

Appendix 2 to Issue 6 (SH3)

Extract from rep to Policy SH3,  
March 2012

North Whiteley Consortium  
October 2012



**Winchester District Local Plan Part 1 –  
Joint Core Strategy  
Pre-Submission Stage Representation  
Form**

Ref:  
  
(For official use only)

Name of the DPD to which this representation relates:

Winchester District Local Plan Part 1-  
Joint Core Strategy Pre-Submission

Please return to: Head of Strategic Planning, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire SO23 9LJ or email [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk) no later than 5pm Monday 12 March 2012

This form has two parts –  
Part A – Personal Details  
Part B – Your representation(s). **Please fill in a separate Part B for each representation you wish to make.**

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text" value="North Whiteley Consortium"/>
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>

### 2. Agent's Details (if applicable)

<input type="text" value="Mr"/>
<input type="text" value="Adrian"/>
<input type="text" value="Barker"/>
<input type="text" value="Technical Director"/>
<input type="text" value="Terence O'Rourke Ltd"/>
<input type="text" value="Everdene House"/>
<input type="text" value="Deansleigh Road"/>
<input type="text" value="Bournemouth"/>
<input type="text"/>
<input type="text" value="BH7 7DU"/>
<input type="text" value="01202 421142"/>
<input type="text" value="adrian.barker@torltd.co.uk"/>

Office use only

Date received:

Consultee ID:

Rep number:

## Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan Part 1 does this representation relate? Please state which

Paragraph number	Policy number	SH3	Key Diagram/ Proposals Map

4. Do you consider the Core Strategy is :

4.(1) Legally compliant	Yes		No	
4.(2) Sound	Yes		No	X

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Local Plan Part 1 is **unsound** because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy

6. Please give details of why you consider the Local Plan Part 1 is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan Part 1, please also use this box to set out your comments.

The North Whiteley Consortium supports the strategic allocation of land at North Whiteley in Policy SH3. A number of reports have been prepared to support the North Whiteley allocation. The following reports demonstrate the deliverability of North Whiteley:

- Local support for North Whiteley
  - Details local support for focusing growth at North Whiteley through local questionnaire surveys, Winchester City Council's consultations on the Core Strategy, the public exhibitions that the North Whiteley Consortium has carried out and stakeholder engagement that has taken place.
- Urban design study and master planning framework
  - Explains how the site's constraints and surrounding context have informed the evolution of the master plan to date. It includes an illustrative master plan for North Whiteley, which provides details on what can be delivered and how the key development principles have been applied, appreciating that it is liable to some change ahead of submission of a final planning application.
- Emerging Transport Strategy
  - Demonstrates that solutions to impacts on the highway network exist.
- Solent Business Park workers' housing requirements
  - Establishes that there is not a particular housing need from workers at the Solent Business Parks that needs to be met at North Whiteley.

Office use only

Date received:

Consultee ID:

Rep number:

- Utilities Strategy
  - Demonstrates how the North Whiteley urban extension would be served by utilities.

A considerable amount of work has been undertaken to advance a planning application for a likely submission in the second half of 2012, if not before the examination of the Local Plan Part 1 – Joint Core Strategy. This has been influenced by extensive baseline work and the planning application will be accompanied by a range of supporting material:

*Baseline documents*

- Arboricultural survey
- Desk based archaeological assessment
- Trench evaluation
- ECOSA ecological surveys 2010, covering
  - NVC survey,
  - Badger activity,
  - Bats surveys of buildings,
  - Assessment of trees (for bat roosts),
  - Bat transect surveys,
  - Bat radio-tracking,
  - Dormouse surveys,
  - Reptile surveys,
  - Great crested newt surveys,
  - Terrestrial and aquatic invertebrate surveys
- Wintering bird surveys of Upper Hamble Jan-April 2009
- Wintering bird survey of Upper Hamble Jan-April 2010
- HBIC Phase 1 and 2 Habitat Survey. Target notes/summary description and evaluation of data against SINC criteria.
- Whiteley Recreational Use Survey (draft September 2011)
- Transport Strategy Main Themes – March 2010
- Transport Strategy Document – DRAFT
- Transport Assessment Scoping Statement – February 2011
- Local Model Validation Report – February 2012
- Existing Data and Traffic Surveys Report – April 2011
- Draft Concept Highway Design Drawings
- North Whiteley – Hydraulic modelling and Flood Mapping – February 2009
- Flood and Water Management Act & Adoption of Sewers Briefing Note on Flood Risk and Drainage Implications for North Whiteley – April 2011
- Phase 1 Geotechnical and Geoenvironmental Desk Study. PBA 16659/008. January 2008.
- Preliminary Phase 2 Geoenvironmental and Geotechnical Report. PBA 16659/404. May 2010.

*Planning application submission documents*

- Application Summary
- Planning Supporting Statement (to include Affordable Housing Statement and Statement of Community Involvement)
- Planning Supporting Statement
  - Employment Study
  - Core Strategy Representations
  - Draft Travel Plan
  - Infrastructure Delivery Plan and Viability Report
  - Draft Heads of Terms
  - Retail Statement
  - Education Report
  - Key benefits document
  - Solent Business Parks workers' housing requirements.

Office use only

Date received:

Consultee ID:

Rep number:

- Design and Access Statement
  - All Application Drawings
- HRA
  - Green Infrastructure Strategy
  - Hydrology Strategy
  - Recreation Survey
  - Wintering Birds Survey
  - Air Quality
- Environmental Statement
- Environmental Statement Non Technical Summary
- Environmental Statement Appendices
  - Community & Social
  - Cultural Heritage
  - Landscape and Visual
  - Arboricultural Report
  - Ecology
  - Air Quality
  - FRA
  - Ground Investigations
  - Noise
  - Utilities and foul drainage strategy
  - Waste Management
  - Transport Assessment
- Application forms and certificates
- Fee
- Application drawings
  - Red Line Plan
  - Topographic Survey
  - Parameters Plans
  - Concept Master Plan

Please note that the North Whiteley Consortium has submitted a scoping report to Winchester City Council and received a scoping opinion, which has informed the work that has been undertaken to inform the planning application.

This representation should be read alongside the specific comments on the HRA that accompanies the Core Strategy, which have been submitted on behalf of the North Whiteley Consortium and provided under the representation to Policy CP 16 Biodiversity.

However, the North Whiteley Consortium seek a number of changes to the wording of the policy to ensure that it is **deliverable**.

*1st Bullet*

The intention for the woodlands to be used to, “*improve biodiversity*” needs to be clarified. It is not clear how this would be measured and whether it would be necessary to compare against the baseline situation. This phrase is open to wide interpretation and should be removed.

The reference, “*and possibly be managed as a source of renewable energy (woodfuel)*” with regard the woodlands needs to be removed. Forest Enterprise has confirmed that this is not commercially viable as they are unable to provide the level of fuel that a development of this size would need.

*2nd Bullet*

Whilst health facilities could be provided at North Whiteley, GPs at the Whiteley Surgery have confirmed that there is capacity at the existing surgery to provide health services to the future residents at North Whiteley. Therefore it is not anticipated that new health facilities will be required within the North Whiteley development. The Policy should be reworded to reflect this.

Office use only		
Date received:	Consultee ID:	Rep number: