



# Whiteley Town Council

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Mr Steve Tilbury  
Director of Operations  
Winchester City Council  
Colebrook Street  
Winchester  
SO23 9LJ

27<sup>th</sup> August 2015

Dear Steve

## **15/00485/OUT Development of land to the north of Whiteley.**

Further to our letter of 29 May 2015, the Town Council has been briefed by Terence O' Rourke on the ambitious proposals to alter the phasing to deliver North Whiteley in 8 rather than 12 years.

Throughout the planning process Whiteley Town Council has highlighted the need for improvements to the highways and transport systems to maintain and enhance the long and short term viability of Whiteley.

The proposed faster delivery of housing will increase the negative impact of traffic on the local roads, greatly affecting residents and business communities. Whilst the suggested earlier delivery of road links are welcomed, the view of the Town Council is that they should be opened ahead of the completion of the first new dwelling.

A further concern is that the amended phasing could create isolated new settlements until both Bluebell Way and Curbridge Way are opened. Residents will not feel part of Whiteley and are unlikely to look first to Whiteley for schools and other services until the roads are opened.

The Town Council will work closely with Winchester City Council to ensure new residents feel and become part of the existing Whiteley community.



## **Highways issues**

The early provision of highways improvements has been a key requirement for the Town Council as the plans for North Whiteley have developed and consultation shows this priority is fully supported by residents, businesses and shopping centre.

The extension of Bluebell Way onto the Botley Road is the Town Council's top priority as it will provide a much needed emergency access for Winchester residents. This and improvements to Botley Road should be completed at the earliest possible stage.

Whiteley Way exceeds its capacity at mid-day and during morning and evening peak times. The plans indicate improvements to the road are due to be completed during years 2-5 of the development. This is not considered to be early enough. This work needs to be carried out ahead of North Whiteley construction work along with the separate proposals by Highways England to improve access to Whiteley at Junction 9 of M27.

The construction transport management plan needs to take into account the poor existing road infrastructure to ensure the increase in construction traffic does not impact excessively on residents and the economic viability of the Solent Business Park and Whiteley Shopping. The Town Council requests that it is fully consulted on these plans.

The revised documents, Appendix A Transport Measures, Plan & Phasing Assumptions in the Amended Infrastructure Provision Statement May 2015 and the Draft s106 Highways p46-48 are not compatible, drawings and housing numbers/phasing referred to in the s106 have been subsequently amended.

## **Primary schools**

The early provision of the southern primary school is welcomed, however new residents to the west and north of the development are unlikely to find the school attractive until it can be easily reached via Bluebell Way. Parents are unlikely to send unaccompanied young children on buses via Yew Tree Drive to the new southern primary school, this could take 40 minutes, possibly longer at peak times. The proposals to close the temporary Cornerstone School before the Bluebell Way link is opened onto the Botley Road should be carefully reviewed to minimise travel times for children.

The bus may be more attractive for a shorter journey via Bluebell Way but parents are still more likely to drive from the northern community. Innovative school transport methods that involve close consultation with parents should be researched.

The early opening of Bluebell Way will be key to minimising traffic congestion on Whiteley Way due to school runs to the southern primary school.

### **Bus services**

It is accepted that efforts to persuade residents out of their cars must be considered however repeated surveys of the existing Whiteley population show demand for bus services is minimal.

It is noted that £1,877,973 has been recommended as a commuted sum for bus services, it is vital this is not wasted on unused services. Measures to allow this funding to be used to provide innovative, alternative, viable and sustainable transport options is requested as part of the s106 agreement. Suggest wording change: **Bus Services** replaced with **Sustainable Transport**

### **Sports pitches**

The Town Council wishes to take ownership and responsibility for the all-weather floodlit pitches and grass sports pitches subject to the receipt of appropriate commuted sums.

The early provision of the two all-weather pitches on land adjacent to the secondary school is welcomed. It must be emphasised that these pitches are first and foremost a community facility which the Town Council has made clear it wishes to manage from the earliest stage.

It is understood that the secondary school will also wish to make use of the pitches but their primary function is to serve the wider community and access should be designed accordingly. The proposed pavilion is welcomed and is likely to provide a much needed base for Whiteley Wanderers Youth Football Club which is seeking a permanent facility for their 300+ players.

## **Green Infrastructure**

The transfer of the GI land will not include that land identified for sports pitches, formal play areas and allotments which ultimately will be transferred to Whiteley Town Council. As the Land Trust is committed to proactive community engagement and involvement it has been agreed that Whiteley Town Council will work closely with them and that a local Steering Group be established to guide and influence the management of the GI. It is also understood that the provision of an endowment will ensure that residents will not be required to fund the management and maintenance of the GI through service charges.

It is requested that the formal provisions for the transfer and the requirement for the provision of a local management steering group with Town Council membership is set out within the S106 Agreement.

## **Play areas and allotments**

The Town Council wishes to take ownership and responsibility for the play areas and allotments. The s106 suggests a large sum of money is transferred to the Land Trust for open spaces. Separate sums should be identified for play areas, allotments and facilities that the Town Council will be adopting.

Consultation with the Town Council when designing play areas is requested to ensure they meet the needs of new residents.

## **Broadband**

There appears to be no mention of provision of high speed Broadband as a key utility. It is vital that this service is available immediately for new residents.

## **Privately Managed Areas**

The Town Council welcomes the decision by Winchester City that there will be no privately managed areas within the North Whiteley development. This has proved to be very unpopular with existing Whiteley residents.

## **Whiteley Surgery**

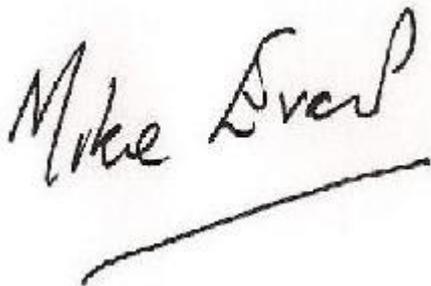
The Town Council is working closely with Whiteley Surgery and Fareham and Gosport CCG to establish precise requirements and likely costs for additional doctors, support staff and car parking as a result of the North Whiteley development.

It is essential that any costs associated with extending provision for the increased population are included in s106 Agreement. It has been agreed that Fareham and Gosport CCG will engage further with WCC on this matter.

## **Amended plans**

It is requested that a complete schedule of up to date drawings and documents be published online and also included in the permission document. Published documents that have been subsequently amended should be clearly highlighted.

Yours sincerely

A handwritten signature in black ink that reads "Mike Evans". The signature is written in a cursive style and is positioned above a single horizontal line that serves as a separator.

Cllr Mike Evans  
Chairman

cc WCC Simon Avery