

BARTON FARM FORUM

16 January 2013

SUMMARY OF THE PLANNING POSITION FOR BARTON FARM

REPORT OF THE HEAD OF PLANNING MANAGEMENT

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RECENT REFERENCES:

PDC857 – Winchester North MDA (Barton Farm) - 14 June 2010

EXECUTIVE SUMMARY:

The report summarises the established planning position in relation to the outline planning permission ref. 09/02412/OUT and sets out the approved plans, key conditions and an outline of the next key planning stages.

RECOMMENDATION:

That the report be noted.

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DETAIL:

1 Introduction

1.1 In October 2012 the Secretary of State for Communities and Local Government gave permission for the development of 2000 dwellings and associated infrastructure at Barton Farm, north Winchester, by CALA Homes.

1.2 The decision includes a series of detailed conditions (39 in total) setting out requirements for the future development of the site 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 which are outlined below.

In addition to approving the principle of housing development comprising up to 2,000 dwellings (40% affordable) and associated infrastructure, the outline planning permission approved details of the access strategy and detailed access plans which are now largely fixed by this consent. Fundamentally the access strategy includes the diversion of Andover Road through the site and several junction changes in the vicinity of the site.

1.4 The following **supporting plans** have been approved under condition 02 of the consent:

Supporting Plans	
RPS01 Rev 03	Application Boundary Plan
PL01 Rev B	Land Use Parameters Plan

1.5 Principally the approved **Land Use Parameters Plan** (which is appended to this report) authorises a number of elements associated with the development relating to:

- The application site boundary

- The position of the main road and loop road through the site; existing and proposed pedestrian and cycle routes
- The location of vehicular access points
- The position of future residential development
- The position of key buildings and key street frontages
- The position and size of the local centre
- The position and size of the school site
- The position and size of the combined heat and power plant
- The position of the park and ride light
- The position of informal green space; natural green space; parks and recreation space; play space; allotments and retained planting.
- The indicative position of linear landscape features
- The position of the pumping stations and exclusion zones

1.6 In addition the consent authorised a series of **illustrative plans** through condition 02 of the permission relating to:

Illustrative Plans	
PL06 Rev B	Masterplan
PL02 Rev C	Developable Areas Plan
PL03 Rev A	Residential Densities
PL04 Rev A	Indicative Building Heights
PL05 Rev B	Phasing
224/P/1000 Rev C	Environmental Infrastructure Plan
Figure 1	Biodiversity Management Plan
0710-64 SK50	Park and Ride Light Indicative Layout

1.7 Condition 02 requires the development to substantially accord with the Masterplan, the Design and Access Statement (as updated in April 2010) and the Land Use Parameters Plan.

1.8 Condition 03 of the permission requires the submission of a detailed **design code** for the development prior to the submission of the first reserved matters application. The condition specifies that the design code should demonstrate how the objectives of the DAS have been met and should also be reviewed

before the occupation of the 1000th dwelling. The condition outlines what is required of the design code in relation to a series of specific urban design principles.

- 1.9 It is acknowledged that the design code will form an effective and practical tool that will set out urban design principles that will inform the detail of any subsequent planning application. In order to ensure that the first phase of development is designed in accordance with the design codes under development it is expected that the design codes be developed in parallel with the first phase of development, informing, testing and influencing the scheme at every key design stage. However under the existing consent a formal planning application cannot be submitted prior to agreeing the design codes as this would conflict with the requirements of condition 03 unless there is agreement between all parties to proceed differently in the interests of better planning..
- 1.10 The principles to take into account when preparing design codes are set out in the National Planning Policy Framework (paragraph 59), which suggests that local planning authorities should consider using design codes where they could help deliver high quality outcomes. It states that ‘design policies should avoid unnecessary prescription or detail and should concentrate on guiding overall scale, density, massing, height, landscape, layout, materials’.
- 1.11 The NPPF goes on to state (in paragraph 60) that ‘planning policies and decisions should not attempt to impose architectural styles or particular tastes, and they should not stifle innovation, originality, or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness’.
- 1.12 It is recognised by all that the design code exercise will form a key early stage requirement of the planning process that will have a strong influence on the outcome of the development at Barton Farm. Given the importance of the design code exercise it is envisaged that discussions with the developer and other groups will commence early in 2013. The Forum will be updated and consulted on the progress of the design code exercise at appropriate stages throughout the process.
- 1.13 Barton Farm is allocated in Policy WT2 in the Winchester District Local Plan Part 1 (LPP1) as a strategic site for around 2,000 dwellings. The LPP1 was the subject of an Examination by a government Inspector at the end of October and the beginning of November 2012. Several minor modifications were proposed to policy WT2 to bring the policy in line with the Secretary of State’s decision. Consultations on the proposed modifications to the Plan ended on the 24th December 2012, and the Inspector’s report setting out his recommendations is expected by the end of the month/early February. However, the outcome of the Examination and the Inspectors report will not directly affect the Secretary of State’s decision.

- 1.14 Work on finalising the design code and preparing phase 1 of the development is expected to be completed and the necessary approvals sought by the end of the year. Formal commencement of the development is therefore expected early in 2014, and the first houses completed later that year. The development is expected to take between 10-15 years to complete. Given the length of time to complete the development and the possibility of more than one house builder on the site at any one time, it will be essential to ensure that the design code provides the framework to deliver a cohesive new community whoever builds out a particular phase or whenever it is built; whilst remaining sufficiently flexible to ensure that it is responsive to changing technologies and new opportunities.

OTHER CONSIDERATIONS:

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

- 2.1 Establishing the current planning position and future planning stages involved with the development of Barton Farm forms an important contribution to achieving a clear understanding of the sustainable long term development of the site and good community outcomes.

3 RESOURCE IMPLICATIONS:

- 3.1 There are no direct resource implications in the formation of this report. The report should provide a clear understanding of the planning situation to date and a summary of the next steps to take in relation to the development of Barton Farm and should therefore have positive resource implications for the future management of planning matters associated with the site.

4 RISK MANAGEMENT ISSUES

- 4.1 This update paper is considered to clarify the planning position at Barton Farm and should reduce the risk of delay in the planning process.

5 BACKGROUND DOCUMENTS:

- 5.1 None

6 APPENDICES:

Appendix 1 – Land Use Parameters Plan ref. PL01 Rev D

NOTES

DO NOT SCALE FROM THIS DRAWING.
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- Site boundary
- Local Centre (Mixed Uses)
- Proposed Residential Development
- Key Buildings
- Key Frontage
- Informal Green Space
- Natural Green Space
- Parks & Recreation
- Play Space
- Allotments
- 240m & 600m walking distance to play areas
- Pumping station and exclusion zone
- Retained Planting
- Proposed Vehicular Access Points
- CHP
- Primary School
- Park and Ride
- Building line to avoid overshadowing
- Building line to avoid tree spread
- CONSTRAINT LINES
- Flood contour
- Noise Contour
- Odour Contour

REVISIONS

Date	Rev	Description
24-03-10	A	Green Space split into Informal and Natural Formal pitch areas revised Allotments revised
31-03-10	B	Linear landscape features added
20-05-10	C	Further Key Frontage Added
28-05-10	D	Amended School site

- Non-application land owned by applicant
- Proposed Pedestrian & Cycle Route
- Proposed Pedestrian Route
- Existing Footpath
- Indicative position of linear landscape feature. Exact size, position and frequency to be determined at detailed planning stage

OUTLINE PLANNING

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Project
Barton Farm
 Drawing Title
Land Use Parameters Plan

Job Ref.
 00150

Drawn
 AN/MR

Checked By
 RT

Scale @A2
 1:5000

Date
 02/06/2010

Drawing No.
 PL01

Revision
 D

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