



TERENCE
O'ROURKE

Mr S Avery
Principal Planning Officer
Planning Management
City Offices
Colebrook Street
Winchester SO23 3DD

Our ref: 151004K/MM

1 June 2015

Dear Mr Avery

Outline planning application 15/00485/OUT (strategic access roads unreserved) for provision of up to 3500 residential units and ancillary infrastructure comprising the North Whiteley Urban Extension, Botley Road, Curbridge, Hampshire

Since the above application was submitted to your council in March 2015, the applicant (the North Whiteley Consortium) has learnt that it has been successful in securing funding from the Solent Local Economic Partnership (SLEP) towards the delivery of strategic highways infrastructure in association with the proposed development. Whilst negotiations with the LEP concerning the actual funding arrangements are ongoing, the consortium has been investigating ways in which the delivery of infrastructure at the site - and particularly the delivery of highways infrastructure from Whiteley through to the Botley Road - can be expedited, especially given that the early provision of such infrastructure is considered by many to be an essential part of the site's delivery.

Having carefully considered the likely environmental and viability impacts of amending the original phasing plans, on behalf of the applicant we hereby submit for your formal consideration an amended set of application plans and reports that collectively seek to deliver the proposed development in eight years rather than the twelve years that were previously anticipated. Under the revised plans, development is still envisaged as commencing in 2016, but would be completed in 2023. Whilst the individual components of the proposed development remain unchanged, the timing of their provision has been amended to reflect the expedited delivery of highways infrastructure and housing, and the need to ensure that the environmental impacts of enhanced delivery rates can be satisfactorily mitigated.

The principal change to the phasing plans is that housing development would start simultaneously in the northern and southern parts of the site, rather than in a northwards direction as originally envisaged. The table below summarises how the change in phasing plans enables the delivery of the necessary infrastructure to be expedited:

LONDON
Linen Hall
162-168 Regent St
London
W1B 5TE

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Everdene House
Deansleigh Road
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Infrastructure	Original delivery date(s)	New delivery date(s)
Bluebell Way through to Botley Road	2018	2018
Curbridge Way through to Botley Road	2023	2018
Whiteley Way	2026	2021
Northern Primary School	2022	2021
Southern Primary School	2017	2017
Secondary School	2020	2020
Northern Local Centre	2025	2021
Southern Local Centre	2021	2021
Temporary Community Building	2019	2017
Allotments	2016 / 2022 / 2023 / 2027	2016 / 2018 / 2019 / 2023
Sports pitches	2023 / 2027	2019 / 2023
All weather pitches	2018	2018
NEAPS	2016 / 2023	2016 / 2020
LEAPS	2016 / 2019 / 2023 / 2025	2016 / 2018 / 2019 / 2022

Where possible, the amended submission addresses a number of representations that have been made by consultees since the application was first submitted. One significant change has been to increase the area proposed for the northern primary school to accommodate a three form entry school (rather than two as previously proposed). This change has been made in response to the County Council's desire to meet a shortfall in the existing school capacity at Whiteley. Finally, the submission takes the opportunity to regularise a number of inconsistencies within the submission that have been brought to our attention.

As requested, please find enclosed twenty discs containing copies of the following plans and reports:

- an amended land use plan (drawing 157103B/PL/1002 revision A), which now shows the full extent of land required for a three form entry northern primary school, rather than a two form entry school with land for potential expansion to the west
- an amended density parameter plan (drawing 157103B/PL/1003 revision A) which reflects the increased area of the northern primary school site
- an amended building heights parameter plan (drawing 157103B/PL/1004 revision A) which now correlates more accurately with the regulating plan and the range of building heights identified in the respective identity areas described in the design code. The principal changes are a reduction in the quantum of the site shown as having up to four storey development and the introduction of a fourth category showing buildings of up to 14 metres in height (which is equivalent to up to 2.5 storeys) to reflect the height of buildings on the rural fringe of the site
- an amended movement and access parameter plan (drawing 157103B/PL/1005 revision A) which reflects the increased area of the northern primary school site
- an amended regulating plan (drawing 157103B/PL/1007 revision A) which reflects the increased area of the northern primary school site
- an amended illustrative master plan (drawing 157103B/PL/1008 revision



- A) which reflects the increased area of the northern primary school site
- amended year on year phasing plans (drawings 157103B/PL/1009 revision E through to 157103B/PL/1016 revision E)
- an amended composite phasing plan (drawing 157103B/PL/1021 revision A) to reflect the amended year on year phasing arrangements
- amended year on year green infrastructure plans (drawings 157103B/PL/1022 revision E through to 157103B/PL/1029 revision E) which expedite the delivery of land for green infrastructure (including land for ecological mitigation) in advance of the proposed development
- an amended landscape and facilities plan (drawing 157103B/PL/1035 revision B) to reflect the amended phasing arrangements
- amended primary street planting drawing 157103B/PL/1038 revision A to reflect the increased area of the northern primary school site
- an amended design code that addresses a number of inconsistencies and concerns within the original document brought to our attention by council officers and which includes the amended parameter plans identified above
- an amended Utilities and Foul Drainage Assessment (appendix C of the design and access statement) to reflect the revised phasing plans
- an amended Energy Statement (appendix D of the design and access statement) which includes the revised illustrative master plan at appendix A
- an amended Sustainability Statement (appendix E of the design and access statement) which includes the revised building heights parameter plan on page 17
- an amended set of A3 submission plans (appendix F of the design and access statement)
- an environmental statement addendum which sets out the changes to the various sections of the environmental statement and technical appendices, following an assessment of the likely environmental effects associated with the revised phasing plans and amendments to the parameter plans described above
- an amended Green Infrastructure Delivery Strategy to take account of the amended phasing arrangements
- an amended Infrastructure Provision Statement to take account of the amended phasing arrangements
- an amended Landscape and Open Space Strategy which now includes the amended parameter plans, amended illustrative master plan, amended landscape and facilities plan and amended green infrastructure plans
- an amended Planning Statement (including appendices B and C) to reflect the amended phasing plans, the successful application for LEP funding and changes to national planning policy concerning achievement of level 5 of the Code for Sustainable Homes since the original planning submission
- an amended Appendix F of the Planning Statement, which now includes a copy of the draft section 106 agreement and the accompanying (and updated) specification for play areas, allotments, sports pitches, community building and sports pavilion, in the same document (both hard copy and electronic version)
- an amended Shadow Habitat Regulations Assessment to reflect the



amended phasing and green infrastructure phasing plans and concerns expressed by a number of consultees to date, and

- an amended transport measures plan (figure TMP1 revision F).

As the proposed development is now proposed to take place in eight years rather than twelve, we hereby wish to withdraw drawings 157103B/PL/1017, 1018, 1019, 1020, 1030, 1031, 1032 and 1033 from the planning submission.

We continue to monitor the representations that are being made on the application by members of the public and statutory and non-statutory consultees, and will provide a response to these comments in due course.

We are aware of the Environment Agency's objection to the proposed development on the grounds of flood risk and the absence of an impact assessment on salmonids, and PBA is meeting with them next week to discuss their concerns. Should additional work be required to satisfy their concerns, this will be submitted to the council in due course along with any consequential amendments to the submitted plans above.

Whilst we appreciate that a large number of the original documents have changed as a result of the amended phasing plans, we would stress that this is largely as a result of consequential amendments arising from the principal changes to the parameter plans and phasing arrangements. Should you wish to discuss the amended plans in more detail, please contact me.

Kind regards
Yours sincerely

A handwritten signature in black ink that reads 'M. Miller'.

Martin Miller
Technical Director

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