

BARTON FARM FORUM

30 JUNE 2014

BARTON FARM – IMPLEMENTATION AND UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 848 256

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The report summarises the key issues currently being addressed and dates for works to start on the Barton Farm development.

RECOMMENDATIONS:

That the content of the report be noted.

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DETAIL:

1 Introduction

- 1.1 Since the first phase of the Barton Farm development received planning consent in March, the developer, CALA Homes, has been working with the local authorities (Hampshire County Council and Winchester City Council) to discharge conditions and prepare for work on site to commence.
- 1.2 The most important conditions in relation to local impact relate to the temporary access arrangements and construction management plan for the site. As well as technical meetings, local ward members and parish councils have been consulted and kept informed of progress on these and an update on progress will be given to the meeting.
- 1.3 Work to construct the access points to the site should start in September. Once complete they will enable work on Phase 1a to commence early in the new year and on Phase 1b approximately four months later. These phases of development will be carried out by CALA themselves.
- 1.4 CALA has agreed to provide funding for the Council to employ an implementation officer to act as the link and first point of contact for the planning aspects of the development. Members will be aware that a major development of this type throws up a myriad of issues, many quite small but which need attention quickly to keep the project moving efficiently. There are also many queries and concerns raised by members or local residents which need to be answered as quickly as possible. The Implementation Officer can respond to all of these and act as progress chaser and information gatherer on behalf of all of those with an interest in the development. This type of post has worked very successfully at West of Waterlooville where it has proved particularly helpful to new residents in responding to questions about aspects of the development process.
- 1.5 A presentation providing more detail of the timing of works over the next few months will be given at the meeting.

2. Community Facilities

- 2.1 The second phase of development at Barton Farm is particularly important because it contains most of the community facilities grouped as a 'community core' opposite Henry Beaufort school.
- 2.2 A strategic document outlining the general approach to the community facilities is required as a condition of the outline application and once submitted will be available on the Council's website. Providing it is satisfactory this will be approved by officers as part of the normal process of the discharge of conditions but it is not a document which grants consent for any particular works. Rather it outlines the framework in which the community core will operate and reflects the planning position and stakeholder engagement to date.
- 2.3 More significantly, work has begun to engage stakeholders in the neighbouring community, including ward members, to examine in detail how uses can be accommodated within the community core and how these can be managed in the future. The first of a series of meetings will take place early next month and the progress of these will be reported to the Forum. The work will eventually inform the planning application for phase 2 which is expected early next year.

3. Representation Issues

- 3.1 As Members will be aware the Local Government Boundary Commission is currently reviewing the ward boundaries for the City Council. The City Council cannot take any local decisions about parish council boundaries whilst this goes on. The decision about whether Barton Farm becomes a new parish or a town ward will therefore have to be taken once the Boundary Commission has completed its work and the City Council's response has been agreed. This is likely to be some time before the first occupancies at Barton Farm.

4. Conclusion

- 4.1 This summer will see the first stages of construction at Barton Farm. Although this will not be welcomed by all, it does represent the largest provision of new homes in Winchester in a generation and a whole new suburbia. The role of the Forum in monitoring progress will be important as it provides the primary formal interface between elected members, the developer and members of the public.

OTHER CONSIDERATIONS:

5. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 5.1 Barton Farm is a significant new community in Winchester and supporting its physical and social development is a key priority.

6. RESOURCE IMPLICATIONS:

6.1 None

7. RISK MANAGEMENT ISSUES

7.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

None