

**BARTON FARM FORUM**

**16 July 2013**

Attendance:

Councillors:

Winchester City Council

Wood (Chairman)  
Scott (in the Chair) (P)

Byrnes  
E Berry  
Learney (P)

Nelmes  
Pines (P)  
Weir (P)

Hampshire County Council

Mather (P)

Tod (P)

Headbourne Worthy Parish Council

Rutter (P)

Littleton and Harestock Parish Council

J Burgess (P)

Deputy Members in attendance:

Councillor Gottlieb (Standing Deputy for Councillor Wood)  
Councillor Hiscock (Standing Deputy for Councillor Nelmes)

Others in Attendance:

Winchester City Councillors J Berry and Pearson  
Councillor Porter (Hampshire County Council)

Officers in Attendance:

Mr S Tilbury: Corporate Director, Winchester City Council  
Mr A Hickman: Head of Major Projects, Winchester City Council  
Mr N Green: Major Development Project Leader, Winchester City Council  
Mr S Lincoln: Community Development Manager, Winchester City Council  
Mr B Wallbridge: Strategic Manager, Design and Implementation, Children's Services, Hampshire County Council  
Mr M Shefferd: Children's Services, Hampshire County Council

Others in Attendance:

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

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1. **CHAIRMAN'S WELCOME**

The Chairman welcomed approximately 15 members of the public, local residents, representatives of amenity groups, together with County and Parish Councillors.

2. **PUBLIC PARTICIPATION**

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

Mr Alex King (Explorer Scout), Miss Millie Chilcot (Cub Scout), Masters Thomas and Daniel (Beaver Scouts) together with 'Chip the Beaver' from Hampshire Scouts Headquarters, spoke in support of there being land made available within the Barton Farm site for new scouting facilities. This would help ensure that young people, from the age of six, in Winchester continue to have opportunities to take part in the various pursuits promoted by the popular scouting movement.

The Forum congratulated and thanked the young representatives for their presentation and speeches. During subsequent discussion, the Forum acknowledged that not only was the Scouting movement extremely popular with young people in Winchester; it was well served by its adult volunteers. It was noted that the Scout's request was for there to be building plots made available and not necessarily for new buildings to be provided. The Forum agreed that it would have further regard to the points raised during its discussion of the provision of community facilities at the Barton Farm site later on the agenda.

Mr Stephen Carville (Vice Principal of Peter Symond's College) and Ms Alex Day (Director of Adult Education, Peter Symond's College) drew the Forum's attention to its well-attended adult education courses taught from its site, currently located in Weeke, Winchester. The site was within an old primary school that was not best suited to the needs of the college and provided limited opportunities for expansion. Therefore, Peter Symond's College was proposing that it negotiate with the developer to invest in developing new, bespoke adult education facilities within the Barton Farm Site. A new Adult Education centre there would also be better located in terms of its relationship to the existing main Sixth Form campus.

The Chairman thanked Mr Carville and Ms Day for their representation and advised that the Forum would refer to the points raised during its discussion of the provision of community facilities at the Barton Farm site later on the agenda.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 29 May 2013 be agreed as a correct record.

4. **BARTON FARM DEVELOPMENT – UPDATE REPORT**  
(Report BFF5 refers)

Mr Tilbury introduced the Report and Mr Adams (John Thompson and Partners) reported on the successful public exhibition event and subsequent stakeholder workshops. A ‘transport’ workshop had included discussion of the integration measures and priorities and the outcomes of this event would be fed into a detailed Study to be commissioned by the County Council. A further workshop on Design Codes provided useful feedback which would be referred to as part of on-going work with regard to the design of the development including the layout, materials, landscaping, open spaces etc.

In response to a question, Mr Emmett (Cala Homes) advised that a reserved matters planning application was likely to be submitted in September 2013. Subject to planning consent having been granted in January 2014, a six month tendering process would then take place for contractors. Various ground works could then potentially commence from mid 2014, with construction work from late 2014. Completion and first sales could then follow in early 2015. Mr Emmett also reported that Cala Homes could liaise with the Council with regard to ensuring that opportunities for local contractors and apprentices during the construction phase were available.

RESOLVED:

That the Report be noted.

5. **PRESENTATION ON COMMUNITY FACILITIES – STEVE TILBURY,  
CORPORATE DIRECTOR – WINCHESTER CITY COUNCIL**  
(Oral Report)

Mr Tilbury gave a presentation on proposals for the provision of community facilities as part of the development, including what was required of the developer as part of the Section 106 legal agreement.

In summary, Mr Tilbury drew attention to the importance of the new community integrating and sharing its amenities with the residents of Winchester generally and not placing a strain on existing facilities and services. It was proposed to group community facilities together as part of the new development so as to contribute towards creating a ‘sense of place’.

The new community facilities to be constructed at the site would also encourage people to travel to Barton Farm. Existing facilities throughout Winchester, such as the Theatre Royal were likely to welcome additional patronage from the new residents of Barton Farm. There was a need to identify suitable sites where additional provision for community facilities could be made at a later date when exact needs can be better ascertained. This might include, for example, land requested by the Scouts or for the Guides.

Mr Tilbury also confirmed that informal discussions had commenced with regard to the proposal put forward by Peter Symond's College to relocate its Adult Education services to the site.

With regard to the requirements for community facilities within the Section 106 Agreement, he advised that the proposed size of the community centre would be suitable for the size of the new community at Barton Farm. It would also be both eye catching in its external design, as well as flexible as possible internally to allow for its multiple use. The provision of a medical centre was stipulated in the Section 106 Agreement, although this did not have to be funded by the developer. A meeting with Local GPs had indicated that because of existing spare capacity within Winchester, there would not be the need for a new stand alone medical practice at Barton Farm. However it was felt that provision should be made for outreach services to be held in Barton Farm and that this would be best provided as part of the Community Centre. Close liaison with both Primary and Secondary care providers would be needed in the design of such facilities.

A primary school, a small retail food store, 5 units for pub/restaurants/takeaway, a preschool nursery as well as outdoor play areas were also required to be provided by the developer. A Community Development Worker would also be appointed to help link up with existing providers as well as undertake more practical works as the development evolved.

Mr Tilbury highlighted that locally led management arrangements for new facilities were likely to be the most popular and successful approach. With regard to the future governance and representation of the new community, Barton Farm could become a separately parished area or could be integrated into the town area wards. Early discussion of the best approach to these options would need to take place.

Mr Shefferd and Mr Wallbridge from Hampshire County Council referred to the new primary school proposed for the site. This would be bespoke in its design, so to be appropriate to its location and would contribute to a sense of belonging to the new community. Mr Walbridge offered to report some initial proposals for the design of the school to the next Forum meeting.

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

- (i) A phased approach was to be taken with regard to construction of community facilities, depending when homes were completed and occupied. It was estimated that approximately 200 homes would be built per annum. The linkage between the north and south of the site by construction of the main link road was also important. Mr Lincoln explained that there was provision within the Section 106 Agreement to provide temporary community facilities in the interim period. This was important so as to establish local community involvement as soon as possible, including in the management arrangements for the facilities.

- (ii) A Member raised concerns about the safety of the community facilities 'straddling' the main road through the site and therefore increasing the likelihood of pedestrians coming into conflict with traffic. Mr Adams reminded the Forum that this area was shared space where a 20 mph restriction would be imposed. In addition to this, there was sufficient evidence to show that shared space, if carefully designed, was self regulating and generally encourages slower speeds and safer pedestrian and vehicle interaction.
- (iii) A question was raised about the impact of the development at Worthy Down and whether this had been taken into account as part of the transport assessment for Barton Farm. It was confirmed that the timing of different development proposals often made such assessments difficult, but that general growth predictions as part of traffic forecasting did make allowance for such developments.
- (iv) Mr Emmett clarified that although only one care home was currently planned to be included within the development, there could be further facilities added if required.
- (v) Mr Shefferd advised that that the County Council was discussing with Henry Beaufort School how an additional 150 secondary school places could be provided to assist with the additional capacity necessary once the new development became occupied. A space utilisation study would also be undertaken and this would include associated facilities which would also be required. It was acknowledged that those pupils who were not in catchment area who wished to attend Winchester schools might eventually be required to attend schools elsewhere.
- (vi) Mr Tilbury clarified that the Section 106 Agreement for the development did not include provision for additional youth facilities at the site. However, the development could potentially create opportunities for new amenities in adjacent areas.
- (vii) Mr Shefferd and Mr Wallbridge responded to questions on the new primary school. With regard to its design, it was confirmed that the buildings would be designed so that they could be made accessible to the local community, including out of hours. The need to have sufficient space and access at pick up/ drop off times was also recognised. The new school would be three-form entry and would initially open for Reception classes and then expand in subsequent years as the children moved through the school. The existing 'trigger' for the new school was the occupation of 250 homes and it was explained that those moving into the development might have children in other existing schools. However, it was pointed out that the school must have sufficient pupil numbers in order to qualify for sufficient funding to allow the school to operate. In addition, it would not be expected that children would be temporarily placed in other schools pending completion of the proposed new school.

- (viii) In relation to community facilities, a Member sought assurances that the new facility should be designed in such a way as to not discourage its use as a youth club. Mr Tilbury explained that the building's design would draw upon expertise and best practice from other areas, including 'The Hilt' in Chandlers Ford.
- (ix) In response to a query, Mr Emmet confirmed that there was to be approximately 28 hectares of open space within the development site suitable for dog walkers. In addition, Mr Adams reminded the Forum that an informal route would be provided for dog walkers around the edge of Cala's land to the east of the railway line.

In line with the Forum's public participation procedure, the Chairman invited members of the public (including local interest groups and local representatives) 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) County Councillor Porter suggested that a new Parish Council for Barton Farm was a necessary part of establishing cohesion for the new community. It was also likely that there would be a requirement for pre-school places to include a private nursery, as there was sufficient demand for the Government's free places after the age of three. She also suggested that new community facilities, as well as being flexible in their design, should be inclusive of sprung flooring as dance classes were extremely popular. Councillor Porter also supported the primary school and its site being permeable and accessible for community use as far as possible.
- (ii) The Hampshire Scout County Commissioner referred to the presentation by representatives of the scouting movement earlier in the meeting. He estimated that over the longer-term there would be an additional 1,000 to 1,200 people within the ages of 6 – 17 years old living in the development site. Should a site be provided within Barton Farm, ideally this would be located in order to encourage young people to walk or cycle.
- (iii) A local resident supported the proposals that the new primary school should be able to be accessible for community use, however the buildings should be secure during school time.

RESOLVED:

That the Report be noted.

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

Mr Tilbury advised that it was envisaged that Cala Homes would be in position to present further details to the next meeting of the Forum of their proposed reserve matters applications for Phases 1a and 1b of the development.

RESOLVED:

That the date of the forthcoming meeting of the Forum on Tuesday 10 September 2013 at 6.30pm be noted.

The meeting commenced at 6.30pm and concluded at 8.20pm.

Chairman