

BARTON FARM FORUM

16 January 2013

Attendance:

Councillors:

Winchester City Council

Wood (Chairman) (P)

Byrnes
E Berry (P)

Scott (P)

Deputy Member in attendance:

Councillor Gottlieb (Standing Deputy for Councillor Byrnes)

Hampshire County Council

G Burgess (P)

Collin (P)

Headbourne Worthy Parish Council

Rutter (P)

Littleton and Harestock Parish Council

J Burgess (P)

Others in Attendance:

City Councillors Humby, Hutchinson, Ruffell, Tait, Weir and Witt
County Councillors Bailey, Dickens and Porter

Officers in Attendance

Mr S Tilbury: Corporate Director (Operations), Winchester City Council
Mr N Green: Strategic Planner, Winchester City Council

1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately 30 members of the public, local residents, representatives of amenity groups, together with District and Parish Councillors and officers.

2. **INTRODUCTION TO THE BARTON FARM FORUM**

(Report BFF1 refers)

Mr Tilbury explained that the Forum had been established to help to ensure that the development of 2,000 homes at Barton Farm (the MDA) is implemented successfully and becomes a successful part of Winchester.

He anticipated that the Forum would provide an opportunity for local Councillors, the public, interest groups and the developer (Cala Homes) to come together to discuss the development process and ensure that the new MDA works well as a place. The Forum would not determine planning applications relating to the MDA, but it could help influence the developer at the pre-application stage. It could also discuss, in a more informal setting, issues such as the provision of infrastructure such as health care or the impact on local services, which might not necessarily be discussed in such detail by the Council's planning committees. The Forum could also advise the developer on public consultation.

The importance of the design code was stressed in terms of how this would help form the vision for the development, as well as its design and implementation.

The Chairman invited the Forum to suggest issues that could be discussed at future meetings. From the subsequent discussion, the following issues were highlighted:

Looking at design codes:

- The need to visit other sites to gain a better understanding of the type of development Barton Farm could be. The issue of Member input to the development of the code was also stressed.
- In response to a suggestion, Mr Tilbury agreed to consider holding an open Members' Training Session on design codes and the Forum noted how the West of Waterlooville Forum had helped influence the Grainger design code.

Phasing of the development and infrastructure/facilities provision:

- The implementation timescales were raised in terms of phasing, provision of infrastructure and community facilities. Cala Homes agreed to provide the next meeting with details on the phasing of the MDA.

Traffic Issues:

- A representative of WinAcc (Winchester Action on Climate Change) explained that he had submitted alternative proposals for a transport plan for the MDA. In order to prevent the potential for road traffic accidents, WinAcc suggested that Andover Road traffic should not be

diverted through the MDA. WinAcc suggested that this element of the permission should be reviewed or delayed until the final stages of the development, to assess whether it was still relevant and, if it was, that it should be subject to a 20mph speed limit. WinAcc had also suggested that Cala's traffic plan had not adequately addressed the need for new routes to the town centre and station, and its absence did little to encourage walking and cycling.

- The impact on Andover Road/ City Road junction and at the Worthy Lane/Andover Road junction should be looked at again.
- Headbourne Parish Council's concerns on how traffic from the MDA could affect the Worthies.
- Concerns were also raised regarding the future management of highways on the development, in terms of whether they would be adoptable by the highway authority.
- A representative of the Ramblers' Association raised a concern that there was only one public footpath through the MDA. The Chairman agreed that this issue should be considered at the next meeting.
- How best to maximise sustainable transport in the MDA, including public transport (both new and existing services) the new Park and Ride facility, and walking and cycling connections to the neighbouring communities, station and town centre.

The Chairman therefore agreed that traffic issues should be considered at the next meeting.

Integration Issues

- How the MDA would integrate with Winchester and its immediate neighbours. To be truly integrated, it was suggested that the Forum should also consider how the new development would respond to the needs of disabled people, the elderly or young families. Would the footpaths, for example, be able to accommodate pushchairs?
- It was also suggested that the Forum should look at integration in terms of community facilities, churches, its relation to employment opportunities and that it should create homes that will be relevant to future residents into the 21st century.
- Headbourne Parish Council requested that the area west of the railway be preserved as an area of open space. It was explained that the design, layout and of open space will need to be considered as part of the design code, and the future management arrangements for all landscape and open space agreed by the Council.

Affordable Housing

- The Forum also agreed that its future meetings should consider how the affordable housing would be provided at the MDA and the involvement of Registered Social Housing Providers.

Sustainability of the development and impacts on the economy

- Sustainability issues were raised in relation to housing design, transport and energy usage. The importance of good employment opportunities in Winchester was stressed in order to encourage the new residents of Barton Farm to seek employment opportunities locally.

Community Facilities

- The community facilities, including the proposed local centre, their design, management and content.

WACA

- A representative of WACA offered their consultation experience to work with the City Council and act as a broker between the developer and the various community groups to achieve the best possible outcomes. This was noted by the Chairman.

RESOLVED:

That the Report be noted.

3. **SUMMARY OF THE PLANNING POSITION FOR BARTON FARM** (Report BFF2 refers)

Mr Green explained that, in October 2012, the Secretary of State granted consent for 2,000 new dwellings at Barton Farm. The outline permission included matters such as the boundary, the main road, access points, the location of blocks of development, that 40% of the new dwellings would be affordable housing, the leisure facilities, primary school, the park and ride site, green spaces and landscape features.

Whilst the permission was accompanied by illustrative plans, Condition 3 required the developer (Cala Homes) to submit a design code for the Major Development Area (MDA). Mr Green suggested that commenting on the emerging design code would be one of the early tasks of this Forum.

The Forum noted that good practice advised that design codes should not set out architectural detail or act as a pattern book. It was likely that the design codes would set out the proposed housing types that would adjoin existing residential areas.

In response to a Member's question, it was explained that officers were in the process of setting out a summary of the planning conditions for the MDA and the significant elements of the Section 106 Agreement (together with its trigger points). This would be available from the Council's website in the near future.

Mr Green anticipated that the MDA would take ten or more years to construct and that a number of different house builders could potentially build out future phases, which is why the Codes should be sufficiently flexible to respond to different circumstances.

RESOLVED:

That the Report be noted.

4. **PRESENTATION FROM CALA HOMES**
(Oral Report)

The Forum welcomed to the meeting Mike Emmett and Simon Collins from Cala Homes and Marcus Adams from John Thompson and Partners.

The Forum noted that Cala Homes had been working on the Barton Farm project for 18 years and intended to continue the good working relationship they had fostered with officers and stakeholders during that period.

Cala Homes was a company which had been operating for 100 years and the representatives emphasised how they intended that the development at Barton Farm should be of the highest quality.

Cala Homes explained how they had previously worked with other development Forums, such as this meeting, and valued the opportunity to learn from local people, ensure that the development was locally relevant and as a method of keeping people informed.

Cala Homes planned to hold a public information session at the Guildhall, Winchester on 31 January 2012. The purpose of this exercise was not to present any new information, but to inform interested members of the public about the current planning situation, explain the likely timetable and provide an opportunity for the developer to hear local views.

Further details would be available from a dedicated website in due course.

Further consultation would be held in Easter on the design codes, before submitting the first reserved matters application, which they hoped to do at the end of June 2013. It was probable that construction work at the site would commence in 18 months time.

In response to a Member's question, Cala Homes explained that it was likely that the development of the MDA would draw on local labour and that they

were currently compiling a list of firms which had expressed an interest in working with Cala on the MDA.

Mr Adams explained that John Thompson and Partners had been involved with the MDA from 2009 and had recently been retained by Cala Homes to work on the design codes and the first phase of the development. They were currently at the start of developing the design codes and had undertaken visits of other development sites in the country to learn lessons for the MDA at Barton Farm.

During a discussion on stakeholders, Mr Adams explained that he had already met with the Winchester Action on Climate Change (WinAcc) and the Winchester City Trust, and Mr Emmet welcomed the opportunity to involve other stakeholders, such as local traders.

Whilst Mr Adams explained that no two design codes would be the same, John Thompson and Partners had experience of preparing design codes for different types of development. As a global company, the John Thompson Partnership was also working on a development of 500,000 dwellings in China and 6,000 dwellings at Chilmington Green, Ashford in the UK.

RESOLVED:

That the Report be noted.

The meeting commenced at 6.30pm and concluded at 8.00pm.

Chairman