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KINGS WORTHY

WARD(S): SPARSHOLT; LITTLETON & HARESTOCK; WINCHESTER TOWN;

BARTON FARM FORUM

16 January 2013

INTRODUCTION TO THE BARTON FARM FORUM

REPORT OF CORPORATE DIRECTOR (OPERATIONS)

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RECENT REFERENCES:

CAB2437 – Establishment of the Barton Farm Forum – 16 January 2013

EXECUTIVE SUMMARY:

The report introduces the scope and purpose of the Barton Farm Forum.

RECOMMENDATION:

That the report be noted.

## BARTON FARM FORUM

16 January 2013

### INTRODUCTION TO THE BARTON FARM FORUM

#### REPORT OF CORPORATE DIRECTOR (OPERATIONS)

##### DETAIL:

##### 1 Introduction

- 1.1 In October 2012 the Secretary of State for Communities and Local Government gave permission for the development of 2,000 dwellings and associated infrastructure at Barton Farm, north Winchester, by CALA Homes.
- 1.2 The decision includes a series of detailed conditions setting out requirements for the development and two Section 106 agreements (one between CALA and the City Council, the other between CALA and the County Council) which had been negotiated at the time of the original appeal in February 2011.
- 1.3 By his decision the Secretary of State has fixed a number of the important parameters for the Barton Farm development. However, the details of implementation, such as housing layout, design, and aspects of phasing will only be approved through a design code for the development as a whole, and a series of reserved matters applications for individual phases. In total the development could take 12 years to complete and will represent the largest physical change to Winchester since the Badger Farm development in the 1980's.
- 1.4 There is, of course, very significant and legitimate public interest in how the development will proceed and how it will impact upon Winchester. Some issues, such as building design and sustainability, will be largely matters 'internal' to the development, whilst others such as transport connections, community development, education and health services will interact directly with existing communities. There are also issues to be considered relating to how the residents of the new development will be democratically represented in the future.
- 1.5 The Council, as local planning authority, will make formal decisions on many of these matters at Planning Development Control Committee. That committee will consider the full range of planning policy and other material issues in arriving at those decisions. This process includes a requirement for consultation and the opportunity for public representations. However, it is recognised that the formal decision making process is somewhat constrained by the formalities of the planning system and does not provide the best of mechanisms for taking an overview of the principal issues or for facilitating public engagement on such a major and long term development.

- 1.6 The Council has therefore established the concept of a ‘forum’ for major developments such as Waterlooville and North Whiteley, and now for Barton Farm. The purpose of a forum is to provide a mechanism for elected Members to oversee the progress of a major new development and to provide them, and members of the public, with an opportunity to interact with those responsible for relevant issues outside of the more rigid confines of the planning process. It is expected that the discussions and feed back from the Forum would inform the content of planning applications and should make it easier and quicker for the Planning Development Control Committee to reach decisions because it is aware of the discussion which has preceded its own deliberations.
- 1.7 The terms of reference for the Forum are set out in the meeting agenda and it is hoped that they are largely self explanatory. Representation from Hampshire County Council and Headbourne Worthy Parish Council is included because both will or may have a significant role in managing the impact of the development on existing communities. The Forum has no formal decision making powers. The role of the Forum is to offer a response or guidance (where needed) on particular issues after considering the reports which are put before it. Those reports will come from officers and will include input from other statutory bodies (including Hampshire County Council), local organisations and directly from the developer or their consultants. The Forum’s response may be informed by the input from public participation. By providing a view the Forum guides the officers and other agencies working with the developer as to the outcomes which they should try to achieve. Through this means it is hoped to avoid unexpected or unwelcome elements within formal planning applications (thus speeding up the decision making process) and to ensure that the development integrates successfully with the existing Winchester community.
- 1.8 The Forum can, of course, call for reports or presentations on matters of particular concern as well as receiving those which officers suggest.
- 1.9 The Barton Farm Forum will differ from those for Waterlooville and Whiteley which have been able to shape the development before a decision on the masterplan has been made. At Barton Farm many key parameters are fixed by Secretary of State’s decision and are not open to renegotiation. However there are still many substantial issues of detail and implementation which the Forum can engage with. CALA Homes are looking to make an early start on the first phases of development and the Forum can expect to be busy in 2013.

#### OTHER CONSIDERATIONS:

#### 2 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 2.1 The establishment of the Forum is an important contribution to achieving sustainable long term development and good community outcomes.

### 3 RESOURCE IMPLICATIONS:

- 3.1 There are no direct resource implications for the operation of the Forum, other than the cost of meetings themselves. All the work underpinning reports to the Forum is likely to be necessary regardless of whether the Forum were to be established as part of the development process.

### 4 RISK MANAGEMENT ISSUES

- 4.1 The operation of the Forum is regarded as a useful mechanism to reduce the risk of delay in the planning process and to ensure successful development at Barton Farm. I

### BACKGROUND DOCUMENTS:

None

### APPENDICES:

None