



Role

- Early involvement in initial briefings
- Project managing regular progress meetings with Council and applicant
- Assessing planning policy framework
- Negotiation and formulation of an s106 planning agreement



**background**

Barratt (Southampton) Ltd proposed a residential development on a 20 hectare site in Kingston, East Cowes. This was a major planning application requiring substantial processing.

The outline application sought approval for means of access and was accompanied by a comprehensive illustrative Masterplan, ecological mitigation on an adjacent 25 hectare site and an Environmental Statement.

**more** was invited to act as consultants throughout the planning application process to ensure the best possible outcome for all parties.

**the challenge**

The scheme presented many challenges. A whole range of issues had to be addressed including greenfield land, the managed release of housing sites, density and site sustainability, landscape and visual impact, ecology and nature conservation, traffic generation and access, noise affordable housing and phasing.

**the solution**

We managed the planning application and became involved from the early initial briefings with officers and members.

The Council was advised on a range of technical and planning legislative issues and we reviewed all the planning application documents including the Environmental Statement. All consultee and third party representations were responded to, we project managed regular progress meetings with the Council and applicant, negotiated improvements and added value at all key stages in the process.

In addition we assessed and applied the planning policy framework and produced a comprehensive committee report with recommendations. We formulated conditions, the negotiation and formulation of an s106 planning agreement, presented the application to the Planning Committee, advised on post committee actions in relation to planning conditions and the referral to the Government of the South East (GOSE).

**the results**

Through our supportive style and collaboration with both the Council and the applicant, we added value, ensured the applicant could deliver in a way that met its objectives and achieved a quality outcome. The Development Team Manager at the Isle of Wight Council stated our commitment and engagement throughout the respective processes was highly valued, as was the way we worked as part of a team.

We were able to add much needed capacity and expertise to deliver the objectives of the Council through its planning service. Our specific understanding of the way planning services operate allowed us to focus on the needs of the Council and deliver important service and corporate objectives.