

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

BFF3
FOR DECISION

BARTON FARM FORUM

27 MARCH 2013

BARTON FARM DEVELOPMENT – UPDATE REPORT

REPORT OF CORPORATE DIRECTOR (OPERATIONS)

Contact Officer: Steve Tilbury Tel No: 01962 848 256

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

The report updates members of the Forum on the timetable for bringing forward the Barton Farm development proposals and issues arising from work in progress.

RECOMMENDATION:

That the contents of the Report be noted.

BARTON FARM FORUM

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REPORT OF CORPORATE DIRECTOR (OPERATIONS)

DETAIL:

1 Introduction and Timetable

- 1.1 Bringing forward the Barton Farm development is a complex project involving City Council and County Council officers, elected Members, statutory consultees, Winchester residents and a large team of Cala Homes staff and consultants. Whilst acknowledging that many of the decisions over timing of development lie with Cala, the City Council has established a project management team to ensure that the decision making process is effectively managed and that Members have the opportunity to shape the development before detailed planning decisions are required. That team has been giving consideration to the management of the application process and to ensuring that there is appropriate community engagement along the way.
- 1.2 Officers have been working closely with Cala to understand the considerations which drive their view of the process and timetable for bringing forward the applications for the design code and for the first phase(s) of development (the “reserved matters” applications).
- 1.3 Whilst the planning consent established key parameters for the development, it is only through the design code and reserved matters applications that the detailed form of the development will be established. There is therefore significant opportunity to work with Cala to ensure that when applications are submitted they reflect, so far as possible, the aspirations that Winchester has for a high quality development.
- 1.4 To help achieve this, it has been suggested to Cala that a series of workshops are organised to examine in detailed some of the key issues which underpin the strategy for the development. These will enable elected Members, key community representatives and other stakeholders to participate in discussions on key issues which will shape Barton Farm before they become part of a formal planning application. A programme is now being put together for the week beginning Monday 22nd April 2013, and provided the Forum is agreeable to the approach invitations will be sent out shortly. Specific topics to be considered will include sustainability, community infrastructure, integration and economic impact, and the intention is that Cala should put forward specific ideas or proposals for discussion so that the sessions are purposeful. The work undertaken will inform the first iteration of more detailed masterplanning which will be presented at a public exhibition to be held on 15

May 2013. A preview for Members of the Forum will be organised either at a formal Forum meeting or, if this is not possible, as a separate event.

- 1.5 Officers have been discussing with Cala the relationship between the submission of the design code for Barton Farm and the first reserved matters application to clarify how this might be best moved forward. The conditions to the planning consent require that the design code is approved before the first reserved matters application is submitted. As the design code and planning for the first phase of development emerge from the same work this imposes what appears to be an unnecessary delay on progressing development as there is no reason why, should Cala wish to do so, they could not submit the first phase(s) application(s) with or shortly after the design code itself. The design code would be considered first and reserved matters application as soon as practical afterwards. This does create some risk for the applicant since it cannot be assumed that the design code will be acceptable, but having worked closely with the Council and stakeholders on preparatory work this risk should be significantly reduced. It has advantages for the Council and the community in considering the design code since the layout and design of the first phase(s) will reflect the code and provide a clear example of what it produces. If Cala propose to proceed in this way then they will require formal approval of a variation in the relevant condition which will be considered in the usual way.
- 1.6 On current estimates of the pre-application work required Cala hope to make the first formal planning applications in September or October 2013.

Other matters

- 1.7 Background documents relating to the application are now being added to the Council's website to improve the accessibility of information to anyone interested in the development process. The choice of material has been based on that which has been frequently requested in relation to West of Waterlooville. Of particular note is a summary of the conditions imposed on the planning consent by the Secretary of State and the key requirements of the two section 106 agreements between the City Council, County Council and Cala Homes.
- 1.8 Members recently had the opportunity to undertake training to better understand the purpose of preparing a design code and the way in which a design code can positively influence the form of development. To give Members further insight into good practice in the use of design codes, and to look at some of the issues arising from large scale new development, two site visits have been arranged in conjunction with John Thompson and Partners, the urban designer consultancy retained by Cala. Details of these have already been circulated by Democratic Services and more information will be provided at the meeting.

OTHER CONSIDERATIONS:

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

2.1 The delivery of a successful and well integrated development at Barton Farm is a key objective for the Council in accordance with the Community Strategy.

3 RESOURCE IMPLICATIONS:

3.1 There are no direct resource implications arising from the report.

4 RISK MANAGEMENT ISSUES

4.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

None