

BARTON FARM FORUM

10 SEPTEMBER 2013

BARTON FARM DEVELOPMENT – UPDATE REPORT

REPORT OF THE CORPORATE DIRECTOR

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RECENT REFERENCES:

BFF3 - Barton Farm Update Report - 27 March 2013

BFF4 – Barton Farm Update Report – 29 May 2013

BFF5 - Barton Farm Update Report – July 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 Work has continued with Cala Homes, their urban design advisors and specialist consultants to further refine the proposals for the design code and first reserved matters applications for the Barton Farm development. Cala's intention is to submit these applications at the end of September.
- 1.2 In order to facilitate the process Cala have made applications to vary three of the planning conditions attached to the outline planning approval granted by the Secretary of State. The variations will be formally considered by planning officers (and Planning Development Committee if necessary) and it is not appropriate to discuss them at the Forum, but it is useful to remind the Forum of the background to them. The most significant variation is to allow the design code and first phase reserved matters application to be submitted simultaneously rather than consecutively. This will save considerable time, but more importantly (if agreed) will enable the Planning Development Control Committee to interpret the design code better by having before it a practical example of the type of development which it plans for. The second variation is to permit a larger public house unit to be provided within Barton Farm than the rather small unit provided for in the outline consent. There has been considerable commercial interest in a unit but 200m² is too small for most operators and an increase in permitted size is therefore being sought. Finally a variation is being sought to permit the combined medical/community building of the type mentioned at the last meeting to be provided rather than the separate building currently required by the consent for which there is no requirement.
- 1.3 An independent review of the development proposals has been undertaken by the South East Design Review Panel.
- 1.4 Further discussions are on going in relation to community facilities and meetings have been held with Henry Beaufort School, Peter Symonds College and Hampshire County Council officers regarding community development and education provision.
- 1.5 Detailed discussions have been taking place with the County Council on important aspects such as road layouts and highway design within the development and with the City Council on landscape and other issues.

Although there continues to be some public debate about the Andover Road diversion, this aspect of the scheme has been settled by the granting of the outline planning consent and there is no opportunity for it to be reconsidered through the planning process.

1.2 Officers and representatives of Cala will provide a full update on the detailed content of the planning applications to members of the Forum at the meeting. A further public exhibition will be held prior to the submission of the reserved matters planning application.

1.3 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 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.

2.2 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.

RISK MANAGEMENT ISSUES

None

BACKGROUND DOCUMENTS:

None

APPENDICES:

None