reduce the scope for delays which might occur as a result of planning process and communication issues.	
<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>		

10 SUPPORTING INFORMATION:10.1 Background

10.2 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. The general area of the development is shown in Appendix 1.

10.3 The formal allocation of the site is made in the current Winchester City Council Local Plan, but was identified as a possible extension of the Whiteley settlement some years before that under the regional planning system for the

South of England. The 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.

- 10.4 A planning application consisting of an outline application for the development as a whole with details of initial highway works was received in early 2015 and first considered by the Planning Committee on 10th September 2015. At that meeting the application was deferred so that further consideration could be given to a number of highways issues raised by Whiteley Town Council on behalf of residents. The Town Council did not object to the principle of development, but had concerns about the sequencing of works to ease existing highway problems and reduce the impact on existing residents and people working in the large employment area which Whiteley provides. The Consortium considered these points and produced revised proposals for a meeting on the 12th October 2015 at which the Planning Committee resolved to grant permission for the development. The issue of permission was, as is always the case for major development, subject to the completion of a Section 106 agreement which is a contract between the developer of the site and the two local authorities (Winchester and Hampshire) to secure the delivery of the infrastructure requirements as put before the Committee. Some of these are by way of works by the developer, others require payments to be made to meet the cost of infrastructure provided by others. A summary of the key contributions required by the Section 106 is provided as Appendix 2.
- 10.5 At the time of preparing this report the terms of the Section 106 agreement have been concluded and it is awaiting signature. The planning consent will be issued within a few days of the Section 106 agreement being signed. It is highly unusual for a Section 106 agreement to take two years to agree, even for a major development. The North Whiteley S106 is not a particularly complex legal document, nor has there been any particularly difficult negotiation required on its content. The key reason for the delay has been need to await resolution of the position on funding works on Junction 9 of the M27. Although these are not part of the North Whiteley planning application, other works on the existing Whiteley Way are dependent on the details of the Junction 9 works. After a long drawn out process Hampshire County Council was successful in securing a significant funding bid of £12.9m which will be matched by a further £5m from local sources (including the Section 106) to undertake the works on junction 9 and adjoining roads and is currently undertaking detailed design for delivery between 2018 and 2021. Other delays have involved classification of the school place requirements and some commercial issues for the Consortium. Contrary to some reports there has never been any issue over the affordable housing component of the Section 106 which remains as approved by the Planning Committee at 15% on site provision and a financial contribution to off site affordable housing equivalent to a further 10% on site provision (£17.5 million payable as phases of housing are started).

10.6 Update on Key Infrastructure Issues

10.7 Unfortunately whilst discussions have been taking place to resolve highways matters it has been difficult to provide a comprehensive and consistent picture of the timetable for the development and infrastructure delivery. This is frustrating for everyone involved, but most particularly for local residents and businesses which want to understand how they will be affected, when and for how long.

10.8 At the meeting presentations will be made by the consortium and by officers from the County Council and City Council covering a range of topics. These will provide more detail than is possible to provide in this report but the general position under key infrastructure headings is as follows.

10.9 Highways

10.10 The highways works which will primarily concern the Forum fall into three interlinked packages:

1. Those within the development area itself but connecting to the existing network. Most important of these are the extension of Bluebell Way to connect with the B3051 Botley Road, and the extension of Whiteley Way through the development to a new junction with the Botley Road just south of its connection with the A334. This latter connection anticipates the plans for the implementation of a new by-pass for Botley.

2. The works by the Consortium between the existing roundabout from which Bluebell Way connects and from which Whiteley Way will be extended (known as R3) and the first roundabout on Whiteley Way (R1).

3. The works to be undertaken by Hampshire County Council on Junction 9 of the M27 and Whiteley Way between J9 and up to and including R1.

10.11 The delivery of works by the consortium is governed by the “trigger points” in the Section 106 agreement. In most cases these are related to progress in the delivery and occupation of housing. This means that whilst it is possible to say with certainty when they will occur relative to other things happening within the development it is more difficult to be precise about when this will be in calendar terms. The aim of the trigger point mechanism is to strike a balance between the additional capacity requirement generated by the development and the cost of making that provision for the developer. A presentation at the meeting will provide more information about the highways works programme.

10.12 Education

The new development will create a long term requirement for two primary schools, one of three forms of entry (the largest type of primary school generally provided) and one with two forms of entry. The first primary school should be open for the September 2020 academic year and the Cornerstone

Primary School staff and pupils will relocate to this new building. The development will also accommodate a new secondary school with up to 8 forms of entry which will be funded partly by the development and partly by Hampshire County Council, reflecting the balance between new and existing demand for places. No provision for any type of education provision has been asked for or made.

10.13 Community Facilities and Services

A range of other community infrastructure is provided within the development which will be provided over time. These include sports pitches and pavilion, a community centre in the northern area, childrens play areas, allotments and areas of recreational open space. It is intended that these will be managed locally by Whiteley Town Council which will have its boundary redrawn to encompass the whole of the new developemnt. Negotiations have taken place to provide for larger areas of countryside within the development area to be transferred to a national charity, the Land Trust, which exists to ensure that areas of public land in new development is maintained for public benefit in perpetuity. A sum is also provided for community development work, and for a car park extension at the existing doctor's surgery. There was no request from the NHS for any additional facilities for primary care services. As mentioned above, affordable housing is being provided, with 15% on site and 10% by way of off-site contributions. This will be for a mix of tenures and will be spread evenly across the phases of development.

10.14 Timetable and Delivery

The delays in completing the Section 106 agreement have pushed back the start date of construction works which have to be preceded by clearance of trees and other natural infrastructure which can only be undertaken in a narrow window to avoid the disturbance of protected wildlife. The outline plan is therefore works to progress as follows

- Before February 2018 – site access clearance works
- June – contractor mobilisation
- September – site access works underway

10.15 In the meantime the Council hopes to receive 'reserved matters' applications for the first phases of housing. These are where the detailed design and layout of parcels of housing are considered and they will always be approved provided they are in conformity with the outline application and the Design Code document which is the template for housing layout.

10.16 Once started a development of 3,500 houses will take a number of years to be completed and the pace of delivery will be driven by the external economic factors which drive the housing market more than than any local planning issues.

10.17 Other matters

The business units at Bury Farm which are accessed from the Botley Road are contained within the development area and will be lost during development. Crest, who own the site, have been sensitive to the problems this creates for small businesses on the site and have been supportive of efforts with the City Council to suggest alternative locations. Rents paid for units at Bury Farm are very low by local standards and this means that relocation is not easy but some progress has been made and all businesses are aware that their occupation only has a limited length of time to run.

10.18 Lighting of B3051 Cycleway – Curdridge Parish Council concerns

As part of the access improvements to link the northern part of the development to Botley, a cycleway is to be provided running alongside the B3051 from the new Whiteley Way junction to Kings Corner where the B3051 meets the A3345. Hampshire County Council has specified that this be lit with 5m lamp columns to ensure safety and encourage after dark usage. Curdridge Parish considers that this will 'urbanise' the landscape at this point and does not wish any lighting to be provided. From a planning perspective the views of the County Council as highway authority must prevail, but the Forum is asked whether it has any views on the matter which it wishes to convey to the County Council.

10.19 Implementation Officer

The Section 106 agreement provides for the developers to pay for the City Council to employ an Implementation Officer, with a role similar to that of those currently employed for West of Waterlooville and Barton Farm. The Implementation Officer will ensure that planning matters including the discharge of conditions are dealt with efficiently and will liaise between statutory bodies to deal with some of the inevitable queries and problems which need resolving as the scheme progresses. They will also provide an information resource for the community and local representatives.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 There are no other options to be considered.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

None relevant to this report

Other Background Documents:-

None

APPENDICES:**Appendix 1 Plan of the North Whiteley Development Area****Appendix 2 Summary table of Section 106 obligations and triggers**