

BARTON FARM FORUM

29 May 2013

Attendance:

Councillors:

Winchester City Council

Wood (Chairman) (P)

Byrnes (P)
E Berry (P)
Learney (P)

Nelmes (P)
Pines (P)
Scott (P)
Weir (P)

Hampshire County Council

G Burgess (P)

Headbourne Worthy Parish Council

Rutter (P)

Littleton and Harestock Parish Council

J Burgess

Deputy Members in attendance:

Councillor Fountain (Standing Deputy for Councillor J Burgess)

Others in Attendance:

Winchester City Councillors Collin, Hiscock, Mather, Pearson, Tait, Warwick and Witt
Councillor Parker (Littleton & Harestock Parish Council)

Officers in Attendance:

Mr S Tilbury: Corporate Director, Winchester City Council
Mr A Hickman: Head of Major Projects, Winchester City Council
Mr S Jenkins: Highways Officer, Hampshire County Council

Others in Attendance:

Mr M Emett: Cala Homes
Mr M Adams: John Thompson and Partners

1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately 40 members of the public, local residents, representatives of amenity groups, together with District and Parish Councillors.

2. **PUBLIC PARTICIPATION**

Three members of the public spoke in the general public participation session and their comments are summarised below.

Mr Slinn reiterated his opposition to the rerouting of Andover Road and urged Cala Homes to reconsider their proposals. He stated that he would be objecting to the Stopping Up Order for the existing Andover Road and requested that a Public Inquiry be held into the alternative road plan.

Mr Tilbury advised that Cala Homes already had planning consent which included the rerouting of Andover Road and had been considered by the Secretary of State. Mr Jenkins drew attention to his presentation to the previous meeting where he had made clear that the County Council did not consider the current proposals were contrary to County Council policy and indeed that officers support the proposal.

Mr Bruty also spoke in opposition to the rerouting of Andover Road and did not consider the examples given by the County Council to be successful developments where routing a major road through the centre were comparable.

Mr Morris (Ramblers Association) referred to earlier correspondence he had sent to the City Council in relation to Headbourne Worthy footpath number 2 requesting that this be properly integrated and linked into the development.

Councillor Tait spoke in support of the rerouting of Andover Road.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 27 March 2013 be agreed as a correct record.

4. **UPDATE ON THE BARTON FARM MAJOR DEVELOPMENT**
(Report BFF4 refers)

The Forum commented on the usefulness and value of the recent site visits organised in conjunction with John Thompson Partners.

RESOLVED:

That the Report be noted.

5. **PRESENTATION BY CALA/JOHN THOMPSON AND PARTNERS ON DESIGN CODE AND COMMUNITY FACILITIES, INCLUDING FEEDBACK FROM THE STAKEHOLDER WORKSHOPS AND FUTURE EVENTS**

(Oral Report)

Mr Marcus Adams of John Thompson and Partners gave a presentation summarising the results of the recent stakeholder workshops. He advised that all the information outlined to the meeting would be available at an exhibition to take place on 12 June 2013 and on the City Council's web site following the meeting. In addition, two further workshops would be held on 13 June to consider further (with a limited number of key stakeholders) the priorities which need to be delivered through the Transport Section 106 contributions to provide the correct linkages and improvements to the highway network (including pedestrian and cycling routes/ schemes) to and from Barton Farm and adjoining areas; and to explore in more detail the Design Code.

Using input from the result of the workshops held in April, a Barton Farm Action Plan had been produced and Mr Adams summarised its contents to the Forum. The Action Plan was also available via the following link:
<http://www.winchester.gov.uk/planning/major-sites/barton-farm/>

Mr Adams gave further details in relation to the ongoing work of developing the Design Code for the development. He emphasised that lessons had been learnt from around the country and the aim would be to produce a concise, easy to understand Code. He displayed maps suggesting different density levels and designs in different parts of the development. Cala Homes intended to bring forward a reserved matters application for Phase 1a (along southern boundary) and Phase 1b (in northern area) before the autumn.

During the ensuing discussion of the Forum, the following matters were raised:

- (i) A number of Members raised concern about the level and location of community facilities proposed to be provided within the development. They felt the level was inadequate for the size of the development, and also having regard to the shortage of adequate youth facilities within Winchester generally. In response, Mr Adams emphasised that the Action Plan included measures for further investigation of community facility provision. In addition, Mr Emmett mentioned the possibility of the Medical Centre being used for community use, as discussions with GPs had indicated that it might not be required.
- (ii) In relation to community facilities, one Member highlighted that the New Homes Bonus could be utilised to increase the provision of community facilities within the development and/or in other areas of Winchester.
- (iii) Mr Adams confirmed that affordable housing would be distributed throughout the development. Mr Emmett emphasised that under the Section 106 agreement, Cala Homes were required to provide 35-40%

affordable houses within each phase, which equated to approximately 400 homes per phase. An affordable housing strategy for the development was being developed in liaison with City Council officers.

- (iv) One Member queried the number of business units to be provided within the development. Mr Emmett emphasised that the scheme was for a primarily residential development; however there would be some employment available in the local facilities and some premises to encourage local enterprise. In response to questions, he stated that, after it had been completed, it was unlikely Cala Homes would retain ownership of any non-residential elements of the development.
- (v) In response to questions, Mr Emmett stated that he believed, as the ongoing workshops and consultations moved forward, in general, attitudes had become more positive towards the development, although there remained some objections to both the principle and the new Andover Road in particular.
- (vi) Mr Emmett stated it was not possible to give an indication at the current time as to likely house prices within the development. However, he emphasised that there would be a mix of sizes and types of properties and prices available.
- (vii) One Member queried whether a site could be found within the development which could be suitable for use for a scout hut or similar and made available to such groups at a peppercorn rent.
- (viii) In response to a query, Mr Emmett confirmed that Registered Housing Providers were involved in discussions regarding affordable housing provision.

In line with the Forum's public participation procedure, the Chairman invited members of the public (including local interest groups) to raise any matters related to the Report and to the ensuing discussion of the Forum.

In summary, the following matters were raised and, where appropriate, responses given:

- (i) Councillor Collin stated there needed to be more clarity in the Design Codes in connection with open spaces in terms of how they were designed to ensure that personal security issues are addressed. He emphasised that it was important not to end up with open spaces in areas which were not overlooked by residential properties as this might result in parents being reluctant to let children play.
- (ii) A resident of Andover Road North supported the proposed diversion of the existing Andover Road and queried how dog walkers etc would be accommodated within the new development. Mr Adams reported that there would be different spaces linked by footpaths and cycleways, and the overall aim was to encourage walkers etc.

- (iii) Councillor Pearson agreed with concerns raised by the Forum Members in relation to the lack of community facilities. Mr Tilbury advised that the level of facilities had already been agreed within the Section 106 agreement and Cala Homes were therefore not obliged to increase the provision. However, it was noted that one of the purposes of the Forum was to advise Cala Homes about the Council's aspirations and work together, as far as possible, to achieve these.
- (iv) On behalf of Winchester Area Community Action (WACA), Mr Williams emphasised the organisations role and offered to help in working with various community organisations.
- (v) A resident overlooking the Barton Farm development spoke in support of the rerouting of Andover Road and welcomed the emphasis on encouraging travel by means other than car. He highlighted the requirement to improve the connections for those travelling by bike within Winchester itself. Mr Adams stated that at one of the workshops planned for 13 June this issue would be considered in more detail.
- (vi) Another local resident did not consider that anyone would want to cycle to and from the new Barton Farm development due to the distance and traffic conditions. Mr Tilbury pointed out that the main form of sustainable travel to and from the site would be by the bus services which would be provided.
- (vii) The proprietor of a car repair workshop situated along Andover Road North expressed concern about the effect on his business of the rerouting of the road. Mr Tilbury advised that he had not been made aware of these concerns before, but would discuss further with outside of the meeting.
- (viii) Mr Atwell (Chairman of WACA) highlighted the necessity for any bus services to operate into the evenings, particularly to and from the train station, to encourage more people to use it instead of driving. Mr Jenkins confirmed that Cala Homes were required to provide a substantial contribution towards the subsidy of a bus service. The detail had yet to be finalised, but it was intended the service would operate from early mornings through into the evenings, and at weekends.
- (ix) Mr Carden (WinACC and City of Winchester Trust) thanked those involved with the organisation of the recent workshops and the site visits to other developments. The City of Winchester Trust had found these very useful and have produced a report on the work undertaken to date which included The Trusts views, which he handed to Forum members.

RESOLVED:

That the Report be noted.

6. **FUTURE PROGRAMME OF MEETINGS**
(Oral Report)

Mr Tilbury advised that Cala Homes were aiming to submit planning applications in September 2013 for the reserve matters in Phases 1a and 1b of the development. During the planning application process, it would not be appropriate for the Forum to continue to meet, although it was possible to continue to hold meetings until then (and recommence once the planning matters had been formally dealt with).

Mr Tilbury suggested that at the next Forum meeting, community management issues could be examined. This was agreed and the Chairman requested that the economic centre also be considered at the July meeting. Another Member also requested that a report back on Connexions be considered and Mr Tilbury confirmed that this could be included within the general update report.

Mr Tilbury advised that the September meeting could consider a summary of the reserved matters planning application.

RESOLVED:

That the dates of the forthcoming meetings of the Forum be noted as follows (both at 6.30pm):

Tuesday 16 July 2013
Tuesday 10 September 2013

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

Chairman