

BAR END FORUM**9 January 2017**Attendance:Councillors:Winchester City Council

Ashton (Chairman) (P)

Pearson (P)

Tait (P)

Weir (P)

Hampshire County Council

Mather (P)

Highcliffe Community Forum for Action

Chris Allen (P)

Janet Berry (P)

St Giles Hill Residents Association

Geoff Wright (P)

Liz Cooper (P)

Highcliffe Allotments Association

Bill Leadbetter (P)

Chilcomb Lane Residents

John Doyle (P)

Other Councillors in Attendance:

Councillors Burns and Hutchison

Winchester City Council Officers in Attendance:

Ms J Anderson: Project Manager & Policy Officer

Ms M Ford : Head of Sport and Physical Activity

Mr A Hickman: Assistant Director (Policy & Planning)

Mrs A Perkins: Head of Policy and Projects

1. **CHAIRMAN'S WELCOME AND INTRODUCTIONS**

In addition to members of the Forum, the Chairman welcomed approximately 11 members of the public and representatives of community groups etc to the Bar End Forum. Also present was Mr Justin Ridgment from The University of Winchester.

The Chairman announced that Cabinet was currently due to make its decision on the location of the new leisure centre at its February meeting. However, as it would be appropriate for the Urban Design Framework element of the project to precede this decision, he would suggest to Cabinet that it delays its decision until this process has been completed to an appropriate level.

2. **MINUTES OF THE MEETING OF THE FORUM HELD 9 NOVEMBER 2016**

RESOLVED:

That the minutes of the meeting of the Forum held 9 November 2016 be agreed as a correct record.

3. **REPLACEMENT LEISURE CENTRE UPDATE**

(Report BEF002 refers)

During officers' presentations and discussion of the Report, a number of matters were raised which were responded to where appropriate. These are summarised below under the appropriate paragraph headings of the Report.

Paragraph 10 – Garrison Ground Purchase

- (i) Following the registration of the 13.68 acres the Garrison Ground as an Asset of Community Value, there had been an interim period of six weeks for any Community Interest Group to register an interest in acquiring the land. At the end of this period, as no one had come forward, the process to purchase the land from Tesco was successfully completed on 22 December 2016. The land would be utilised only for sports and community use in perpetuity. The Chairman thanked officers of the Council for this achievement. In response to a query, Mr Hickman advised that he would clarify the process to formally remove the land from the Council's SHLAA register, i.e. of land that may in the future be suitable for housing development. (SHLAA – Strategic Housing Land Availability Assessment).

Paragraph 11 – Site Investigations

- (ii) Mr Hickman reported that some work had been undertaken in anticipation of the original proposal for Cabinet to have made its decision with regard to the location of the new leisure centre at its February meeting. However, the work completed would now be fed into the Urban Design Framework process. The work undertaken to

date had included ground water bore holes and filtration investigations on the Garrison Ground. He explained that due to the relatively dry autumn and winter, the filtration work had required filling the bore holes with water. Sun path analysis will also be undertaken to inform future design work. Heat mapping and energy masterplanning work has also now been commissioned for the area. Ecological work was to look at potential bat and slow worm habitats in the vicinity. Once the new centre's location had been established, then additional work would be undertaken with regard to other impacts and assessments.

- (iii) Transport assessment work had been undertaken having regard to the site behind the running track. This work had looked at various potential junction improvements to help facilitate access to the site. Opportunities to make general improvements within the locality were also being explored. The County Council were also carrying out work to formulate a Winchester City Transport Study and Strategy and the data collected for this work had commenced. This wider Study and Strategy may have implications for the Leisure Centre project

Paragraph 12 and 13 – Appointment of Design Team and Bar End Forum

- (iv) Mr Hickman reported that details of the criteria within procurement tender documents for the Design Team were soon to be shared with members of the Forum. He explained that appointments would be made according to key criteria having been met. These included having the correct skills (including place making) and staffing in place as well as financial track record etc. Councillor Ashton, as Chairman of the Forum, was part of the procurement panel, along with the Portfolio Holder. The panel would also receive input from other Council officers as appropriate. The Chairman suggested that any Forum member with concerns of the content of the brief for the procurement process should contact him or Councillor Pearson as relevant portfolio holder.
- (v) Mr Hickman explained that a formal Project Plan was to be endorsed by Cabinet. This will show timelines and milestones associated with the Urban Design Frame Work (geographic terms as defined as set out in the Forums terms of reference), site investigations and also the actual build element of the project.
- (vi) The Chairman referred to CABE guidance on Urban Design Framework creation. The Design team would undertake this work.
 “An urban design framework often covers an area only part of which is likely to be developed in the near future...and likely in land of multiple ownership.”
- (vii) It was reported that the County Council had, to date, not made any indication that it had any plans to relocate the Hampshire Cultural Trust from the existing buildings in Chilcomb Lane. The fallow field land to its rear may potentially be used for sports pitches mitigation. The Chairman reminded the meeting that the County Council were to be

fully consulted as part of the Urban Design Framework exercise. Officers would also continue their ongoing dialogue.

- (viii) The Forum accepted that the Urban Design Framework would include the old depot site. It was acknowledged that the Council required this to be income generating and local residents expressed the view that any such development should complement the leisure centre. The depot site would not be used as part of the build area for the new centre. The Council's Asset Management Plan currently included the depot site and referred to this for its redevelopment potential.
- (ix) As various land holdings in the area would influence the project going forward, all the various options would continue to be kept open, as far as possible, so that opportunities could be taken if and when they arose – such had been the case with the Tesco land.

Paragraph 14 – Consultation and Communications

- (x) The Chairman explained that Forum members had an important role in influencing the tender brief by ensuring that the appointed Design team engaged as widely as possible in the community. This must include any existing hard to reach groups, in addition to consulting and engaging with all residents of the Bar End and Highcliffe areas. Consultation and community engagement must be thorough, innovative, and creative. He requested that Forum members send any lists of potential consultees to him so that as a comprehensive list of consultees as possible was able be built into the brief at this early stage. The Chairman also suggested that Forum members were likely to have knowledge of appropriate venues for local consultation events. It was acknowledged that hand delivering leaflets was a very effective way to reach local communities and also that the planning process would additionally require extensive public consultation.
- (xi) It was acknowledged that the new Leisure Centre was intended to serve the whole of Winchester, including the district and beyond. Therefore, future consultation on proposals must be sufficiently 'wide' to have regard to this and therefore be inclusive of those users outside of the immediate area.
- (xii) Ms Ford confirmed that in 2013, as part of the decisions made regarding potential site location and facility mix, extensive consultation and engagement had taken place with sports clubs, governing bodies and with local schools.
- (xiii) Consultation and discussions are also ongoing with the Pinder Trust, MoD and other appropriate organisations.
- (xiv) Mr Hickman reported that there was currently £770,000 budgeted for all design work, inclusive of consultation, for RIBA stages 2 &3.

- (xv) A local resident addressed the Forum. She had been a resident of Winchester since 1971 and was a lover of sport and was currently in discussions with a fully funded developer about providing an Ice Arena with heat exchange to make viable an adjacent swimming pool and also to develop other leisure and ancillary uses. The developer had identified the depot site as a suitable piece of land for this project and would work positively with stakeholders to ensure best mix for the benefit of all concerned. The developer had asked that she introduce the proposals to the community prior to making an official approach to the Council. An Ice Arena on the depot site in synergy with a new Leisure Centre on the Garrison Ground would be a viable sporting facility for the community, the City and surrounding areas.

The Chairman thanked the resident for her interest and suggested that, in due course, she and the developer formally approach officers with their detailed proposals.

6. **FUTURE MEETING DATES**

The Chairman announced that the next meeting of the Forum would be held on Thursday 2 March at 6pm at the sports stadium.

The meeting commenced at 6.00pm and concluded at 7.25pm.

Chairman