



Meeting Kings Barton Forum

Date and Time Tuesday, 5th November, 2019 at 6.30 pm.

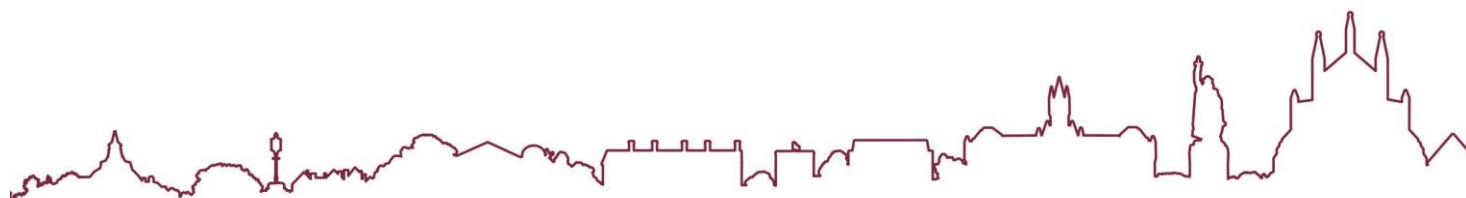
Venue Walton Suite, Guildhall, Winchester

S U P P L E M E N T A R Y A G E N D A

8. Kings Barton Implementation Report (Pages 3 - 32)

(Report Ref: KBF24)

5 November 2019



This page is intentionally left blank

Luken Beck

MANAGEMENT · DEVELOPMENT · PLANNING

30 Carlton Crescent, Southampton SO15 2EW
 Tel: 023 8063 3440
 www.lukenbeck.com



Winchester City Council Councillors c/o Chris Hughes Implementation Officer
 Development Management
 Winchester City Council
 City Offices
 Colebrook Street
 Winchester
 Hampshire
 SO23 9LJ

17th October 2019

Our Ref: 19069/03
 Your Ref:

Dear Councillor,

LAND AT KINGS BARTON, ANDOVER ROAD, WINCHESTER – IMPLEMENTATION PROGRAMME AND PHASING OF FUTURE APPLICATIONS

We understand from email correspondence, the community and its representatives would like to know more about the current implementation of the approved development at Kings Barton and the strategy regarding the determination and future consultation of the various phases that are now the subject of Reserved Matters applications with Winchester City Council.

As explained at the Barton Farm Forum held in July 2019, the original outline application was granted consent on 2nd October 2012 for the development (Appeal reference APP/L1765/A/10/2126522, planning application reference 09/02412/OUT), comprising of;

- 2,000 new homes;
- Neighbourhood Centre;
- New Primary School and Nursery;
- Retail and office uses; Community Building;
- 60-bedroom Care Home;
- Park and Ride facility;
- Allotments and open space;
- Ecological mitigation and associated landscaping;
- New road infrastructure including the diversion of Andover Road and the formation of the new Winchester Avenue; and
- Formation of public rights of way.

The application was subsequently amended by planning applications under S73 of the Town and Country Planning Act 1990 (WCC ref.13/01694/FUL) seeking a variation of conditions of the outline consent (WCC ref. 09/02412/OUT). This related to;

- Condition 3 and was to enable design codes to be submitted at the same time as the first Reserved Matters submission;



Directors: Ian Johnson BSc(Hons), M.A., PG Dip UD, M.R.T.P.I.
 David Jobbins BSc(Hons) TP, Dip TP, Dip EM, M.R.T.P.I.
 Exec Consultants: Graham Beck JP, M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.
 Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I



- Condition 30, relating to the size of individual A Class uses within the local centre, following feedback from potential operators; and
- Condition 33, regarding a scheme to secure the provision of medical facilities, with flexibility in the type and scale of medical facilities following feedback from local medical providers.

Condition 8 of the original outline (WCC ref. 09/02412/OUT) required the submission of both the residential and non-residential Reserved Matters (which includes the Neighbourhood Centre) before the expiration of 7 years from the date of this permission. Given this requirement, this has meant that all Reserved Matters had to be submitted before 2 October 2019 to be valid.

A Reserved Matters application deals with some or all the outstanding details of the outline planning application that has been approved. This includes;

- Appearance – Aspects of a building or place which affect the way it looks, including the exterior of the development
- Access – Covers accessibility for all routes within the site, as well as the way they link up to other roads and pathways outside the site (The Winchester Avenue and access to the site is already approved)
- Landscaping – The improvement or protection of the amenities of the site and the surrounding area
- Layout – Includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- Scale – Includes information on the size of the development, including the height, width and length of each proposed building.

The details of the Reserved Matters applications will be inline with the outline approval, including any conditions attached to the permission.

The approval of Reserved Matters in respect of appearance, layout, landscaping (Phase 1A, and 1B including the new Winchester Avenue and Park and Ride) has already been approved for 423 dwellings (200 in Phase 1A and 223 in Phase 1B) and open space in April 2014.

Given that access details have already been approved at the outline stage and through the first Reserved Matters application above, the remaining Reserved Matters relate to the detailed design of the remaining dwellings, community infrastructure including associated open space and the Neighbourhood Centre.

The first of these applications was submitted in July 2019 for Phase 2A and the remaining followed at the end of September in advance of the October 2019 deadline. These applications were based on feedback from the public exhibition held in November 2018 and the layout and design of the Neighbourhood Centre was informed by the consultations carried out in 2016. The detail of these Reserved Matters applications will be open to further discussion at the next Barton Farm Forum meeting(s) and through additional consultation events, as and when the likely occupiers of the various premises are more certain.

The Reserved Matters applications have now been validated but we understand the Council do not intend to determine them immediately given the quantum and number of applications. The applications are expected to be determined in order of implementation, in accordance with the agreed phasing programme (as shown in the phasing plan below). As each phase is ready to come forward, the consultation period will 're-open', and where appropriate, any amended plans and proposals will be submitted for consideration.

The table below outlines the various Reserved Matters applications, the anticipated determination dates of the applications, following consultation, and when each of the phases is likely to be built-out. Please be mindful that CALA Homes are considering bringing forward the completion of

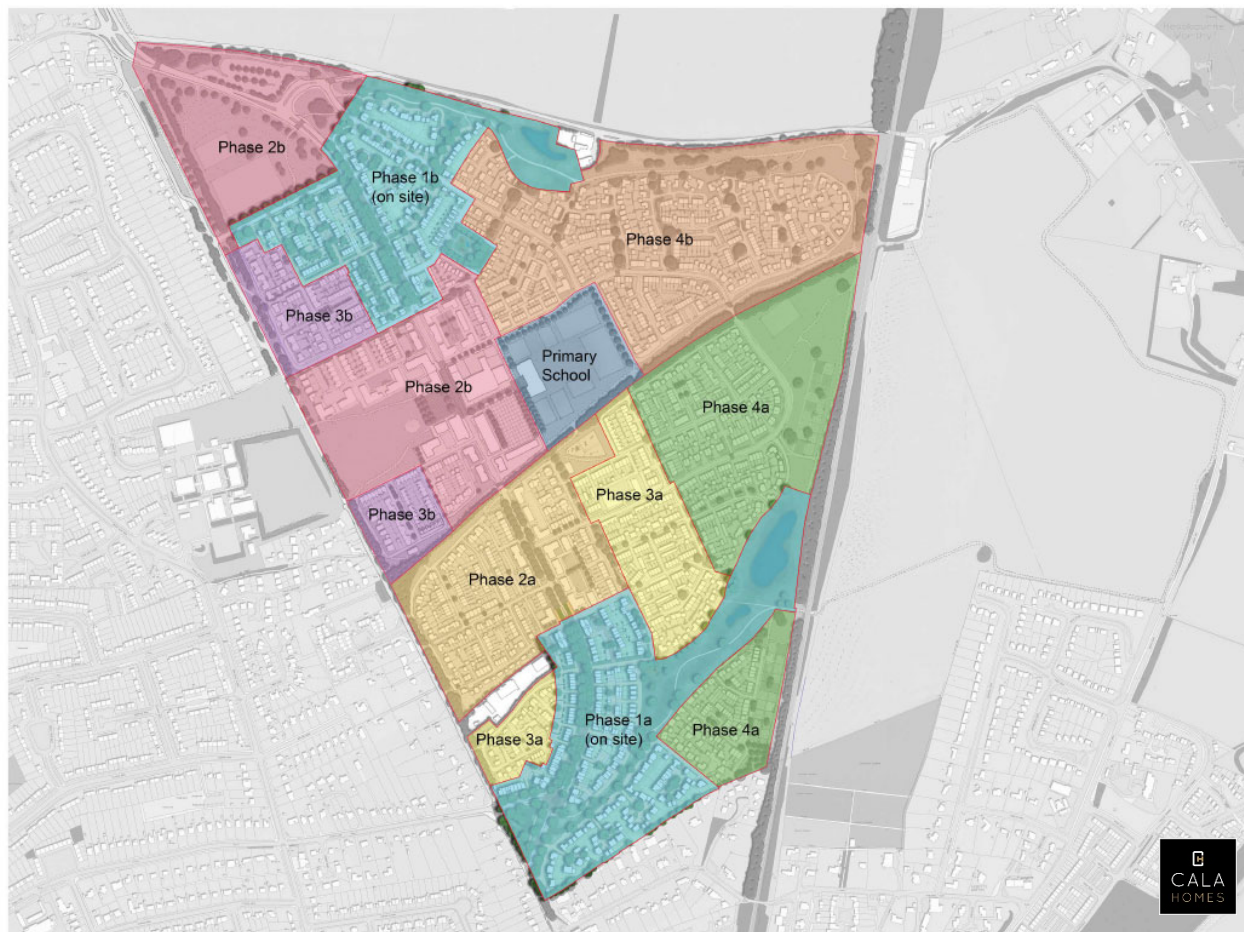
associated infrastructure, such as the Winchester Avenue, which may advance parts of this timetable. The completion of the Barton Farm Academy, expected in September 2020, may also instigate other complimentary uses within the Neighbourhood Centre, such as the nursery and community centre. Please note the dates in the table below are provisional as circumstances may change, and the timetable could be shortened depending on future sales and other market factors.

The Neighbourhood Centre has an overall masterplan whereby the public realm and movement strategy within this key area is coordinated, within the Reserved Matters application for Plot 1. This also includes the residential uses facing onto The Park/Village Green. However, the remaining mixed used within Phase 2B have been split into various plots, so these can be implemented by different end users/occupiers (if required). Provisions to ensure each plot will have necessary infrastructure, landscaping, services and any management agreements in place will be set out in the Reserved Matters applications. With regard to the non-residential uses within the Neighbourhood Centre, CALA Homes has received interest from a number of future occupiers to date and this has been reflected in the detailed designs produced.

Once this key central place is established, it is likely that this will also have a positive impact on future sales and occupations of residential phases going forward (estimated dates are quite conservative in the table below).

Phase	Development Description / Number of Dwellings	Anticipated Determination Date	Commence on Site
Phase 1B	223 Residential Dwellings	April 2014	July 2016 (Due for completion 2019)
Phase 1A	200 Residential Dwellings & Winterbourne Meadows	April 2014	July 2018 (first occupations Autumn 2019)
Phase 2A	251 Residential Dwellings & The Green	December 2019	Commence on site 2021 (first occupations Summer 2022)
Phase 2B (Residential)	Plot 1 - 231 Residential Units, Public Realm (including The Park/Village Green), Movement Strategy for the Neighbourhood Centre, & Football Pitches	2020	Commence on site 2021 although residential plots anticipated in 2023
Phase 2B (Neighbourhood Centre)	Plot 2 – Retail Units Plot 3 – Nursery Plot 4 – 60-bedroom Extra Care Plot 5 – Office & Education Plot 6 – Community Plot 7 – Public House* *Subject to a Full Planning Application (submission October 2019)	2021	Commence on site 2021 (although plots may progress at different stages)
Phase 3A	208 Residential Dwellings	2023	Commence on site 2025
Phase 3B	121 Residential Dwellings	2024	Commence on site 2026
Phase 4A	273 Residential Dwellings, U13/14 Football Pitch, Allotments, Community Orchard and Park	2026	Commence on site 2028
Phase 4B	433 Residential Dwellings & Open Space	2028	Commence on site 2030

At the time of writing, the trigger dates for delivery of key infrastructure (high level S106 Obligations for example) are anticipated in Autumn 2024. Given 200 occupations have been established to date, the appointment of a community worker is already underway (more details have been provided at the Barton Farm Forum and within July's meeting minutes). This will undoubtedly assist in engaging the community in the future applications and influencing the design of community spaces, including the community buildings, equipped play areas and allotments.



Kings Barton, Winchester - Phasing Plan - August 2019

We hope the above provides you with reassurance on the timetable for delivery and that dialogue will continue with the community, stakeholders, and interest groups, building on what has been done before, in what CALA believe is an exciting new stage at Kings Barton. Our work in planning and delivering the new community has been and will continue to be assisted by the very supportive Council.

This letter and the projected timetable will be reviewed every six months and an agreed extension of time sought from the Council to reflect the latest situation.



Phase 2B Neighbourhood Centre – Masterplan of all uses/plots (September 2019)

Please do not hesitate to contact me if you have any queries.

Yours sincerely



Natalie Fellows BA (Hons) MSc MRTPI
Associate
 Email: nataliefellows@lukenbeck.com
 Telephone: 02380 633440

This page is intentionally left blank

KINGS BARTON WINCHESTER

Neighbourhood Centre Workshop Summary & Update

September 2016



“

Kings Barton will be a new neighbourhood for Winchester, providing 2000 homes along with retail and community uses and social and recreational infrastructure. It is designed as a neighbourhood of order and unity, reflecting the creation of a new suburb for Winchester, planned and built as a whole.

”

COIN STREET NEIGHBOURHOOD CENTRE

Coin Street
neighbourhood

CONTENTS

INTRODUCTION

COMMUNITY BUILDING BRIEF

COMMUNITY FACILITIES WORKSHOP 1

OUTCOMES OF WORKSHOP 1

SUMMARY

EMERGING DESIGN PROPOSAL

COMMUNITY FACILITIES WORKSHOP 2

OUTCOMES OF WORKSHOP 2

SUMMARY



INTRODUCTION



Page 13

Barton Farm: Illustrative overall masterplan

Planning history

The outline planning permission for Kings Barton (Barton Farm) was approved at appeal on 2 October 2012 for the development of the site for 2,000 dwellings (and other associated works). The outline permission included detail of proposed access, with all other matters reserved.

The Design Code and Reserved Matters Application for the first 423 residential dwellings (Phase 1a & 1b) of the Kings Barton site was approved at committee on 27 March 2014.

This document

In the approved design code, the neighbourhood centre has been identified as an essential component in creating distinctiveness within Kings Barton.

The community facilities contained within the neighbourhood centre will comprise a primary school, nursery, community building and various mixed uses.

The exact location of the community building within the neighbourhood centre are to be agreed subject to further detailed design work and will be explored in consultation with Winchester City Council as part of the Phase 2 Reserved Matters application.

This report summarises the on-going discussions, workshops and emerging design proposals for the neighbourhood centre.

COMMUNITY BUILDING BRIEF



Page 14

Brief issued in June 2014



This document for the neighbourhood centre should be read in conjunction with the community building brief dated June 2014.

The community building brief was prepared by JTP on behalf of CALA Homes to discharge the pre-commencement condition 7.1 of the S106 agreement. The document set out key principles to be considered in any wider neighbourhood centre plan.

In summary the document considered options for a new community building envelope that could include:

- A stand-alone community building with a robust strategy for core users and management to ensure the long term success of the facility
- A community facility incorporated within a mixed-use larger building envelope which would attract additional interest groups resulting in a constant flow of people and activity throughout the morning, afternoon and evenings. A larger building footprint would include complementary educational establishments such as pre-nursery or adult education departments
- Functional spaces would ensure that users continually use the facilities resulting in a well-used building throughout the week and weekends.

The core users envisaged were:

- Fitness classes (aerobics, yoga etc.)
- Pre-school / play groups
- After school activities
- Community groups
- Social events
- Weddings and private functions
- Adult education
- Short courses (day courses)
- Drop-in surgeries (midwives, health clinic, GP's)
- Local resident associations
- Civic services including polling stations, public meetings, talks and exhibitions

CALA and project team members visited three community centres in Winchester and surrounding areas to assist in the preparation of the briefing document. Key themes emerged from all three visits:

- Flexibility of space to ensure the building's longevity
- Storage to ensure facilities are flexible enough for a diverse number of interest groups
- Revenue is important when there is a lack of funding and therefore self-sustaining measures should be in place.

COMMUNITY FACILITIES WORKSHOP 1



Workshop document issued in April 2015

Page 15



The first community facilities workshop was held on the 28th April 2015 at the Winchester City Council and attended by 29 people.

At various stages during the event, all participants embraced the challenges of how to design the neighbourhood centre and provided insights, ideas and comments.

The workshop comprised a half-day session and was facilitated by JTP; architects and urban designers on behalf of CALA Homes.

Attendees included Winchester City Council and other interested stakeholder's and members of local community interest groups.

The list of attendees:

- CALA Homes
- JTP
- Winchester City Council (WCC)
- Winchester City Councillors
- Hampshire County Council (HCC)
- Rocmor (Commercial Agents)
- Henry Beaufort School
- Winchester University
- Peter Symonds College (Adult Education)
- Winchester Diocese
- City of Winchester Trust (CWT)
- Winchester Action for Climate Change (WinACC)
- Hampshire Scouts

OUTCOMES OF WORKSHOP 1

Page 16

OPPORTUNITIES	
Uses	<ul style="list-style-type: none"> • Avoid 'competing' community spaces • Move nursery out of 'commercial sector' and link it to community centre as a part social enterprise community centre • Whilst school, Peter Symond's and scout hut have community dimensions to them – retain the vision of community centre – priority of community development • Opportunity to visit what's proposed and where. Is it still appropriate? • Co-location of community uses but will require stakeholders to compromise for the greater good • Elderly people need to have access to communal facilities and views of activity. Why not combine the housing for the elderly with pre-school play group? We need mixed use. • Adult education – for those with learning difficulties • Youth club room • Sprung floor for sport/dance in community building
Public Space	<ul style="list-style-type: none"> • Design and use of public realm and green spaces is crucial to how local character / local distinctiveness can be introduced to Barton Farm from day one through to completion. Need to stay true to design code to achieve this. • Footways and cycle ways most effectively link up and go into local centres and the city and transport hubs – way to reduce car ownership • Parking – disingenuous presentation of the Place! • Adult outside gym
Connections	<ul style="list-style-type: none"> • Integration with neighbouring communities and cross-fertilisation of activities and users • Opportunities to connect • Well planned and attractive connectivity for cyclists/pedestrians

Design & Design Standards	<ul style="list-style-type: none"> • Statement buildings which give sense of place • Designate Kings Barton as (1) Learning and (2) Low carbon (energy, building, mobility) centres of excellence • Reduce carbon impact by designing in low carbon lifestyle • No statement buildings! But little gems. Some more organic shapes not all straight! • Hampshire context, Winchester satellite, Geographic expert. • Code breakers with excellence
Learning From	<ul style="list-style-type: none"> • Break down the silos, this will demand collaboration and generate social glue • Take heart lessons from Weeke local centre. Thriving and busy • Examine other places and how they have been delivered (e.g. Southwater delivered by LPA)
Flexibility	<ul style="list-style-type: none"> • Flexibility of all community buildings • Integration of the local community
Energy	<ul style="list-style-type: none"> • Community energy scheme across all facilities • School 'place' to set high standards and sustainability • CHP at the centre supplying both the school and the supermarket chillers
Identity	<ul style="list-style-type: none"> • Character & identity vital within neighbourhood centre • Need to encourage and engender active citizens – give them a role in the long-term management and a sense of 'ownership'
Delivery Models	<ul style="list-style-type: none"> • Does the school set the design? Is it commercially viable? • Identify cross facility management opportunity - offer to open tender energy/facilities/programme

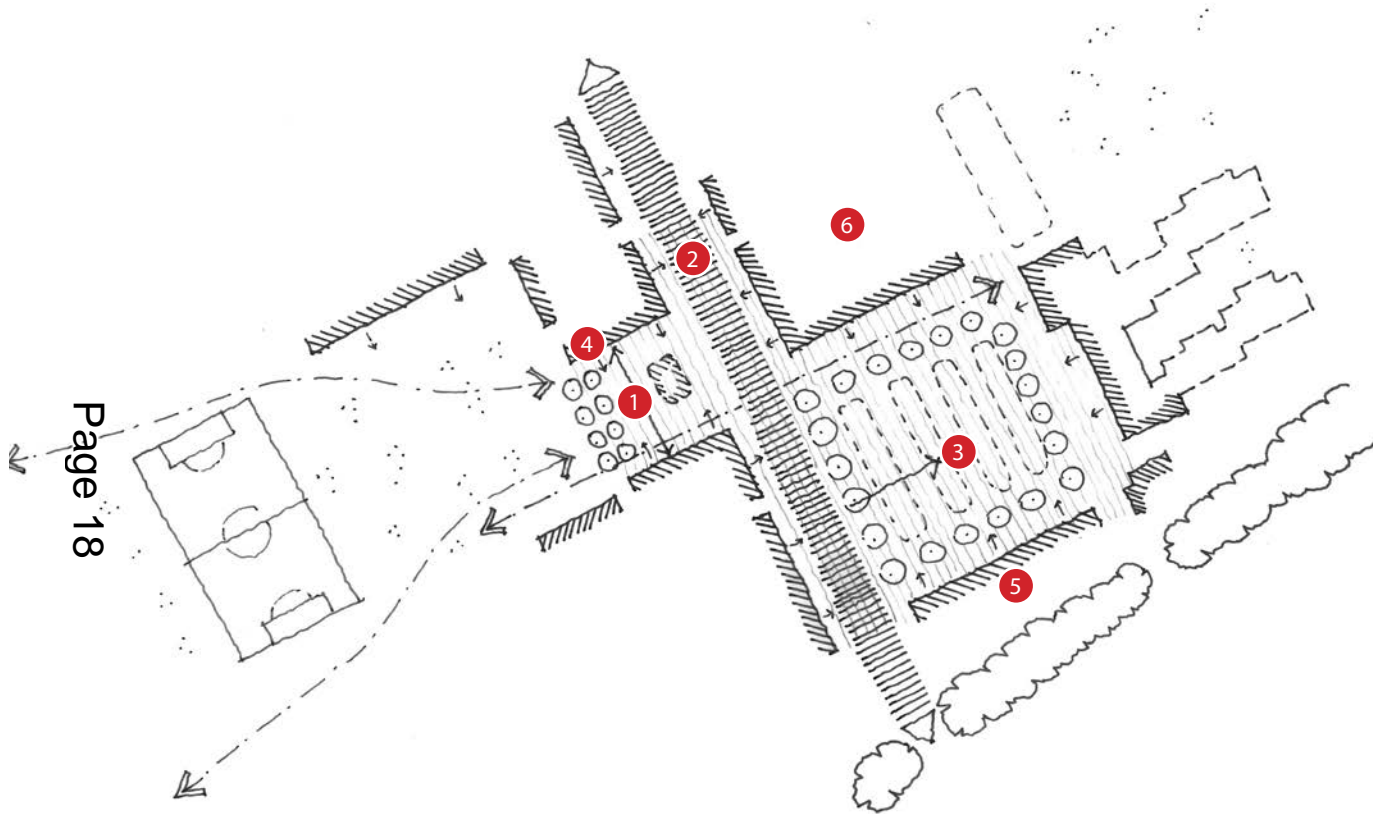
OUTCOMES OF WORKSHOP 1

ISSUES	
Integration	<ul style="list-style-type: none"> Active frontages with activity outside The commercial requirements of operators requiring separate site, own parking discourages integration Meeting demand from neighbouring communities in Weeke & Harestock Outside places for people to meet
Parking	<ul style="list-style-type: none"> Inadequate parking on northern boundary Important that parking needs are met but that they do not dominate or block the pedestrian links between the different spaces Parking – operators want more. How is shared parking managed? 'The Place' needs to be community hub not the 'car park'
Design	<ul style="list-style-type: none"> Shared space concept must achieve, especially road Destination but also place to linger Simple / elegant / light (style + look + feel) Reconfigure public space to open up school Appropriately scaled, buzzing with activity through the day Ensure exemplar architecture
Movement	<ul style="list-style-type: none"> Very good connections for walkers and cyclists with well lit & good surface Paths to reflect walking movement analysis Easy to walk and cycle between areas – social travelling opportunities
Management & Delivery	<ul style="list-style-type: none"> How is development planned? Needs to happen all together – no missing pieces Management of public realm and parking e.g. supermarket wants control of own parking To make it work need to see the place as a whole: buildings, landscape, roads, people all need to work together. Everyone key – at present all space no place. What is needed at the start and can come later?

Page 17

Purpose and for who?	<ul style="list-style-type: none"> Opportunities for intergenerational activities Very different needs of space for Cubs/Scouts and nursery/early year even if time complimentary Double up all facilities to ensure full use not emptiness ever – schools this weekdays/weekends etc
Other Facilities	<ul style="list-style-type: none"> What about Guides and Brownies? (All informal education) What about Forest Schools and Woodcraft Folk? Where are the Girl Guides? Is this another demand or is it shared with Scouts? Sharing of facilities (not possessive) Resources for lone workers / home workers / self-employed (Discovery Lite) A pity not to have a city farm! There was once. Needs a café / bistro plus a decent restaurant / takeaway
Sustainability	<ul style="list-style-type: none"> Encouraging a 'green' and sustainable community Retain the dedicated community centre with the priority on whole community development
Community Building	<ul style="list-style-type: none"> Multi-purpose spaces – flexibility Challenge of how to make upper floors active Share facilities as much as possible to avoid wasted empty space The community building could benefit from being integrated into a larger building with other uses supporting long term viability How is it flexible enough to change over time as the development grows? Flexibility of building Management – structure & administration How to design key space flexibility for future users (unknown)

SUMMARY



Page 18

There were a number of common themes across most of the groups.

In summary these included:

1. The need to create a greater sense of place around the Square, whether this be through increased height and density of the surrounding buildings or the reduction of the square itself .
2. The potential to increase the shared surface of The Avenue throughout the Neighbourhood Centre providing greater traffic calming and pedestrian flow.
3. Opening up of 'The Place' to provide a clear view to the new primary school frontage.
4. The potential to relocate the Pub/Restaurant on the north side of the square to benefit from a southerly aspect and open space.
5. The possibility of relocating the Care Home closer to some of the retail and community facilities alongside the tree lined ridge.
6. Increasing the residential density within the neighbourhood centre above the supermarket.

EMERGING DESIGN PROPOSAL

Following the community facilities workshop in April 2015, a further design team workshop was held on 9 March 2016 to develop an emerging proposal for the neighbourhood centre.

Attendees at the design workshop:

- CALA Homes - Client
- JTP - Architects
- Saunders Partnership - Architects
- Fabrik - Landscape Architects

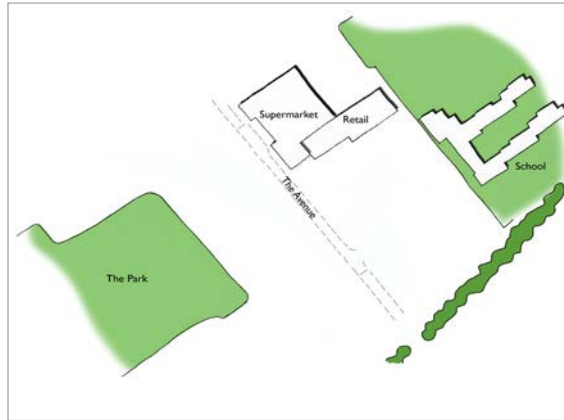
Feedback received from the workshop assisted the design team in identifying several key uses needed within the neighbourhood centre:

- Food Store
- Local supporting retail
- Community Building
- Peter Symonds College
- Care Home
- Nursery
- Pub



Key ideas emerging from design workshop

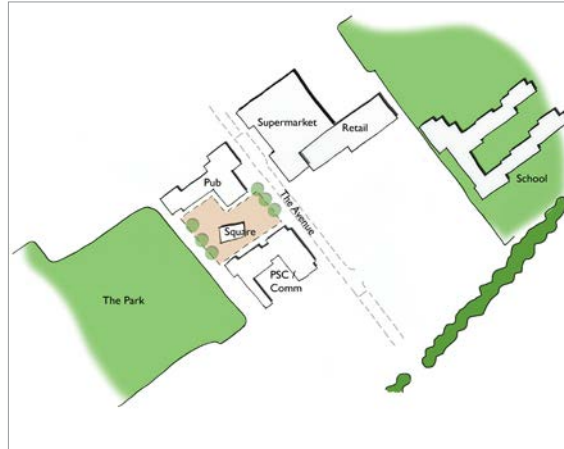
EMERGING DESIGN PROPOSAL



2.



3.



4.

Key issues and challenges identified through the design team workshop included:

- The southern shift of all buildings to align with park and school
- The food store to provide a key edge but not used as a centre piece
- Emphasis on desire lines from the park
- Pub in the park
- Soft transition between the park and the square
- Nursery located near the school
- On-street parking along the Avenue

Challenges:

- Care home location
- The square; distinctively separate?
- Connections to the park
- Services

EMERGING DESIGN PROPOSAL



Key:

1. Food store located along the Avenue
2. Local shops and brands support the retail offer
3. The pub has key frontages; the Avenue, Park and Square
4. Peter Symonds college and the community building address the Square
5. The nursery is located near the school and the play space to the east
6. The 'Place' is created and addressed by frontage on all sides
7. Enclosure of the neighbourhood centre
8. Overall design principles / emerging design proposal



7.

8.

EMERGING DESIGN PROPOSAL



Page 22

Emerging design proposal for the neighbourhood centre

Key themes identified within the emerging proposal include:

- The square as a 'route' between the park, 'The Place' and the new school
- The need for a soft transition between the square and 'The Place'
- Locating the pub within the park setting
- Introducing a pavilion in the square
- 'Desire lines' through the park towards the neighbourhood centre
- Enclosure of the neighbourhood centre with appropriate uses.

EMERGING DESIGN PROPOSAL

Page 23



Emerging design proposal for the neighbourhood centre

EMERGING DESIGN PROPOSAL



Page 21

View north along the Avenue towards 'The Place'

EMERGING DESIGN PROPOSAL



Page 29

View east from the park towards the pub & community building / Peter Symonds College

EMERGING DESIGN PROPOSAL



page 26

View east towards the play space, Community Building and Peter Symonds College

EMERGING DESIGN PROPOSAL



Page 27

View south along the Avenue towards 'The Place'

COMMUNITY FACILITIES WORKSHOP 2



Page 28

COMMUNITY FACILITIES WORKSHOP 2

Barton Farm Phase 2:

Neighbourhood Centre / Andover Walk update

9 September 2016



A second community facilities workshop (presentation) was held by JTP and CALA Homes on 9 September 2016 in Winchester.

Attendees included Winchester City Council, stakeholder's and members of local community interest groups.

The list of attendees:

CALA Homes

JTP

Fabrik

Winchester City Council (WCC)

Winchester City Councillors

Hampshire County Council (HCC)

Henry Beaufort School

Winchester University

Peter Symonds College (Adult Education)

Winchester Diocese

Friarsgate Surgery

Vicar St Barnabas

City of Winchester Trust (CWT)

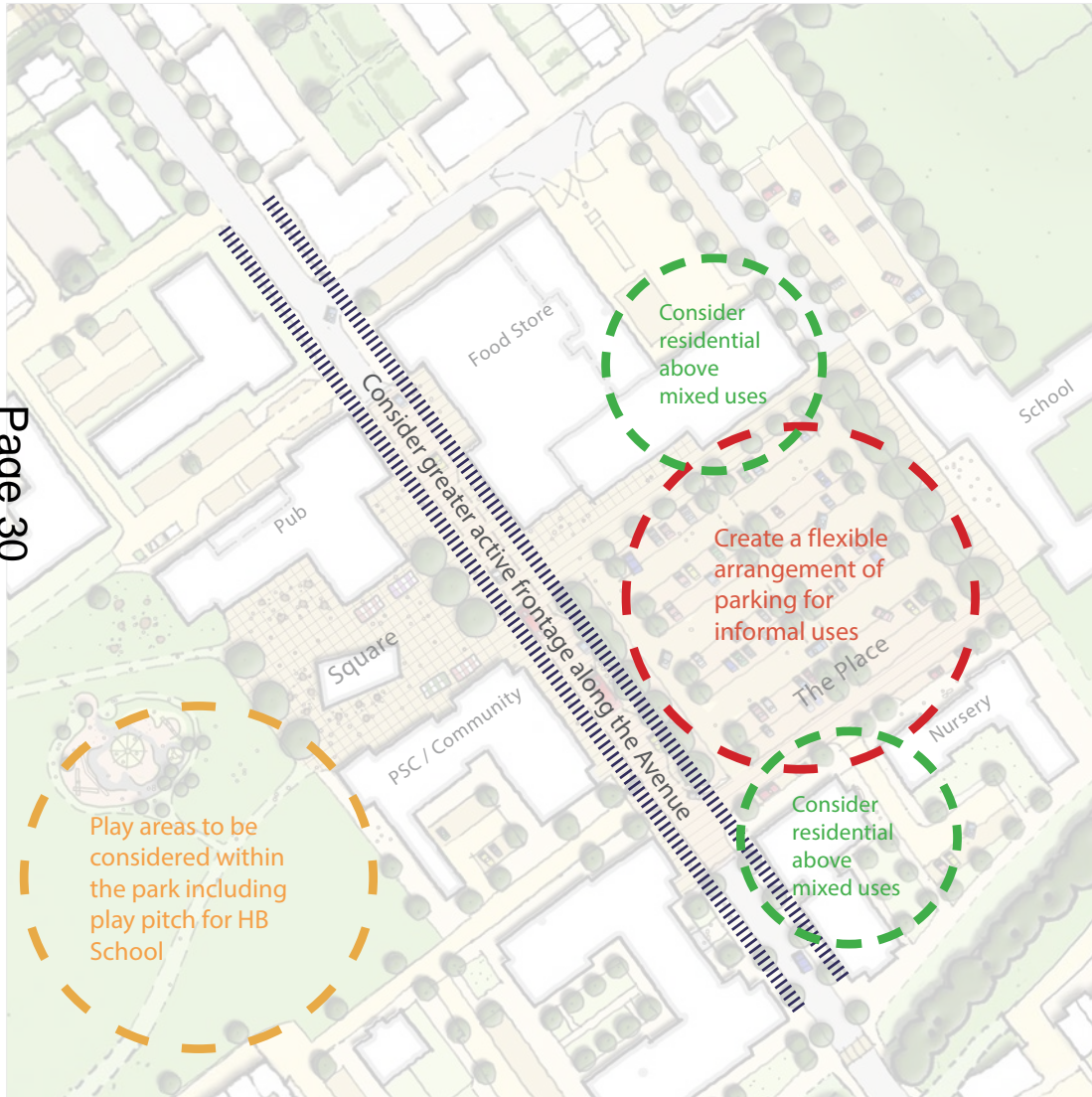
Winchester Action for Climate Change (WinACC)

Littleton and Harestock Parish



OUTCOMES OF WORKSHOP 2

Page 30



Key issues identified at the Community Facilities Workshop 2

There were a number of key issues identified throughout the meeting including:

Parking & Cycling

- Explore parking solutions for neighbourhood centre, basement / or above?
- Tighten parking throughout
- Understand peak/demand traffic flows – will the spaces provided be sufficient
- Understand ownership of the parking courts (Management)
- Understand demographics of Kings Barton / Users study to inform parking / layout of spaces
- Explore ways of breaking up the car parking to allow for flexibility for informal uses
- Consider further future flexibility of car parking / 3-4 hour time limit
- Ensure dedicated cycle lanes

Frontage and Public Realm

- Consider providing greater commercial frontage alongside the Avenue
- More residential alongside the Avenue / avoid blank retail frontage
- Consider residential above mixed uses
- Set out public realm to provide flexibility

Sustainability

- Consider district heating system
- Consider solar facilities
- Consider electric shuttle bus around the development

Play Space

- Should play spaces be contained within one single space
- Ensure play pitch is delivered within the park for HB School

Services

- Cash point to be provided

SUMMARY

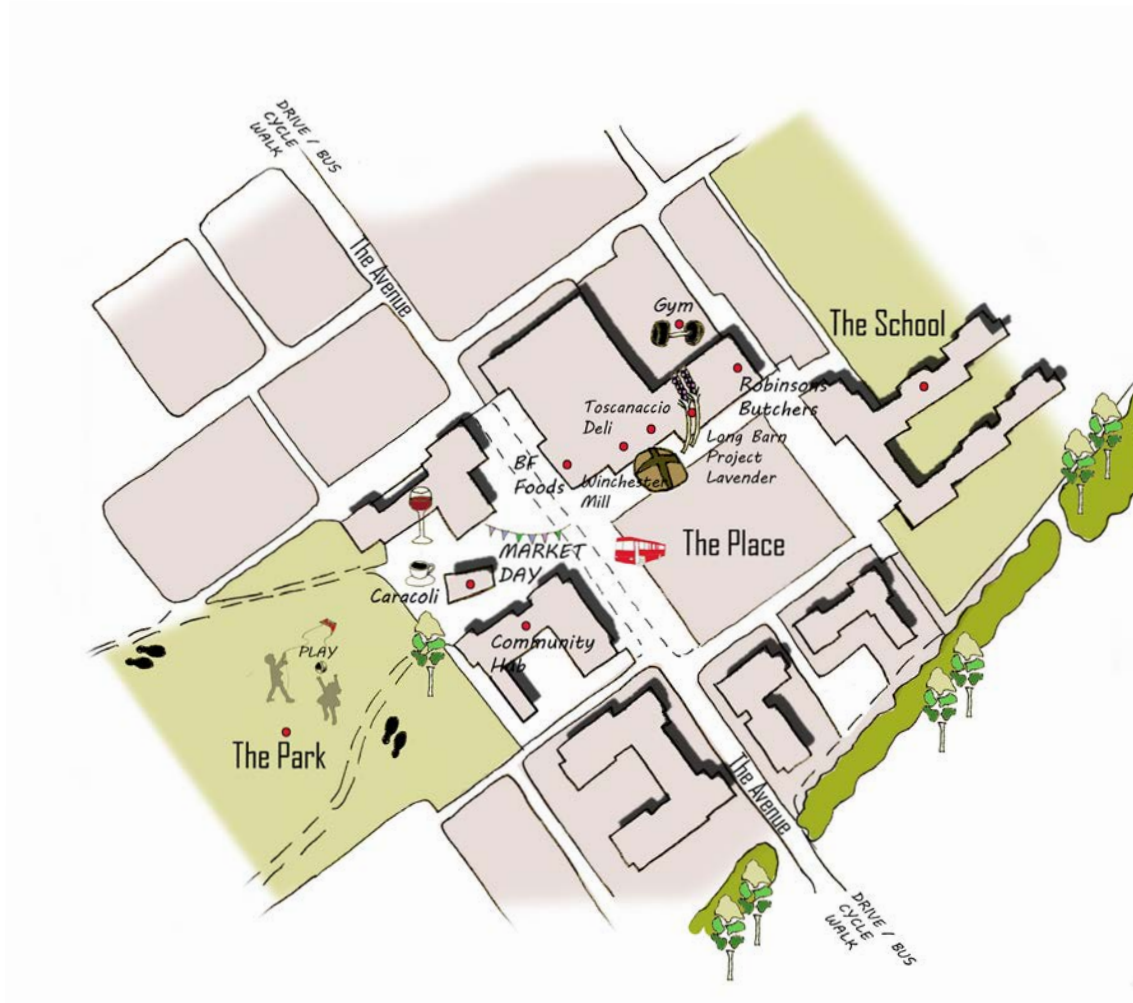
CALA and JTP will continue to engage with Winchester City Council, stakeholders and community groups on the emerging design proposals for the neighbourhood centre.

Full details on Kings Barton and all previous consultation documents are published on the CALA website.

<https://www.cala.co.uk/land-and-planning/planning-applications/barton-farm-winchester/document-library>

<https://www.cala.co.uk/land-and-planning/planning-applications/barton-farm-winchester/what-is-proposed>

Page 31



Kings Barton: Encouraging the local retail offer

* Indicative brand names only

