



JGP Lakedale

**Taylor
Wimpey**

North Whiteley Development

BRIEFING NOTE

North Whiteley Forum 16 November 2020

A095256

5th November 2020

1. North Whiteley Development Update

1.1 Update on Progress – Reserved Matters Applications

Current progress is summarised in the table below.

NORTH WHITELEY - RESERVED MATTERS PLANNING APPLICATIONS											28-Oct-20
Planning Ref	Developer	Parcel	Total Nr	Afford	Rent	Sh Own	Discount	Drawing Author	Number	Net Dev Ac	Approved
18/02170	Crest	22b(Crest)	69	0	0	0	0	PowellDobson	16023(05) 101 Rev VV	5.910	26/07/2019
18/02606	Bovis	1, 2 & 3	168	51	24	8	19	Thrive	BOVI180635 SL.01_N Rev B	10.430	31/05/2019
18/02607	Bovis	26 & 31A	160	22	13	4	5	Thrive	BOVI180635 SL.01_S Rev G	9.255	12/04/2019
19/00419	Taylor Wimpey	22b (TW)	91	17	7	4	6	Cooper Baillie	CB_83_041_1B_002 Rev F	5.275	28/05/2019
19/01142	Taylor Wimpey	29 & 34	182	25	10	6	9	Cooper Baillie	CB_83_041_P1_102 Rev -	11.535	08/11/2019
19/02539	Crest	27	59	6		6		ECE Architecture	6794/(PL) 002 Rev C		No
20/00108	Taylor Wimpey	25A	81	12	Breakdown awaited			Cooper Baillie	CB_83_041_P2_101 Rev -		No
20/00572	Foreman Homes	24 & 25	184	37	18	19	0	HGP Architects	19.062.02 Rev H		No
20/00754	Vistry	4,6,7,10,12	449	0	15	10	21	Thrive	BOVI180635 SL.01_4_7 Rev A BOVI180635 SL.10_12 Rev A		No
	Persimmon								Submitted - awaiting validation		
Totals			1443	170	87	57	60			42.405	
				11.78%	51.18%	33.53%	35.29%				

Table 1: Planning Progress

1.2 Update on Current Progress – On Site Highways

Bluebell Way

Bluebell Way is close to completion now. The final finishing works (noting that in areas) adjacent frontage development has yet to start) are underway and the adjustments (footpath changed to a cycleway) to the existing Bluebell Way will be completed during November. (Note that there is a separate Traffic Regulation Order procedure being undertaken by Winchester City Council in relation to parking).

At present it is planned to open Bluebell Way to through traffic in January 2021.

A series of photographs of the current construction progress are included below:



Plate 1: Western Access Junction @ 31 Oct 2020



Plate 2: Bluebell Way Central @ 31 Oct 2020



Plate 3: Aerial View West Bluebell Way South @ 31 Oct 2020.



Plate 4: Bridge 3 @ 31 Oct 2020.

Cornerstone Primary School

Hampshire County Council commenced works in May 2020 and is making good progress on the new primary school beside Bluebell Way.



Plate 5: Cornerstone Primary School @ 31 Oct 2020

A3051 Botley Road – Northern Access Junction

The main works to complete the junction are largely complete bar some final resurfacing.

Estimated completion – End November 2020.



Plate 6: Northern Access Junction & Bovis North @ 31 Oct 2020

Whiteley Way North and Central (Package 4) & Road 1.3 Curbridge Way(Package 5)

The project has let contracts for these road packages and works have commenced. The construction of these roads will form a link between Whiteley Way and Botley Road by the end of 2021.



Plate 7: Bridge 1 Progress @ 31 Oct 2020

On Site Whiteley Way (South) – Road 1.16 – Package 3

Works continue on the construction of the first stage of the Whiteley way extension into the site from Roundabout R3.



Plate 8: Rd 1.16 Whiteley Way South @ 31 Oct 2020



Plate 9: Rd 1.16 Whiteley Way South @ 31 Oct 2020

1.3 Update on Current Progress – Housing Parcels

Three Developers continue work on their parcels. Bovis continue to work on their packages 1, 2 and 3 in the north and 26 & 31A in the south. Crest and Taylor Wimpey continue to working on parcel 22b. Taylor Wimpey continues to work on Packages 29/34. Some 48 new homes now have occupants.

NORTH WHITELEY - HOUSING PROGRESS						28-Oct-20			
Planning Ref	Developer	Parcel	Total Applications Nr	RMA Approved	Total RMA Approved	Housing Construction			Comments
						Started	Completed	Occupied	
18/02170	Crest	22b(Crest)	69	26/07/2019	69	28	17	11	
18/02606	Bovis	1, 2 & 3	168	31/05/2019	168	130	65	13	
18/02607	Bovis	26 & 31A	160	12/04/2019	160	160	75	24	
19/00419	Taylor Wimpey	22b (TW)	91	28/05/2019	91	80	2	0	
19/01142	Taylor Wimpey	29 & 34	182	08/11/2019	182	86	0	0	
19/02539	Crest	27	59	No	0	0	0	0	
20/00108	Taylor Wimpey	25A	81	No	0	0	0	0	
20/00572	Foreman Homes	24 & 25	184	No	0	0	0	0	
20/00754	Vistry	4,6,7,10,12	449	No	0	0	0	0	
	<i>Persimmon</i>								
Totals			1443		670	484	159	48	

Table 2: Housing Construction Progress

1.4 Update on Progress – Off Site Highways – Whiteley Way

The s278 Highways design has achieved technical approval (subject to streetlights). The key Environmental and Ecological approvals have also been obtained.

The vegetation clearance between R2 and R3 is now complete. There remains a small number of trees to remove at R2 on the west side.

Advance Service diversion works are ongoing. Works are being coordinated with the HCC/Skanska works at R1.

A new high voltage cable is being laid in ducts along the eastern side of Whiteley Way. Works are being coordinated through HCC also to tie in the HCC/Skanska works at R1.

The opening of the new section of Bluebell Way will create an alternative access point into Whiteley.

PHASE 1: Advance Earthworks Embankment between R2 and R3

The contract for these advance off highway works commenced in October and will continue until the end of January 2021.



PLATE 10: View of Embankment Works from R3 looking South 28 Oct 2020

PHASE 2 Highway Works:

Following the completion of the advance works described above it is intended that the main highway improvements will follow. The works are being tendered currently and proposals for traffic management are being developed.

Timing of Works: Post January 2021 to December 2021.



North **Whiteley**
Highways Update (Nov 2020)

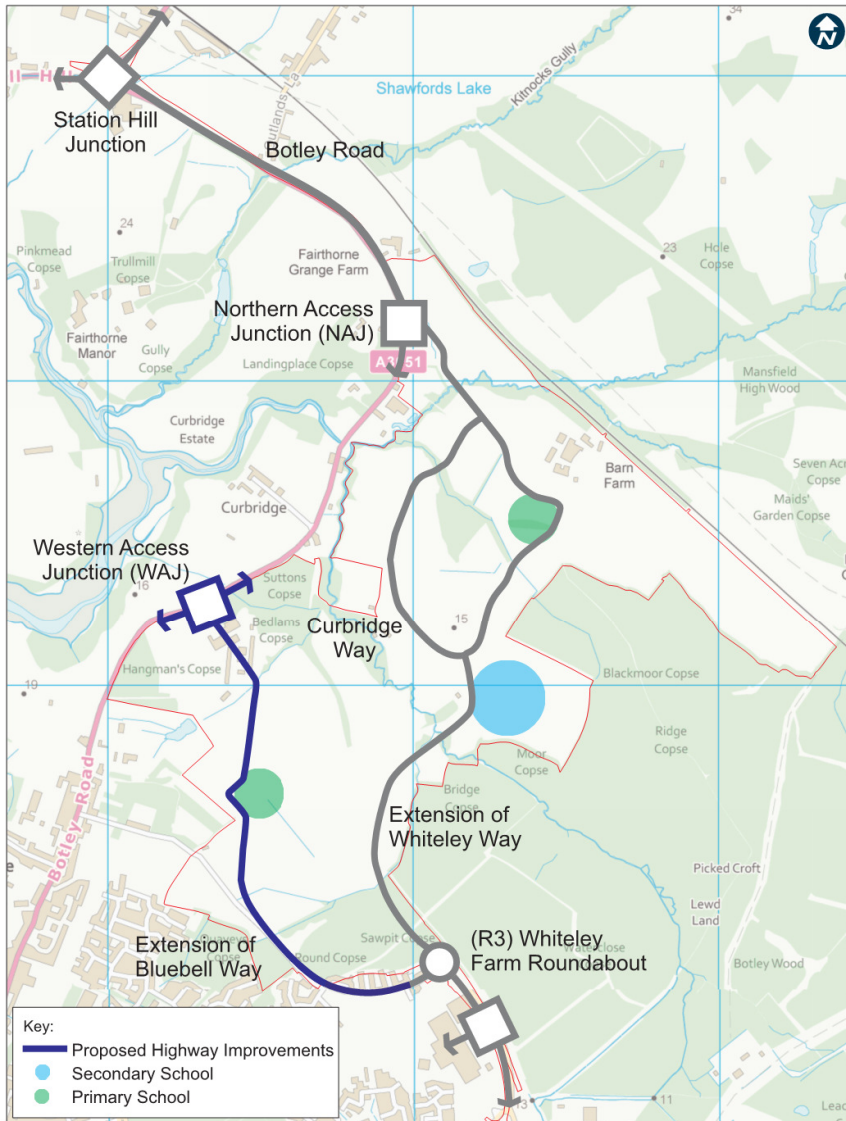


Transport Strategy: Highways

A package of sustainable transport improvements across the Whiteley area

Significant on-site and off-site highway infrastructure:

- 3 primary routes through development (Bluebell Way ext, Whiteley Way ext and Curbridge Way)
- Improvements to Whiteley Way, between R3 Whiteley Farm roundabout and R1 Parkway South
- Contributions towards HCC R1/J9 scheme
- 2 signal controlled junctions onto A3051 Botley Road
- Signalise Station Hill / Botley Road junction (or contribute to HCC Botley Bypass roundabout)
- Improvements to Botley Rd, Botley village, Swanwick Lane, Leafy Lane and Segensworth Roundabout



Highways Package 1

Bluebell Way to Botley Road

Delivery of priority highway infrastructure for Whiteley

S106 requirement to complete by 1,075 occupations

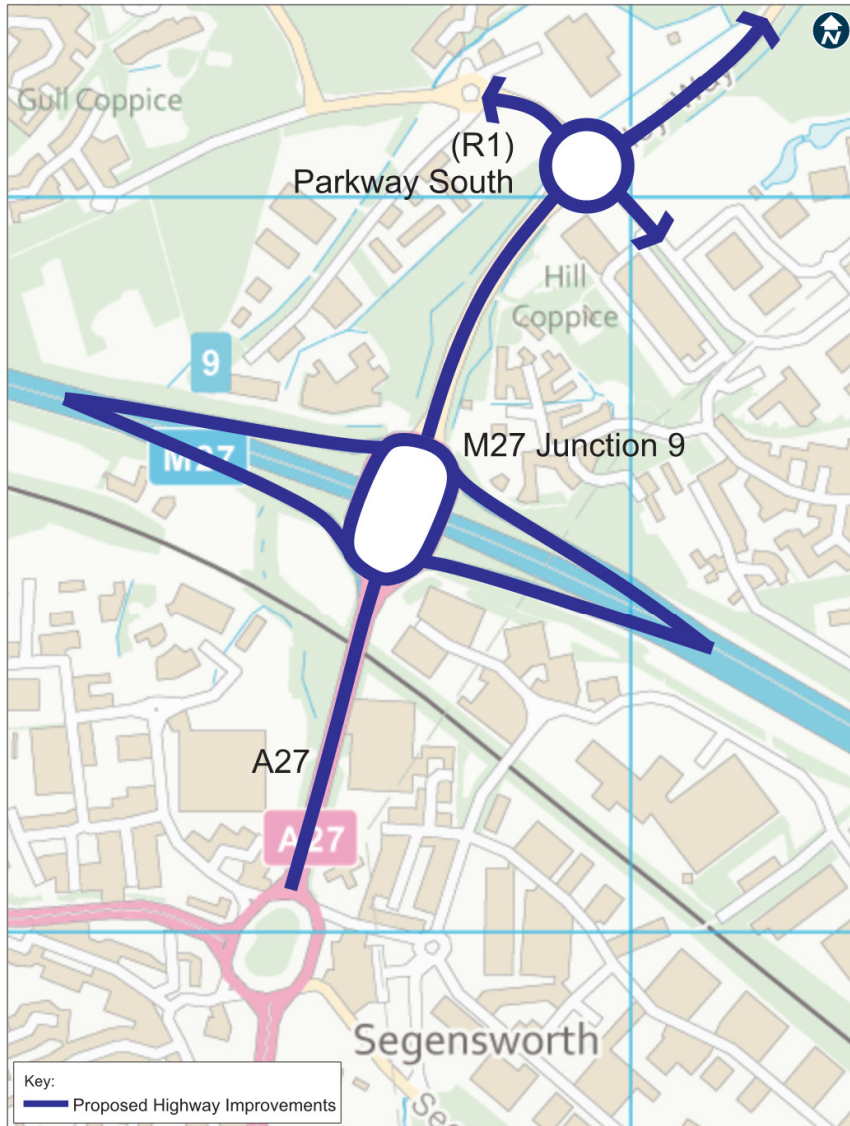
LEP Funding allowed for earlier completion.
Substantially complete by end November 2020
including significant structures (Bridge 3 / Culvert 2)

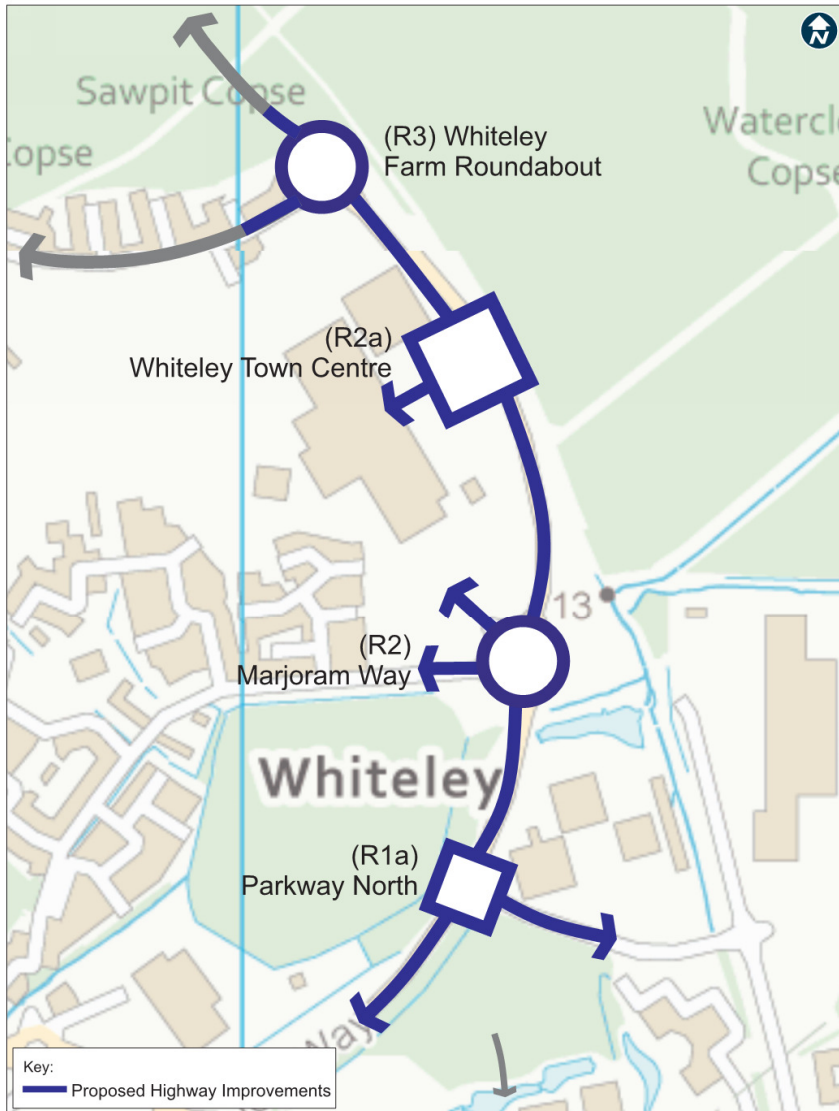
Proposed opening in early January 2021

Highways Package 2 HCC Whiteley Way R1 / M27 J9

HCC / Skanska currently delivering the improvements at M27 J9 and Parkway South Roundabout

Main works for the highway improvements commenced in Summer 2019. Projected completion Summer 2022.





Highways Package 3

NWC Whiteley Way (R3 – R1a)

S106 requirement to complete by 1,200 occupations

LEP Funding enabling earlier delivery

Advance Embankment works R2 – R3 now underway to accelerate utility service delivery. R2 – R1 major Service Diversions commenced.

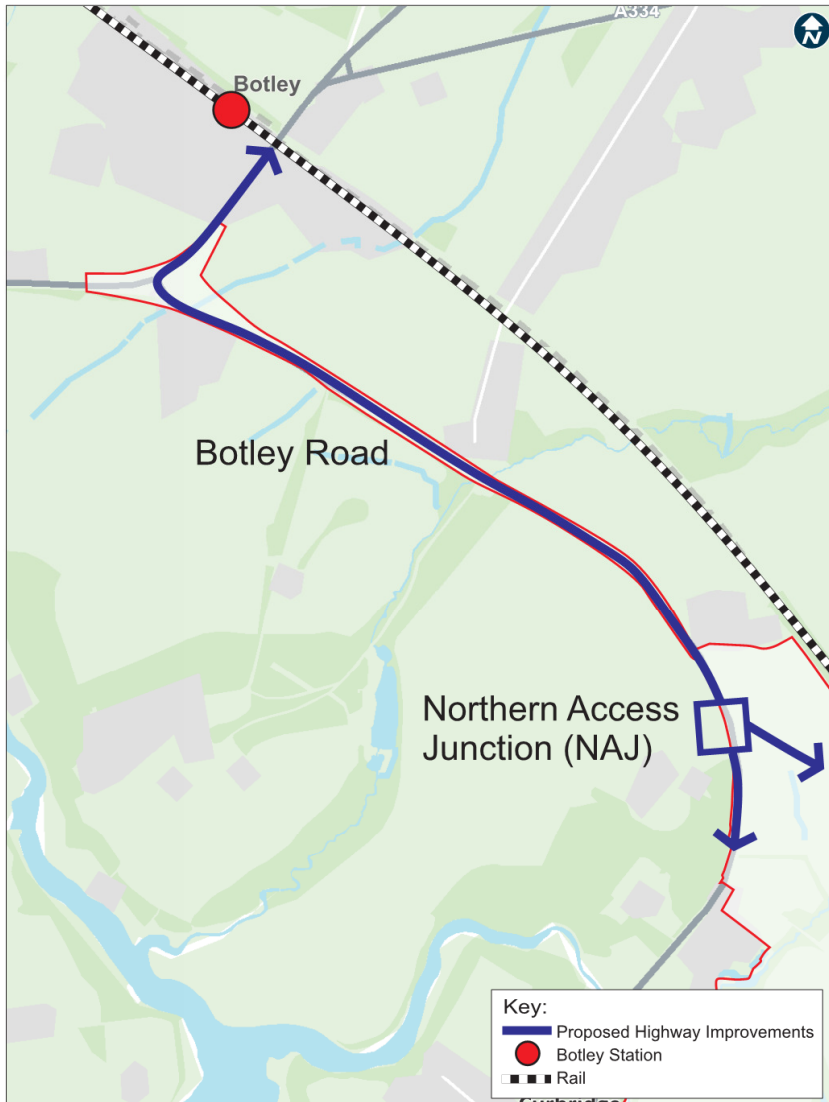
Main contract at tender. Works to be let in Jan 2021 to commence in Q1/2 2021.

Highways Package 4

Northern Access Junction and Botley Rd Foot/Cycleway to Botley Station

NAJ Signal access junction constructed – complete at end of November 2020. Foot/cycleway under construction. Projected completion Spring 2021.

Scheme allows for Botley Bypass roundabout to come forward by HCC, including dedication of land and financial contribution from Consortium.



Highways Package 5

Whiteley Way / Curbridge Way to Whiteley Way R3

Delivery of linking highway infrastructure for Whiteley

S106 requirement to complete by 1,710/2,780 occupations

LEP Funding allows for earlier completion. Access works at NAJ & Whiteley Way south nearly complete.

Contracts let for Whiteley/Curbridge Way aiming to provide substantial completion by end December 2021

