

**Session/Issue 7**  
**Barton Farm, Winchester – Policies WT2**

*i. Are the policies and proposals for growth and change in this area appropriate and justified in relation to the NPPF, and in terms of environmental, economic and social impact?*

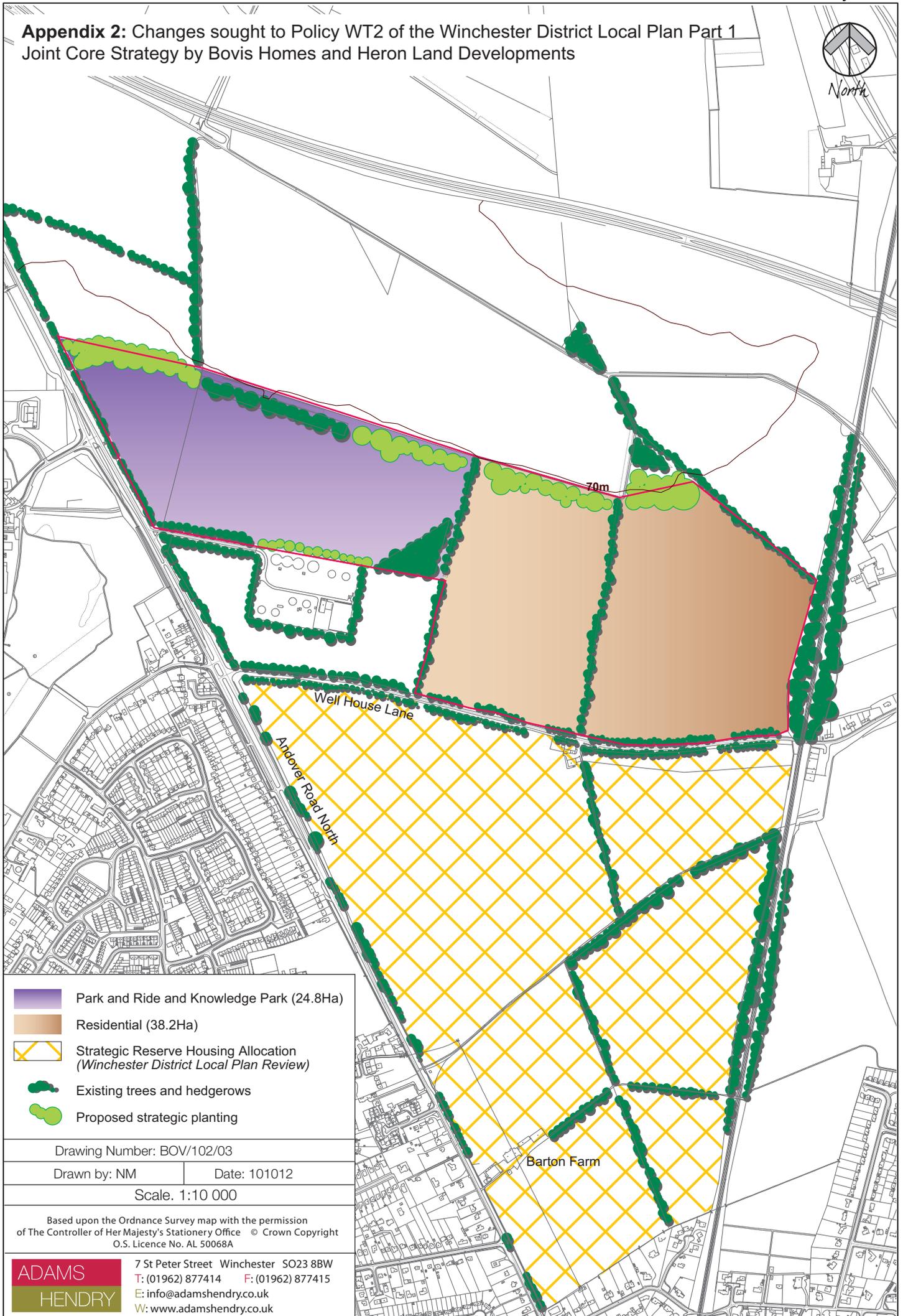
1. Whilst it is acknowledged that outline planning permission has recently been granted by the Secretary of State for 2,000 dwellings and associated local facilities at Barton Farm, the period for the judicial review of this decision does not expire until after the close of the JCS examination. It is important therefore to ensure that Policy WT2 is sound and will deliver the objectives of the JCS in the event that the decision is successfully challenged or that an alternative scheme comes is submitted.
2. Bovis Homes and Heron Land Developments support the principle of the strategic housing allocation at Barton Farm, however object to the delineation of the boundary on the grounds that the allocated site is insufficient to meet not only the land use requirements referred to in Policy WT2 but also the wider housing needs of Winchester town. Notwithstanding the recent decision on Barton Farm, the JCS continues to provide an opportunity to plan for the long term development requirements of Winchester.
3. Comprehensive development of Barton Farm, together with the land to the north of Well House Lane would allow the provision of new community facilities, schools, retail development, a new business park, park and ride and other facilities. Barton Farm on its own is not large enough to accommodate all of these facilities and provide 2,000 dwellings given the site's acknowledged constraints (landscape – belt of trees on the ridge, the dry valleys, the buffer strip adjoining the railway line) and whilst maintaining a density of development appropriate to this edge of centre site.
4. The application submitted by Cala Homes includes only 2,000m<sup>2</sup> of B1 floorspace, woefully below what is required on a strategic allocation such as this and in an area with significant levels of commuting and where the jobs to housing imbalance is so pronounced.
5. North Winchester is well located to the existing settlement boundary, the railway station and the services and facilities on offer in the city centre. An extension of the site at Barton Farm will allow for a more comprehensive mixed-use development enabling provision of sustainable measures to be considered from the outset as part of the masterplanning process. The south facing slope and the shelterbelt of trees that run along the 70m contour north of Well House Lane creates a degree of enclosure. It would be possible to reinforce this existing shelterbelt with additional planting to provide a defensible boundary to development. Furthermore, any development between the 70m contour and Well House Lane would be located well below the ridgeline at Down Farm Lane that rises to 90m. It is therefore considered that an extension to the reserve site at Barton Farm, north of Well House Lane would have a limited impact in landscape terms.

6. The precise boundary of the allocation can only be properly determined following the preparation and adoption of a comprehensive masterplan. Bovis Homes and Heron Land Developments therefore recommend that for the purposes of the JCS, the allocation should identify the maximum extent of development rather than be constrained by the fixed boundary of Well House Lane. This would provide the flexibility required to ensure that the overall housing requirement and allocation at Barton Farm is deliverable.
- ii. *Are they clear and deliverable, including in respect of the associated infrastructure requirements?*
1. The quantum, nature and disposition of uses proposed by the City Council under Policy WT2 is a function of the land available rather than a properly considered strategy to accommodate the future development requirements of Winchester.  
The Inspector's Advice Note on the Preferred Option Core Strategy in August 2009 confirmed that in order for the Core Strategy to be found sound, any policy in the Core Strategy allocating a strategic site would need to include 'all the different land uses/proposals and their scale that the site is to accommodate'.  
Despite this advice, the JCS only prescribes the scale of housing development.
  2. No information is provided on the amount of employment floorspace, public open space, green infrastructure or the size of local centre and park and ride. If appropriate figures were included for these key land uses, it would be clear that the allocation as proposed would be insufficient to accommodate the necessary physical and social infrastructure.
  3. It is not clear how the park and ride 'light' scheme required by Policy WT2 will mitigate the traffic impacts of the proposed development. The park and ride proposed in the Cala application includes spaces for only 100-200 cars. This is insufficient in size to be attractive to commuters who will need to be assured of a space on a daily basis in order to be persuaded to use the facility.
  4. The JCS should set out a clear strategy for development and not be constrained by the parameters in Cala Homes' planning application for the site.
  5. Policy WT2 should be amended to include land up to the 70m contour north of Well House Lane as part of a strategic allocation north of Winchester. The housing requirement should be increased to 2,500 dwellings. Policy WT2 should also make provision for a 20ha knowledge park and a site for a park and ride for 750-1,000 vehicles.

## **Appendix 2**

Plan showing changes sought to Policy WT2 of the Winchester District Local Plan Part 1 Joint Core Strategy by Bovis Homes and Heron Land Developments

**Appendix 2: Changes sought to Policy WT2 of the Winchester District Local Plan Part 1 Joint Core Strategy by Bovis Homes and Heron Land Developments**



- Park and Ride and Knowledge Park (24.8Ha)
- Residential (38.2Ha)
- Strategic Reserve Housing Allocation (Winchester District Local Plan Review)
- Existing trees and hedgerows
- Proposed strategic planting

Drawing Number: BOV/102/03

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Scale: 1:10 000

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7 St Peter Street Winchester SO23 8BW  
 T: (01962) 877414 F: (01962) 877415  
 E: info@adamshendry.co.uk  
 W: www.adamshendry.co.uk