

CABINET

16 November 2005

SILVER HILL - TIMETABLE

Report of CHIEF ESTATES OFFICER

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RECENT REFERENCES:

CL23 Broadway Friarsgate Development Agreement 3/11/04
CL25 Broadway Friarsgate Development Agreement (exempt report)3/11/04
CAB1030 Broadway Friarsgate Development Agreement 8/2/05

EXECUTIVE SUMMARY:

The report provides an update on the progress of the preparation by Thornfield Properties plc in preparing the documents and details necessary to submit to the Council [acting as landowner] an application for approval to submit a full planning application.

In order to give the matter proper consideration a series of special meetings has been proposed. Presentations made by Thornfield are suggested and reports will be received from the Council's external professional advisors Drivers Jonas and Berwin Leighton Paisner.

RECOMMENDATIONS:

That the timetable for meetings to consider the anticipated application for landlord's approval be agreed, confirming an invitation to Thornfield Properties plc to present their scheme to the special meeting of Cabinet on 12th December.

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1 Introduction

1.1 Since the public exhibitions in the summer, Thornfield Properties and their design team have been consulting widely and working to prepare for the submission of a full planning application for the whole site.

1.2 In accordance with the development agreement, not less than two months before submitting an application Thornfield have to;

“supply to the Council for approval (in its capacity as landowner only) a draft of the Application together with all supporting documents and financial information demonstrating the financial viability of the proposed development as described in the Financial Viability Condition.”

1.3 In accordance with the agreement

The Council shall not unreasonably withhold approval to the draft Application provided that:-

it substantially conforms to the requirements of the Planning Brief for the Site adopted by the Local Planning Authority in July 2003;

it is for a development containing the broad principles of the Developer's proposals in response to the Developer's Brief as revised in December 2003;

it includes the Required Elements;

in the reasonable opinion of the Council (as landowner) it is supportable in planning policy terms;

the proposed development is financially viable as described in the Financial Viability Condition

1.4 At the time of writing this report Thornfield Properties have not made a formal submission but have indicated that one will be made in the first weeks of November.

2 Meeting timetable

2.1 The appendix contains a list of meetings where the consideration of whether to grant landowner's approval will take place. By Winchester standards the development is large and relatively complex and the application will also contain commercially confidential matters which will need to be considered in exempt sessions. The internet will be used to make non confidential information available to the public and the press will be provided with updated details of the scheme once received.

2.2 Before consideration of the technical detail of the proposal at special meetings of Cabinet and Principal Scrutiny on 12th December a more detailed milestone report is being prepared for Principal Scrutiny Committee's consideration on 5th December and this will consider the

full project timescale forward from a decision to grant landowner's approval, including consideration of the planning and compulsory purchase procedures.

- 2.3 The meetings schedule is by necessity quite tight to ensure that there is a minimum of delay to the scheme, whilst permitting sufficient time for report preparation and the scrutiny of Cabinet decisions. With the intervention of the Christmas break a recommendation is expected to be agreed for consideration at a special meeting of Council on the evening of 1st February 2006.
- 2.4 Depending upon the nature of the decision at Council Thornfield have indicated they anticipate lodging a full planning application by the end of February 2006.

OTHER CONSIDERATIONS

3 RELEVANCE TO CORPORATE STRATEGY:

The successful redevelopment of the area would help to achieve a strong and diverse economy in Winchester and provide additional affordable homes and other community facilities.

4 RESOURCE IMPLICATIONS

There are no direct resource implications arising from this report.

5 BACKGROUND DOCUMENTS:

None

6 APPENDIX

Silver Hill - Timetable of Meetings

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Date	Meeting Purpose
16 Nov Cabinet	Agree decision making programme
5 Dec Principal Scrutiny	Milestone report
12 Dec 9am Special Cabinet	Consider draft recommendation to Council <i>Thornfield Presentation</i>
12 Dec 4.30pm Special Principal Scrutiny	Consider draft recommendation to Council
9 Jan 9am Special Cabinet	Respond to Principal Scrutiny's comments and agree final recommendation
16 Jan Principal Scrutiny	Consider Cabinet response
18 Jan Cabinet	Available for final amendment to Council recommendation
1 Feb Special Council	Decision on landowner's approval of draft application and viability