

BARTON FARM FORUM

29 MAY 2013

BARTON FARM DEVELOPMENT – UPDATE REPORT

REPORT OF CORPORATE DIRECTOR (OPERATIONS)

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RECENT REFERENCES:

BFF3 - Barton Farm Update Report - 27 March 2013

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.

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DETAIL:

1 Introduction and Timetable

- 1.1 As previously reported bringing forward the Barton Farm development is a complex project involving City Council and County Council officers, elected Members, statutory consultees, Winchester residents, key stakeholders and a multi-skilled team of Cala Homes staff and appointed consultants. Many of the decisions over timing of development lie with Cala but this is being progressed through a project management team set up by the City Council to help 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 ensure that there is appropriate community engagement and involvement throughout the process.
- 1.2 Officers continue to work 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 approval 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 and integrated development.
- 1.4 To help achieve this, a series of workshops were held at the end of April to examine in detail some of the key issues which underpin the strategy for the development. These started with a site walkabout followed by ‘hands-on’ planning workshops on: integration; building community; green infrastructure (open space); sustainability; movement/ integration and economic issues including the community facilities needed in the local centre. There was also a presentation and a question/ answer session from Cala’s architects John Thompson and Partners on the design code development. These workshops enabled elected Members, key community representatives and other stakeholders to participate in discussions on important issues which will help to shape Barton Farm before they become part of a formal ‘reserved matters’ planning application. The work undertaken and the input received have

informed the first iteration of more detailed master-planning and the ongoing development of the Design Code which is to be presented at this meeting. A report on the more detailed content of the workshops will be given at the Forum meeting.

- 1.5 Further development of this work will be presented at a public exhibition to be held on 12 June 2013 at Winchester Guildhall. A preview for elected Members will be arranged on that day and Members informed accordingly.
- 1.6 On current estimates of the pre-application work required Cala still hope to make the first formal planning applications in September or October 2013.

2 OTHER MATTERS

- 2.1 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. 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. The presentation to the March Forum from Hampshire County Council on transport, the CABA design code training presentation and JTP masterplanning presentation on Andover Road have recently been added.
- 2.2 Members had the opportunity on 14th March to undertake training provided by CABA to help better understand the purpose and process needed to prepare a design code and the way in which a design codes can influence the form of development. In addition two site visits were undertaken in conjunction with John Thompson and Partners, the urban design consultancy retained by Cala to development sites in Northampton, Milton Keynes, Chichester and West of Waterlooville and Denmead. These were aimed at giving Members and key stakeholders further insight into current practice and experience in the use of design codes, and to look at some of the issues arising from mainly large scale new development. Some of the key points noted from these visits are listed below:
 - some codes allow a mix of character styles/house designs along the same street whereas others promoted more order and cohesion.
 - It was sometimes difficult to appreciate the differences between character areas.
 - the use of different materials some of which were not high quality and did not appear to be wearing well hence raising issues about durability and quality of finish.
 - different ways of providing parking areas had a significant affect on visual appearance and upon the way in which residents choose to park

- The drainage swales provided as part of the Sustainable Urban Drainage System (SUDS) need to be carefully designed and integrated into the streetscape and open space areas.
- The open spaces and public realm need to be designed carefully. Some of the public spaces didn't appear to have a function.
- Some of the local centres seemed to lack vibrancy

2.3 Progress towards the submission of the reserved matters applications and on the underlying principles which will produce a high quality development at Barton Farm is being made in a constructive manner. Opportunities for Members to undertake training and to see new development 'on the ground' have been organised and had an excellent take up. If the Forum has suggestions for additional training or engagement that it would like to have organised then officers would be pleased to receive these so that they can be put in hand.

OTHER CONSIDERATIONS:

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

3.1 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.

4 RESOURCE IMPLICATIONS:

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

5 RISK MANAGEMENT ISSUES

5.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

None