



June 2009

Interim Public Consultation Statement

*CALA Homes: Proposals for an urban extension
at Barton Farm, North Winchester*

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1. Introduction

i Introduction

PPS (Local & Regional) Ltd, which specialises in community consultation on major planning proposals, was appointed by CALA Homes to undertake an initial programme of pre-application public consultation on its proposals for Barton Farm, North Winchester.

One of PPS's main areas of expertise is in designing and implementing community consultation in relation to major development proposals for developers and landowners in both the public and private sectors.

PPS undertook the work on behalf of CALA Homes and has prepared this Interim Public Consultation Statement, which describes the methodology used; outlines the views expressed by local people and stakeholders during the consultation process; and explains how CALA intends to respond to key issues raised during the public consultation.

This Interim Public Consultation Statement will form part of the supporting material accompanying a planning application for the development of Barton Farm, North Winchester.

However, as CALA has recently appointed John Thompson & Partners as new masterplan design architects for the development, and intends to undertake further round of public consultation on a revised masterplan before submitting a planning application, it was felt that it would be appropriate to publish the results of the initial consultation programme.

ii Current Planning Status on the Site

CALA Homes is planning a sustainable urban extension on the land it owns to the north of the city of Winchester. The Company's proposals are for the development of around 2,000 new homes and a range of associated community facilities to help meet Winchester's housing needs.

The site, known locally as Barton Farm, has a long planning history. Following its allocation in the adopted Winchester City Local Plan as a "Reserve Major Development Area", CALA submitted a planning application for 2,000 homes in 2004. The application went to a public Inquiry in 2005. In reporting on the Inquiry the Inspector and Secretary of State acknowledged the merits of the proposals and accepted there were no technical reasons to prevent development. However, at the time of the appeal it was determined there was no compelling need to release the site because housing supply in the County was sufficient to meet targets set by the County Structure Plan.



In the intervening period the South East Plan (RSS), which has replaced the County Structure Plan, has increased proposed housing targets for Winchester. The RSS is subject to legal challenge mounted jointly by Guildford Borough Council, South Oxfordshire District Council and the CPRE, although the grounds for challenge do not relate to matters within Hampshire.

The RSS recognises that the City is a highly accessible location without major environmental constraints and can therefore deliver housing in a sustainable way. The Panel reporting to the Secretary of State on the RSS also indicated that green field land to the north of the City would be the most appropriate location for development.

Winchester City Council has begun preparation of its Local Development Framework acknowledging the requirements of the South East Plan. The emerging Core Strategy process has been considering the options for development at Winchester since 2007.

The Council's Cabinet LDF Committee agreed in January 2009 that the development of Barton Farm should be a preferred option for its Core Strategy consultation document. This was confirmed at a meeting of the full Council in April 2009, which approved publication of the Preferred Options Core Strategy document for consultation.

As the principle of future housing development at Barton Farm is now recognised in current and emerging planning policies, CALA Homes has decided to develop its plans for the site with a view to submission of a planning application later in the year.

iii Consultation Outcomes

The pre-application public consultation exercise was designed to help CALA Homes better understand the views of local people and key stakeholders so it could incorporate these where possible as it creates an outline masterplan for Barton Farm. Winchester City Council as the local planning authority will need to consider the benefits of the proposals against policy considerations, as well as local views, when determining any planning application for the site.

CALA Homes is not obligated to respond to all the suggestions made during the consultation process but a response has been provided to all the key issues raised. Where possible the final proposals will respond to the consultation process and, where not, a reason for this will be provided.



2. Policy Background

i Planning and Compulsory Purchase Act

Increased community involvement in the planning system is one of the key components of the Planning and Compulsory Purchase Act 2004. The Act makes it compulsory for local planning authorities to consult on and adopt a Statement of Community Involvement (SCI) explaining how the local authority intends to engage and consult with communities and stakeholders on planning and development.

The SCI should also outline how the local authority expects applicants to consult with local communities on major development proposals prior to the submission of a planning application. This is highlighted in Planning Policy Statements 1 and 12 and has been supported by various Ministerial statements.

ii Winchester City Council's Statement of Community Involvement

Winchester City Council's Statement of Community Involvement (SCI) was adopted formally in January 2007.

The adopted SCI contains general guidance for applicants on pre-application consultation for major development proposals and generally recognises its benefits. The document states that:

"The Council expects all applicants to carry out pre-application discussions and early community involvement, appropriate to the scale and nature of the proposed development and to provide evidence of this with an application". (Winchester City Council SCI, paragraph 5.26)

The SCI defines 'large scale' applications as those with 10 or more dwellings and states that the Council expects developers to undertake the following pre-application events:

- Public meetings
- Public exhibition
- Meet with Town and Parish Councils
- Notify/consult with neighbours
- Review published guidance in LDF.



For 'large scale' applications the SCI also advises that the following developer events may be appropriate:

- Workshops
- Press notice/adverts.

The SCI goes on to make it clear that:

“Most applications, especially those for planning proposals of a significant size or potential for controversy, should be accompanied by a supporting statement of public participation. This should set out what initial consultations were carried out in the area likely to be affected by the scheme or proposal and how the results of this have been reflected in the planning application.

“For medium and large scale applications, the Council considers it sufficiently important to give every encouragement to a transparent process and clear sequence, in which the applicant undertakes to: make contact with all relevant individuals and groups, sufficiently early in the process for their views to have an influence on the scheme; conduct appropriate consultations; accurately record the results of these consultations and; make an altered application as necessary.

“Failure by a developer to conduct adequate or appropriate community consultation could lead to matters being raised or objections being made which could be material to the eventual determination of the application.” (Winchester City Council SCI, paragraph 5.30)

Finally, the SCI makes it clear that there are examples of upper tier major developments where the Council has worked with applicants and their partners to take a firm lead in consulting and involving the community at an early stage, using the latest techniques for meaningful dialogue and engagement. The Major Development Area at Waterlooville and the Silver Hill development in Winchester are cited as examples of this.

PPS prepared a pre-application public consultation strategy and programme for CALA Homes on its Barton Farm proposals, which complied with the City Council's SCI. This programme of consultation was discussed and agreed with Winchester council officers prior to commencement.

iii CALA Homes' Commitment

CALA Homes recognises the importance of this site to the future of Winchester and has kept the City Council fully informed of its plans for undertaking pre-application community consultation in relation to the detailed form of development on the Barton Farm site.



The developer therefore accepts the importance and relevance of undertaking community consultation in relation to their detailed plans and believe that this should be managed in accordance with a programme that reflects the Council's adopted SCI.



3. Methodology and Design

i PPS's Seven-Point Plan

The methodology adopted for the consultation was based on PPS's seven-point plan for effective consultation, which has been employed successfully across the UK on a wide variety of development proposals.

The plan is as follows:

- **Notify** stakeholders and local people that they are to be consulted.
- **Inform** them about what they are to be consulted on. In particular they need to know about the constraints – planning, geographical, technical, financial etc.
- **Consult** people using methods designed to go beyond the “usual suspects”.
- **Measure** the views received.
- **Report** the outcomes back to the local community.
- **Respond** by amending the proposals where appropriate.
- **Publish** details of amendments that have been made and, where changes are not possible, explain why.

PPS felt that this 7-point methodology would ensure that the consultation programme complied with the consultation criteria outlined by the Government in the Planning Act as well as the SCI of the local planning authority.

ii Consultees

Following discussions with Winchester City Council a comprehensive list of stakeholders was compiled to ensure all interested groups and organisation were informed of the consultation programme. These included: Winchester City councillors; Hampshire County councillors representing the City of Winchester; the local MP and Prospective Parliamentary Candidates; local Parish Councils; Winchester City Residents Association; Winchester Town Forum; City of Winchester Trust; Save Barton Farm Group; Winchester Cycling Association; Winchester Transport Forum; Winchester Action on Climate Change; Henry Beaufort School; University of Winchester; A2 Housing Group; Winchester and Eastleigh Primary Care Trust and the local emergency services. See Appendix One for the full list of consultees.



A paper outlining CALA Homes proposed pre-application public consultation strategy and programme was also prepared by PPS in February 2009 and submitted to Winchester City Council planning officers for their comments.

iii Toolkit

A wide range of techniques was employed by PPS in carrying out the pre application public consultation on CALA Homes' proposals for Barton Farm.

Stakeholder Workshops

A stakeholder workshop was held on 31 March 2009 to provide key local stakeholder with the opportunity to discuss the masterplan for the site and share their thoughts and ideas for the development of Barton Farm with members of the project team.

The workshop ran as follows:

1. Presentation on the proposals from CALA Homes and RPS
2. Discussion session
3. Dividing into two groups to discuss social infrastructure (including housing, education and community facilities) and sustainability (including transportation, landscaping and the environment)
4. A spokesperson from each group reported back the findings in a plenary session, with an opportunity for discussion afterwards
5. The key points were summarised

14 local groups and organisations were represented by the 21 attendees: A2 Dominion; City of Winchester Trust; CPRE; Hampshire and Isle of Wight Wildlife Trust; Hampshire Constabulary; Hampshire County Council; Headbourne Worthy Parish Council; Kingsworthy Parish Council; The Environment Centre; WinACC; Winchester Baptist Church; Winchester City Council and Winchester Residents' Association.

Meetings with key stakeholders

In addition to the stakeholder workshop organised by PPS, CALA Homes also held a series of stakeholder working groups to discuss 'technical' subject matters that will inform the masterplan formulation process:

- Working Group 1: Built Environment
- Working Group 2: Housing



- Working Group 3: Open Space
- Working Group 4: Streets and Access
- Working Group 5: Community Facilities
- Working Group 6: Climate Change and Sustainable Development

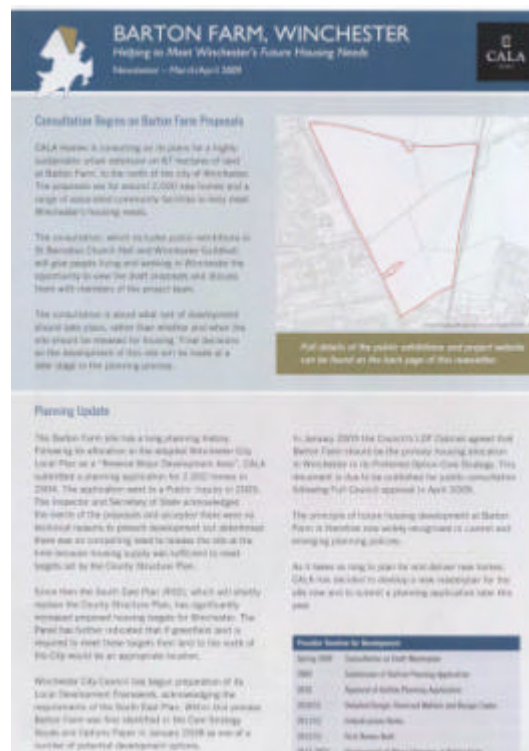
These Stakeholder Groups comprised relevant officers from Winchester City and Hampshire County Councils and selected nominees from the stakeholder organisations mentioned above. A full list of participants and meetings held is provided in Appendix Two.

Newsletter

A newsletter was produced in March/April 2009, which was circulated through the Winchester News Extra to over 4,650 households in the SO22/6 (Weeke, Harestock and Berewecke) and part of the SO23/7 area (Hyde and Abbotts Barton) as well as the stakeholder list.

The information in the newsletter included:

- Launch of the public consultation programme with details of the public exhibitions
- Planning update
- Developable area and access plan
- Information on affordable homes
- Information about CALA Homes and the consultant team
- Contact details

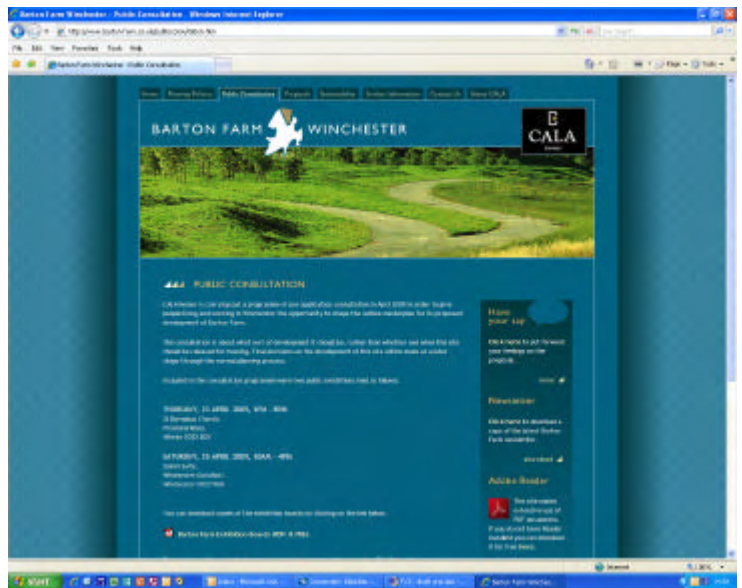


Front page of newsletter

Website: www.barton-farm.co.uk

The project website was updated to include information on the public exhibition. A copy of the exhibition boards was available to download from Monday, 26 April and people were also encouraged to fill in a questionnaire online.

In addition, people just wanting to submit their views were able to do so by emailing enquiries@barton-farm.co.uk



Public consultation page of project website

Public Exhibitions

Two public exhibitions were held in April to give local people the opportunity to view information CALA Homes' proposals and discuss them with members of the project team. The exhibitions took place as follows:

| | | |
|-------------------------|-------------|---|
| Thursday, 23 April 2009 | 1pm to 8pm | St Barnabas Church Hall, Fromond Road, Weeke, SO22 6DY |
| Saturday, 25 April 2009 | 10am to 4pm | Saxon Suite, Winchester Guildhall, Winchester, SO23 9GH |

An outline of the information on the panels at the exhibition is provided below:

- Board One: What the exhibition is about - including an aerial of the site with the boundary highlighted
- Board Two: Development constraints - key constraints highlighted were access, topography, landscape/ecology, noise buffers, drainage and flooding, and odour.
- Board Three: Housing – density options were presented and information given on Winchester City Council's Core Strategy preferred options as well as facts and figures on house prices, affordable housing need and Winchester's ageing population
- Board Four: Community facilities and open space framework



- Board Five: Movement – including pedestrian/cycle routes, public transport, vehicle movement and strategic moves
- Board Six: Sustainability – looking at how CALA Homes' vision for a low carbon development could be achieved
- Board Seven: CALA Homes' vision – four themes that will guide the masterplan are City, Country, Community and Connectivity
- Board Eight: Next steps? – how people could submit their views and the next stage in the development of a masterplan for the site.

Those attending the exhibition also had the opportunity to fill in a questionnaire based on the information on the exhibition panels. Questionnaires could be completed at the exhibition and put in the ballot box or posted back using the freepost address supplied on the newsletter.

The questionnaire can be viewed in Appendix Three of this report.

Media

The local media were sent a press release on the launch of the public consultation. Information on the timing of the public exhibitions was provided in press articles in the week preceding the exhibitions.

CALA Homes also advertised the exhibition in the Hampshire Chronicle the week before the exhibitions.

BARTON FARM, WINCHESTER
Helping to Meet Winchester's Future Housing Needs

B CALA

Public Exhibitions on Draft Proposals for Barton Farm, North Winchester

CALA Homes is holding public exhibitions on its draft plans for a highly sustainable urban extension of 2,000 new homes and associated community facilities at Barton Farm:

1pm to 8pm
on **Thursday, 23 April 2009**
at **St Barnabus Church Hall, Weeke SO22 6DY**

10am to 4pm
on **Saturday, 25 April 2009**
in **Saxon Suite, Winchester Guildhall SO23 9GH**

The consultation is about what sort of development should take place, rather than whether and when the site should be released for housing. Final decisions on the development of this site will be made at a later stage in the planning process.

www.barton-farm.co.uk



4. Results of Public Consultation

i Stakeholder Workshop

At the stakeholder workshop on 31 March 2009, 21 representatives from local community groups and organisations met to discuss the masterplan for Barton Farm.

The purpose of the workshop was not to debate the principle of development but to discuss the form the development should take if it goes ahead and how it could integrate successfully with the local community.

Following a presentation from CALA Homes project team there was a general discussion about the proposals covering: building heights/density; cycle paths; masterplan/design; housing need; transportation; climate change; the current economic situation; and dry valley/flooding.

Those attending were then divided into two groups to discuss sustainability and social infrastructure before reporting back the key issues in a plenary session.

Some of the key issues raised included:

- The development should be about ambience as well as sustainability
- It should be of the highest possible design quality
- It should be built to respond to changes over time
- The development should consider linkages and the effect it will have on surrounding green land and housing
- It should be an eco-development
- Creating a community is essential and needs to be designed into the development
- Affordable housing needs to be provided throughout the development and 'tenure blind' so it is not visually distinctive from open-market housing
- Bus routes need to go hand in hand with the development – so they are on line when the first homes are occupied
- The size and location of the school needs to be considered – so it is allocated straight away and has room to expand
- Combined heat and power (CHP) and ground source heat pumps were supported
- 'Shared' road spaces



During discussion the need for care facilities was reinforced and the requirement to design accommodation for older people at the beginning of the development was stressed.

A lengthy discussion took place around the design of the Barton Farm development. The involvement of a high profile architect was raised; RPS explained that the application is being submitted in outline and therefore it is not necessary at this stage to fix an architectural style. The masterplan will be developed in a way that will respect the topography and contours of the site and which will respond positively to key constraints.

There was criticism from the group that without involvement of a well-known architect to lead the masterplanning process the scheme would fail to realise its potential. RPS responded stating that masterplanning is not exclusively an 'architectural' process as popularly conceived, the important consideration at this stage is the disposition of land uses and the relationship between the built areas, open spaces, infrastructure and surrounding area; masterplanners and urban designers are the right practitioners to undertake this stage of the process. The involvement of an architect is not a pre-requisite to achieving a high-quality scheme.

Other discussion points included: infrastructure (water, sewerage and heat); phasing of the development; educational and healthcare facilities provision; technology progression; and water conservation.

An attendee also asked if it was possible to have a copy of the presentation and this was agreed. However, since the event took place CALA has determined to revisit the approach to the masterplan and so much of the work undertaken prior to the workshop will be reviewed. On this basis the presentation will not be issued publicly to avoid any confusion over the direction the masterplan is likely to take in future.

The full report, signed off by attendees, can be seen in Appendix Four of this report.

ii Meetings with key stakeholders

The structure and outcome of the meetings varied according to the topics addressed. The main points to arise are summarised below:



Built Environment: Meetings were held separately with Council officers, and also with a wider stakeholder group. Concern was expressed at the perceived lack of an underlying vision for the site and a perceived lack of contextual analysis. While CALA Homes did not concur with this view, in light of specific criticism from stakeholders regarding the composition and profile of the masterplanning team CALA has responded by appointing new masterplanners, with a higher public profile. The new team has been provided with the work undertaken to date but has been given an open brief to prepare a new masterplan. Community engagement has been identified as a key component of the re-commencement.

Housing: While matters such as housing mix and tenure are dictated largely by Council policy, CALA wishes to work with prospective Housing Associations at the design stage. With the support of the City Council A2 Dominion were invited to represent the views of the RSL sector. Matters such as clustering, the need for extra care accommodation and provision of a range of social housing that reflects the market housing mix, will be taken on board.

Open Space: This wide-ranging meeting covered on and off site landscape considerations, provision of recreational and amenity open space, ecological interests and incorporation of a SUDS drainage strategy. Issues raised included access to land to the east of the railway line, habitat enhancement, the capacity of and impact arising from the Harestock sewage treatment works, potential impacts on the River Itchen SAC and Green Infrastructure.

Streets and Access: The meeting covered a wide range of issues including vehicular access, on and off-site traffic impacts, on and off-site pedestrian and cycle facilities, bus service provision, parking provision and public realm design. Transport matters and local traffic congestion are key concerns; CALA will continue to work closely with all parties to ensure impacts are minimised and the development delivers positive improvements as far as practically possible and feasible.

Community Facilities: A full group meeting has yet to be convened. CALA has met with the Education Authority to discuss the potential for the masterplan to accommodate a new site for Henry Beaufort School, notwithstanding that the proposals do not generate a need for a new secondary school. CALA is willing to investigate opportunities to reserve land within the masterplan provided the main objectives for the scheme are not compromised.



Climate Change and Sustainable Development: CALA is committed to the principle of delivering a highly sustainable, low carbon development. At this stage the site wide energy strategy is in its formative stages and therefore the meeting provided a particularly useful forum for discussing potential approaches to delivering a viable low-carbon development. The wide ranging discussions addressed matters including energy demand reduction through passive design and building orientation, architecture and construction, on-site renewable energy generation, district heating, combined heat and power (CHP), and green roofs. Water supply and drainage were discussed; the Environment Agency emphasised that in this location groundwater recharge is their primary concern. Accordingly opportunities for measures such as rainwater harvesting and grey-water recycling are limited.

iii Public Exhibitions

Over 175 people attended the public exhibitions, which were held on 23 and 25 April 2009. Of those attending, 27 filled in questionnaires and either put them in the ballot box at the exhibition or sent them back using the freepost address. A further 9 were filled in and submitted online through the project website. Not all questionnaires were fully completed.

The deadline for responses was originally 8 May but this was extended and comments submitted up to 5 June have been incorporated in this report.

The questions asked and results or key issues raised are provided below. A full transcript of the comments received in the questionnaires can be viewed in Appendix Five of this report.

Question 1: The site is constrained by access, topography, landscape/ecology, noise buffers, drainage/flooding and odour. Are there any other constraints that you believe will affect development of this site?

The additional issues raised were:

| Issue | Number of people making point |
|--|-------------------------------|
| Traffic – especially in relation to Andover Road | 10 |
| No addition to those listed | 4 |
| Lack of provision of medical facilities | 3 |
| Lack of provision of education facilities | 3 |
| Narrowness of bridge spanning railway | 2 |
| Density | 2 |
| Landscaping | 2 |

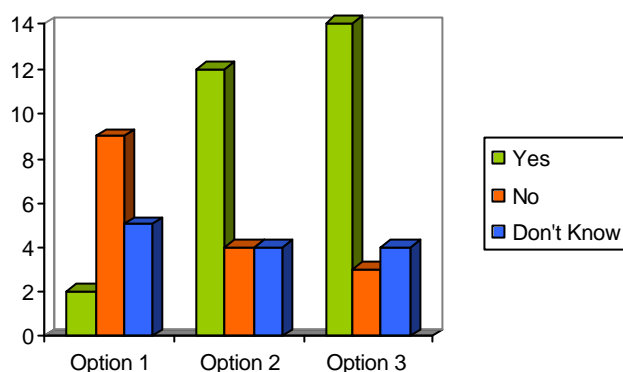


| | |
|--|---|
| Impact on the environment/views | 2 |
| Water levels | 1 |
| Railway – noise and danger | 1 |
| Public rights of way | 1 |
| Shortage of parking for commuters at railway station | 1 |
| Credit crunch | 1 |
| People's attitudes | 1 |
| Impact on the City | 1 |
| Design | 1 |

A number of people (6) did not raise issues for consideration but stated their general opposition to development on Barton Farm.

Question 2 Which of the indicative density options shown at the exhibition reflects most closely how you think the Barton Farm masterplan should develop?

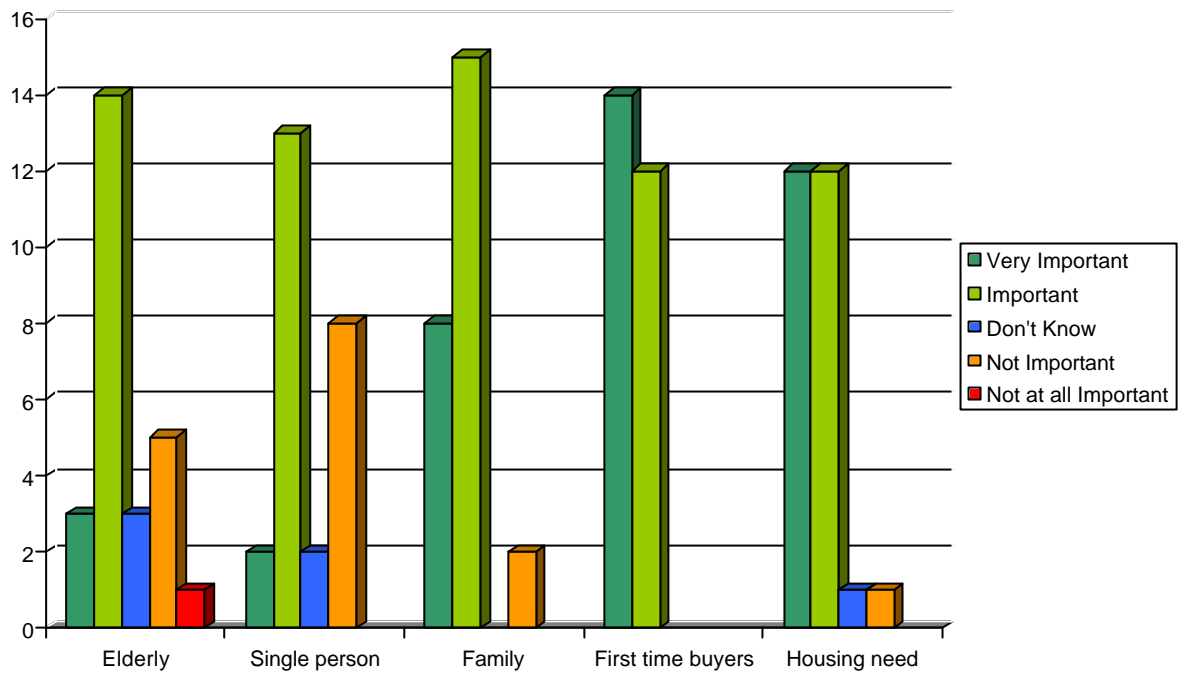
| | Yes | No | Don't Know |
|--|-----|----|------------|
| Option 1 – density reduces south to north | 2 | 9 | 5 |
| Option 2 – density increases at development core | 12 | 4 | 4 |
| Option 3 – neighbourhood focus | 14 | 3 | 4 |



As can be seen, there is almost equal support for options 2 and 3, with option 3 for a masterplan with a neighbourhood focus slightly more popular. Option 1, for density to reduce from south to north was much less popular in comparison.

Question 3 CALA will need to provide a wide mix of homes for different types of occupier. Please indicate the importance you attach to the different types of new homes to be provided at Barton Farm?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|---------------------------------|----------------|-----------|------------|---------------|----------------------|
| Homes for the elderly | 3 | 14 | 3 | 5 | 1 |
| Single person homes | 2 | 13 | 2 | 8 | |
| Family homes | 8 | 15 | | 2 | |
| Homes for first time buyers | 14 | 12 | | | |
| Homes for those in housing need | 12 | 12 | 1 | 1 | |

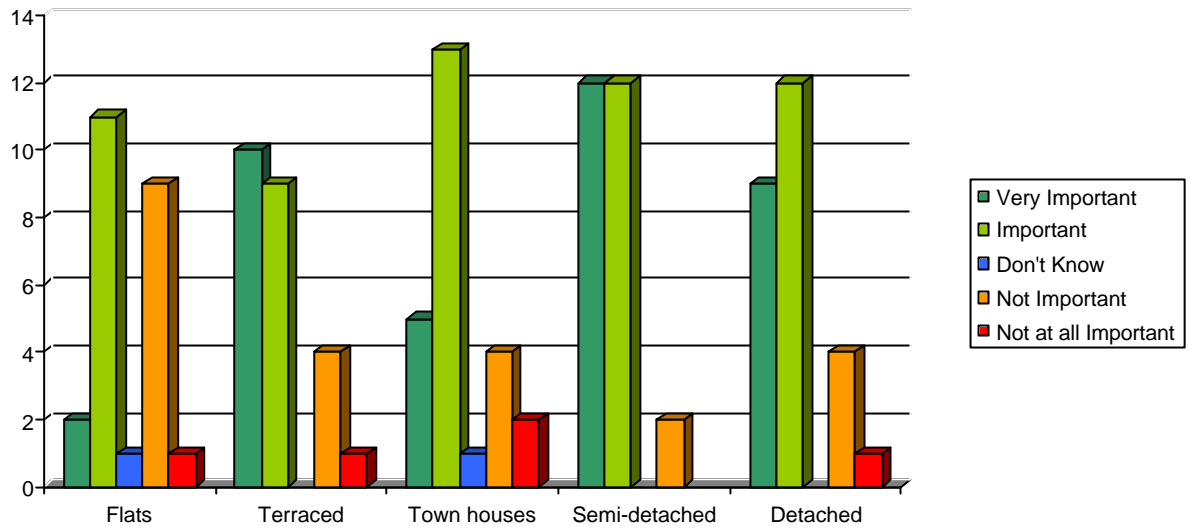


From the responses it would appear there is a general desire for a mix of housing types although first time buyers and those in housing need come out as slightly more important than the other options.

Additional comments included suggestions for disabled facilities, key worker homes, part rent/part buy and rented accommodation, houses that can be adapted for the future and less flats and houses for families with space for gardens.

Question 4: CALA will need to provide a mix of different sizes and styles of new homes. Please indicate the importance you attach to the different sizes and styles of new homes to be provided at Barton Farm?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|---------------------|----------------|-----------|------------|---------------|----------------------|
| Flats or apartments | 2 | 11 | 1 | 9 | 1 |
| Terraced homes | 10 | 9 | | 4 | 1 |
| Town houses | 5 | 13 | 1 | 4 | 2 |
| Semi-detached homes | 12 | 12 | | 2 | |
| Detached homes | 9 | 12 | | 4 | 1 |



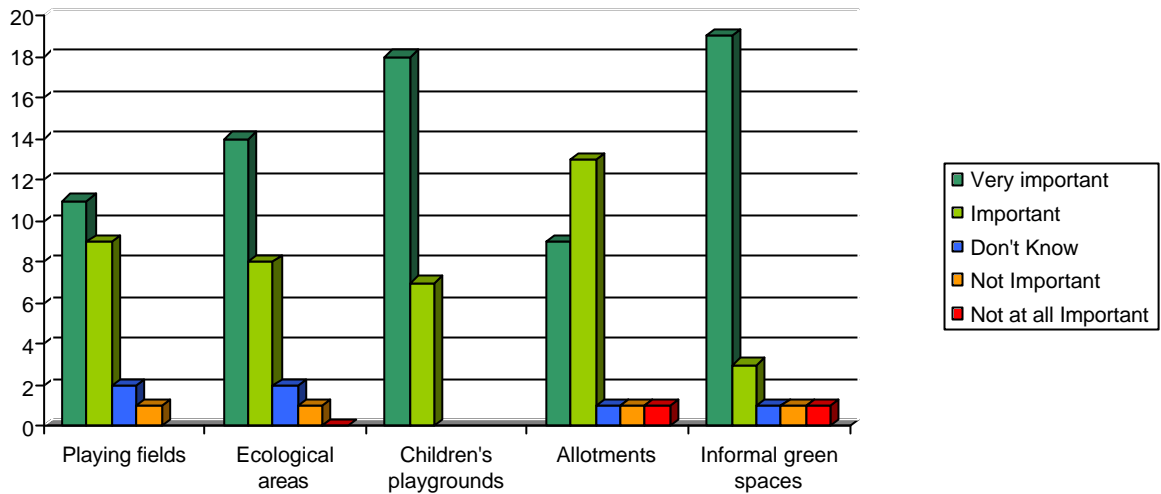
Again, there seems to be a desire for a mix of housing types, although flats and apartments are possibly the least popular.

Question 5: What type of local shops, businesses and community facilities do you think should be provided on site?

There was a wide mix of suggestions including post office; specialist shops, local food shops (eg butcher, baker, grocer), doctor's surgery, dentist, nursery, playing fields, pub, community centre, live/work units, provision for high technology start ups and sports centre/gym.

Question 6: What importance do you attach to the different types of public open space to be provided on site?

| | Very Important | Important | Don't know | Not important | Not at all important |
|-------------------------------|----------------|-----------|------------|---------------|----------------------|
| Playing fields | 11 | 9 | 2 | 1 | |
| Ecological areas | 14 | 8 | 2 | 1 | |
| Children's playgrounds | 18 | 7 | | | |
| Allotments | 9 | 13 | 1 | 1 | 1 |
| General informal green spaces | 19 | 3 | 1 | 1 | 1 |

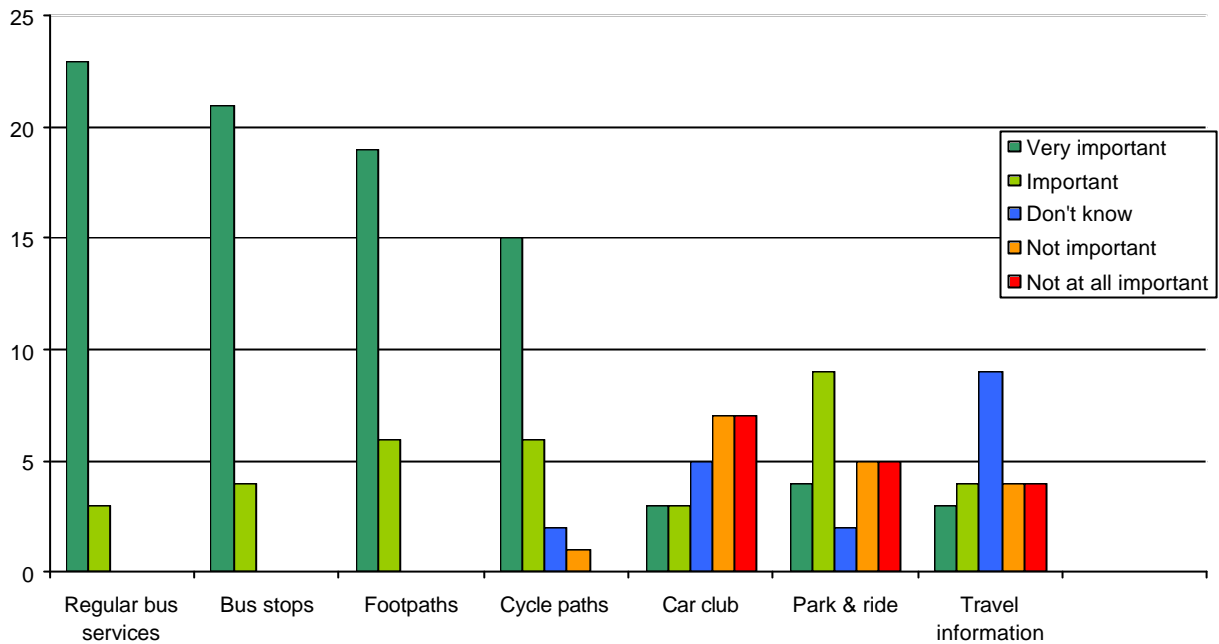


From the completed questionnaires received it is apparent that children's playgrounds and informal green spaces are the most important.

There were also suggestions for water features, planting of mature trees, green routes for dog walkers/cyclists and runners, somewhere unrestricted for ball games and woodlands with footpaths.

Question 7: Please indicate the importance of measures that could be taken to create a sustainable, well-connected development at Barton Farm?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|--|----------------|-----------|------------|---------------|----------------------|
| Regular bus services | 23 | 3 | | | |
| Bus stops within walking distance of all homes | 21 | 4 | | | |
| Safe and well lit footpaths on site and linking to other areas | 19 | 6 | | | |
| Safe and well lit cycle paths on site and linking to other areas | 15 | 6 | 2 | 1 | |
| Car club/car pool | 3 | 3 | 5 | 7 | 7 |
| Park and ride | 4 | 9 | 2 | 5 | 5 |
| Internet based travel information | 3 | 4 | 9 | 4 | 4 |

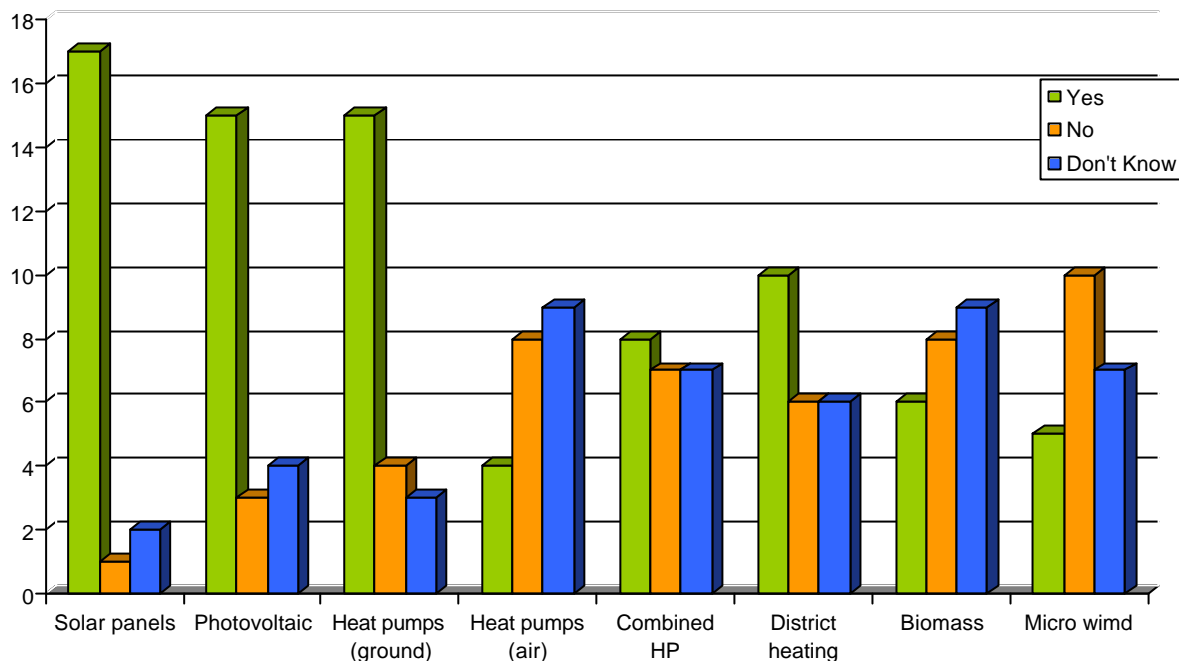


From the answers to this question, it is obvious people think sustainable transport is best encouraged by a regular, easily accessible bus service and good footpaths and cycle paths.

There was scepticism from some respondents as to whether a car club would be used, although one resident suggested the use of electric cars with charging points powered from combined heat and power (CHP) plants or photovoltaic (PV).

Question 8: What renewable energy measures do you think would be appropriate for the Barton Farm site?

| | Yes | No | Don't Know |
|--|-----|----|------------|
| Solar panels on roofs (hot water heating) | 17 | 1 | 2 |
| Photovoltaic (electricity from solar panels) | 15 | 3 | 4 |
| Ground source heat pumps | 15 | 4 | 3 |
| Air source heat pumps | 4 | 8 | 9 |
| On site combined heat and power plant | 8 | 7 | 7 |
| District heating system | 10 | 6 | 6 |
| Biomass (energy from organic matter) | 6 | 8 | 9 |
| On site micro wind generation | 5 | 10 | 7 |

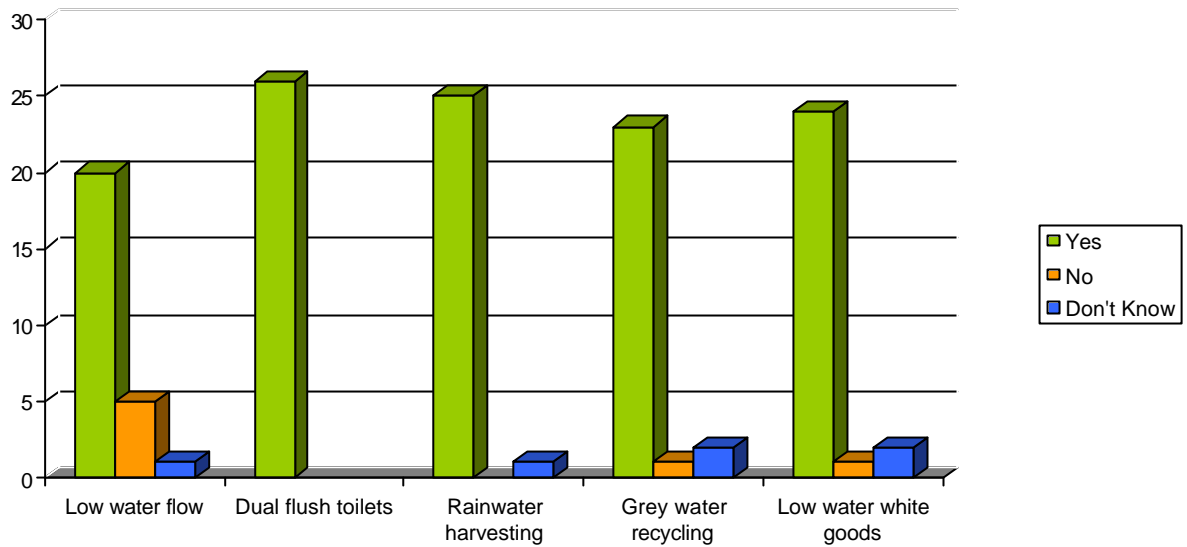


Solar panels, photovoltaic cells and ground-source heat pumps are preferred options; although this might be partly because most people are aware of the technology. There were more 'don't know' responses to this than any other question, although from the comments, there is general approval for energy saving measures.

Other suggestions included: energy saving steel lighting; well-insulated homes; water meters and no open fireplaces to reduce air pollution.

Question 9: Do you agree with the measures being considered to minimise water consumption on the site?

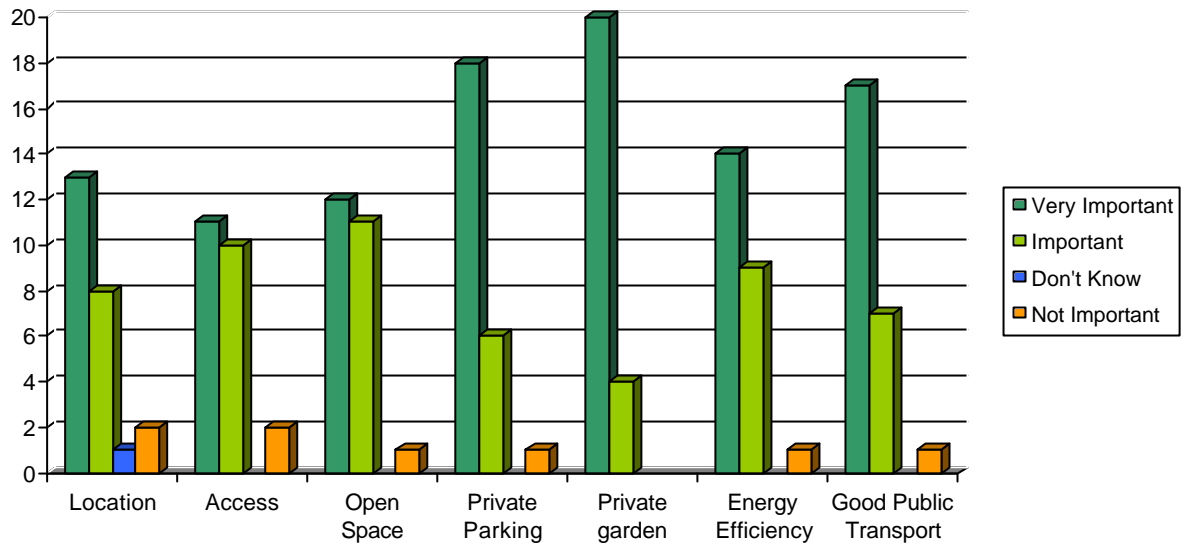
| | Yes | No | Don't Know |
|--|-----|----|------------|
| Low water flow taps and showers | 20 | 5 | 1 |
| Dual flush toilets | 26 | | |
| Rainwater harvesting from roofs of buildings | 25 | | 1 |
| Grey water recycling in homes | 23 | 1 | 2 |
| Low water usage white goods in homes | 24 | 1 | 2 |



There was general support for all measures suggested to minimise water consumption on the site.

Question 10: If you were going to live at Barton Farm, what aspects of the development would you consider to be important?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|--------------------------------|----------------|-----------|------------|---------------|----------------------|
| Location | 13 | 8 | 1 | 2 | |
| Access to community facilities | 11 | 10 | | 2 | |
| Public open space | 12 | 11 | | 1 | |
| Private parking | 18 | 6 | | 1 | |
| Private garden | 20 | 4 | | | |
| Energy efficiency in the home | 14 | 9 | | 1 | |
| Good public transport | 17 | 7 | | 1 | |



The majority of people thought private parking, a private garden and good public transport would be the main selling points of the development.

Other suggestions included: overall attractiveness of design; off road parking and garages.

Question 11: Which are the best existing features of Winchester that you would like to see incorporated into the Barton Farm development, and which do you think are the worst that should be avoided?

Some of the most recurrent 'bits' were:

| Best bits (to be incorporated) | Worst bits (to be avoided) |
|-----------------------------------|----------------------------------|
| Interesting architecture | Too many cars and parking |
| New community feel | Big name shops |
| Plenty of green spaces | Poor, unimaginative architecture |
| Traditional design | Too high density |
| Easy access to facilities | Hard landscaping |
| Green, leafy suburbs | Traffic congestion |
| Safety | High crime areas |



Any Other Comments:

The majority of additional comments, as can be seen in Appendix Six of the report, tend to focus on the existing road structure, congestion and traffic generation; access; design; affordability (of open-market housing); overstretched facilities and services in Winchester; and sustainability.

iv Comments through Email

In addition to the completed questionnaires, 6 people sent their comments using the project email address. A full transcript of the comments submitted can be seen in Appendix Five.

The issues raised included:

- Sustainability of the new homes being built
- Phasing of the affordable housing
- Impact on surrounding roads
- Plans for the railway bridge – traffic management, widening etc?
- Traffic congestion – especially at peak times
- Enhanced cycling facilities

5. Response to Public Consultation

All the comments received during the public consultation have been reviewed and broken down into key issues. Specific comments/queries under each issue are set out in the table below, along with CALA's initial response:

| Issues/comments | Preliminary response from CALA Homes |
|---|---|
| Principle of development | |
| There should be no development on Barton Farm | To meet housing obligations set by the South East Plan in a sustainable way development in Winchester District, outside of the South Hampshire sub-region, should be concentrated at Winchester. There is insufficient previously developed land to accommodate the amount of housing development needed and the Council has identified Barton Farm, through its emerging Core Strategy, as the most sustainable location. |
| There are enough brownfield sites in Winchester – greenfields shouldn't be sacrificed | The Council's own analysis of previously developed land available to meet housing obligations set by the South East Plan identifies a shortfall equivalent to approximately 2,000 dwellings. CALA's own analysis of brownfield capacity in the City indicates less capacity than the Council has identified, therefore indicating a greater need for green field sites to be brought forward to help meet housing needs. Additionally, there is likely to be future pressure to reclassify residential gardens as green field, thereby reducing dramatically the amount of previously-developed land (as currently defined) in Winchester that could be used for housing development. |
| Green wedge of Barton Farm close to the City Centre must be preserved | Barton Farm is not subject to any particular land use notation relating to its amenity value and it has been identified through successive Local Plan policies as a sustainable location for development. The principle of development of the site is long established and has recently been revisited in detail through the Council's emerging Core Strategy. The site is the preferred option to accommodate the main strategic housing location in the part of the District falling outside the sub-region. There is no compelling case either in landscape, amenity or |

| | |
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| | ecological terms to protect the site from development. |
| Masterplan/design | |
| Concern about density of development | The masterplanning process has been re-commenced following initial rounds of public and stakeholder consultation and therefore density is not determined at this stage. The Council's emerging Core Strategy policies relating to the site will be used to guide density and the most suitable distribution of different density ranges will be pursued, taking into account comments received in response to the public consultation events in April. |
| Concern about height of buildings | Building heights are being reviewed as part of the masterplanning process. Comments are noted. |
| No significant architectural input to draft masterplan | The masterplanning process has re-commenced with a different team in place following the initial rounds of public consultation. Concerns regarding the lack of architectural input have been addressed; John Thompson and Partners, a nationally reputed architectural practice, are now appointed to lead the masterplanning process. |
| Development should be of the highest possible design | CALA intends to produce a masterplan and ultimately a development of high design quality. This objective has been central to the project from the outset and has never been open to question. |
| Accordia in Cambridge and Waterlooville should be templates | The masterplan will be designed to suit the characteristics of the site and will be informed by the topography, site constraints and context. Architectural style and quality will be carefully considered and the scheme will reflect the major opportunity presented by the site. The examples referred to are both produced by the same architectural practice; it would not necessarily be appropriate to assume that a similar approach should be adopted at Barton Farm. However as a benchmark of architectural and urban design quality CALA intends to produce a scheme of comparable quality. |
| Nothing about draft masterplan suggest it is an exceptional | The draft masterplan has been set aside and the process has been re-commenced with a different team in place. A new |

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| development | draft masterplan is in the process of preparation. |
| Designers need to rise to the challenge of developing in a nationally important city | Noted and accepted. |
| Use different architects for different development zones | This approach will be considered once the draft masterplan is prepared. |
| Will the dry valley be kept free from development? | The dry valley is identified as a site constraint and will be kept free of built development. |
| Think outside the red line of the site in preparing the masterplan so the development integrates with Winchester | Noted and accepted. Linkages with the surrounding areas will be considered and the masterplan will respond positively to the opportunities available. Contextual analysis will inform how the City and its suburbs function and the masterplan will aim to reflect the positive aspects of these relationships. |
| Protect views of site from distant hills and avoid development on skylines | Site constraints and topographical features will be respected and safeguarded. However the masterplan will impose a new character on the landscape, which will be of high quality and which will itself determine the character of this important edge of the urban area. Careful consideration will be given to creating a strong sense of place and a strong identity for Barton Farm, arising from its designation as a new residential suburb. |
| Housing | |
| Provide homes for elderly people and those requiring extra care | Noted. |
| Affordable housing throughout the development with no 'ghettos' | Affordable housing will be 'peppercotted' throughout the development with the distribution and quantum of dwellings within each 'cluster' agreed with the nominated social landlord. |
| Not too many flats | The scheme will incorporate a range of house types with the bias towards family housing. CALA does not consider there to be a need to provide a high number of flats/apartments. |
| Focus on starter and family homes | Noted. |
| Homes should be 'tenure blind' so | This is a standard requirement for affordable housing and will |

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| affordable homes look the same as market housing | be adhered to. |
| Provide a mix of housing types | Noted and accepted. |
| Management service charges must be affordable for residents | Noted. |
| Houses should have private gardens | Noted. Consideration will be given to the balance to be struck between provision of public and private open space throughout the development. All houses will have their own private space; the extent of space to be provided for each type of dwelling will be determined by the likely occupier requirements. |
| Parking should be off-street to keep roads clear of parked cars | The approach to parking within the masterplan will adhere to guidance within 'Manual for Streets' and will utilise a combination of solutions comprising on-plot parking, parking courtyards and parking bays incorporated into street design. Parking space design will seek to ensure that running carriageways are maintained free of parked cars. |
| Key worker housing should be provided | A range of affordable housing will be provided in accordance with the Council's policies and the requirements of the nominated housing association. |
| Transportation/movement | |
| Good access to the City Centre by cyclepath/footpath | Pedestrian and cycle linkages to the City Centre will be a key component of masterplan design. |
| Pinch point for cycle/pedestrians on Andover Road rail bridge | This is an acknowledged factor. However it is understood that Network Rail intend to replace the rail bridge in 2011 for operational reasons; negotiations between the City Council and Network Rail are currently taking place regarding the form of the replacement bridge. The City Council has advised that the bridge will be widened sufficiently to accommodate a combined cycle and pedestrian path separate from vehicular traffic. This will resolve the existing conflict/bottleneck that arises at the crossing point. The replacement crossing should be in place before first occupations take place at Barton Farm. |
| Provide safe grid of cycle routes to | The improvement of off-site cycle links will be a key |

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| the three local secondary schools | component of the transport strategy for the site. |
| New bus services should be provided from first occupations | Bus service improvements will be delivered as part of the scheme and negotiations will take place with the bus-operating company to ensure that a viable service is in place to serve the early phases of the development. |
| Introduce concept of 'shared' road space in development | Consideration will be given through the masterplanning process to the creation of shared-spaces and 'quiet streets' to improve conditions for pedestrians and slow traffic speeds. |
| Traffic levels on Andover Road already too high – how will the additional traffic be managed? | The application will be accompanied by a Transport Impact Assessment that will incorporate measures to manage traffic flows associated with the development. The transport strategy for the site will focus on facilitating travel by alternative modes to the private car. |
| The bridge over the railway is too narrow and won't take the additional traffic from the development | See above. |
| Build a new road bridge over the railway line and a link road to the B3047 east | The land to the east of the railway line is not currently identified as part of the site on which development is likely to take place. An existing pedestrian and cycle access under the rail line exists, which will be used to provide pedestrian/cycle links to Worthy Road to the east. It is not considered either desirable or appropriate as part of a sustainable transport strategy for the site to encourage vehicular traffic onto the roads to the east, accordingly there is no functional need to provide a second crossing of the line. |
| Access to Winchester from the M3 is not sufficient to support this development | The Highways Agency, who is responsible for management of the strategic road network, has been consulted in developing masterplan options for the site. Improvements to the M3 junction at Winnall were incorporated as part of the previous application and are likely to be required to support a future application. The strategy for the site is to provide opportunities for workers who currently live outside the City to live and work in Winchester; accordingly the philosophy behind the development is not to encourage commuting to take place and |

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| | while this cannot be guaranteed the transport strategy will focus on facilitating sustainable modes and patterns of travel. |
| Junction of Andover Road and City Road will not cope with extra traffic | The Transport Assessment will incorporate any mitigation necessary to ensure the capacity of the local road network is not compromised by the development. In determining the appeal in 2005/6 the Secretary of State concluded that there would be no adverse impact on this junction following implementation of mitigation measures. |
| Road improvements needed to Wellhouse Lane and Harestock/Andover Road junction | The junction is to be signalised as part of a package of off-site highway improvements. |
| There is not enough parking at Winchester railway station to accommodate new commuters | Alternative modes of travel will be encouraged and alternatives to the private car will be provided/supported to discourage use of the private car for short journeys. |
| Improve bus routes to all parts of Winchester including station, city centre, hospital and major shops | Bus service improvements will be delivered as part of the S106 package of planning obligations. |
| 'Real time' information at bus stops | Noted. |
| Car pools are never used | Current data indicates there are over 82,000 members of car clubs in 40 different locations across the UK (www.carplus.org.uk). It is estimated this has removed up to 40,000 vehicles from roads in the UK. If successfully organised and advertised the evidence suggests that car clubs can operate successfully. |
| Provide charging points for electric cars powered by CHP | Noted. |
| Too close to the city centre for park & ride | Noted. Barton Farm is not a preferred location for a Park and Ride facility. |
| Social infrastructure | |
| Location and size of the school should be fixed | The site will deliver a primary school of a size suitable to accommodate pupils arising from the development. Liaison with Hampshire County Council will determine the size and |

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| | inform the location of the school within the masterplan. |
| How will the pressure of this development on Henry Beaufort secondary school be handled? | The masterplanning process will give consideration to accommodating a site for relocation of Henry Beaufort School, should the Local Education Authority determine this is viable. The S106 agreement will contribute financially towards the provision of additional secondary school places necessary to accommodate secondary-aged pupils arising from the development. However the scheme itself would not generate a need to provide land for and fund provision of a new secondary school. |
| The development will place too much pressure on local schools | See above. |
| The development will place too much pressure on local medical services | The masterplan will incorporate a new medical centre within the local centre sufficient to accommodate a range of new medical services to cater for the needs of the development. Consultation has already commenced with the local Primary Care Trust on the type of provision likely to be required. |
| Will CALA be providing additional medical facilities for the new residents? | See above. |
| No medical centre or pharmacy in North Winchester | See above. |
| Development should have a clear centre with shops and community facilities | A local centre will be provided comprising a range of local facilities, shops and services. |
| No big supermarkets required | A medium sized retail foodstore is likely to be provided as part of the local centre. |
| Bank, post office, pharmacy, pub and local shops are required | See above. |
| Community centre needed | A community centre will be provided within the local centre. |
| Indoor sports centre needed | The Council's emerging open space and recreational standards outline a requirement for sports and recreational |

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| | facilities to be provided to support new residential development. This will be used to guide negotiations with the Council regarding the number and type of facilities to be delivered as part of the scheme. On the basis of the information supplied consideration is being given to provision of a gym and other possible indoor facilities as part of the planned community facilities. |
| Sustainability | |
| Will the development be as close to zero carbon as possible? | Yes; within the practical parameters of delivering low carbon development on this site. |
| It should be an eco-development for Winchester | Noted. |
| Eco-principles must be applied to all market homes | The starting principle is that all residential development on the site will as a minimum achieve a Code for Sustainable Homes rating of Level 4. Where practicable a higher rating will be sought and clearly CALA is committed to achieving the Government's targets in respect of the Code rating. |
| Will there be live/work units? | Consideration will be given to whether such units are desirable from a sustainable development perspective. In any event all dwellings will be designed and built to facilitate home-working through provision of high speed broadband connection and provision of additional electrical points/telephone points. |
| Combined heat and power should be provided on site | Consideration is being given to CHP as part of a site-wide renewable energy strategy. |
| Can the local sewage plant be used to generate energy? | Southern Water has been approached in this regard, but has not been willing to discuss the feasibility of energy generation from anaerobic digestion to date. |
| Will there be ground source heat pumps (GSHP)? | Early indications are that GSHP are unlikely to be a viable component of a renewable energy strategy. |
| What about locally sourced biomass for energy generation? | Consideration is being given to the opportunities for using locally sourced biomass to generate heat and power. However for a development of this scale early indications suggest that the volume of biomass required to supply a CHP |

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| | <p>plant would be significant and would involve a high number of lorry trips on a daily basis to supply the site and to remove waste ash. This factor may render a biomass fuelled CHP plant undesirable on a largely residential scheme. The source of fuel is also uncertain and may not be available locally in sufficient quantities to ensure that the method of energy generation is truly sustainable. Alternative strategies are being pursued, including use of passive house design and solar exploitation to minimise residual energy requirements.</p> |
| Proper insulation in all homes | High levels of insulation will be incorporated to reduce energy demand in all properties. |
| Energy saving street lighting | Street lighting would be adopted and maintained by the County Council as highway authority. |
| Solar panels should be used | Photovoltaics and solar thermal panels are likely to form a key component of a renewable energy strategy. |
| Will grey water recycling be provided for toilets and irrigation? | The Environment Agency has advised that because the site falls within an area where groundwater re-charge is a priority it would not support a SUDS system that utilised grey-water recycling. The priority is to ensure that surface water run-off is returned to ground as quickly as possible. |
| Provide water meters in every home | Water meters will be a statutory requirement for all new homes on the site. |
| Neighbourhood should be self-contained to reduce need to travel | There will be a degree of self-containment to meet the everyday needs of residents. |
| Environment & ecology | |
| The area is prone to flooding and shouldn't be developed | There is a section of the site (the dry valley) that the Environment Agency has advised should not be developed and the masterplan will not place any built development within this area. The site as a whole is not constrained and analysis by the project drainage consultants has shown that any flooding that has occurred within the recent past is likely to have been caused as a consequence of surface flows discharging from Andover Road via a highway drain. |

| | |
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| Development will increase the risk of flooding elsewhere in the city | The drainage strategy for the site will ensure that existing green field run-off rates are preserved and that the site does not give rise to any increase in flood risk in the vicinity. |
| Will allotments be provided so people can grow their own food? | Allotments will be provided as part of the masterplan. |
| Village green should be included | The exact distribution of public open space within the masterplan has yet to be determined. |
| Plenty of public open space | Public open space will be provided in accordance with or exceeding the Council's emerging standards. |
| Good landscaping needed | Noted and agreed. |
| Mature trees should be planted | Noted and agreed. |
| Green routes on the site for dog walkers, jogging and cycling | Noted and agreed. |
| Space should be provided for ball games | Noted and agreed. |
| There will be too much noise from the railway line | Noise surveys have identified appropriate noise exclusion zones within the site wherein residential development would be avoided. Those areas of the site free from noise constraint will be used to accommodate development. |
| Street lighting should be minimised and controlled at night | Noted. Lighting would be provided in consultation with the Highway Authority, who would be responsible for adopting and maintaining the lighting infrastructure. |
| Infrastructure | |
| Has consideration been given to sewage treatment? | Negotiations are taking place with Southern Water regarding the existing capacity of the Harestock Waste Water Treatment works. CALA is advised that there is existing capacity to accommodate up to 700 dwellings at Barton Farm. Southern Water has a statutory obligation to ensure that sufficient capacity exists to accommodate planned development and therefore any necessary upgrading of the works would have to take place if the existing capacity is insufficient to |

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|---|--|
| | accommodate the whole of the development. |
| Water is in short supply – how will the development deal with this? | The Environment Agency has advised that sufficient headroom exists within the water supply to accommodate the proposals at Barton Farm. |
| Economic/business | |
| How will the economic situation affect the development? | CALA intend to prepare the application and to proceed in spite of current economic circumstances. In any event, the time required to prepare and submit an application for a site of this size and scale is such that should permission be granted the first sales would not be achieved on the site for several years, by which time economic circumstances should have improved. |
| Small business centre should be provided | The emerging policy does not require a significant quantity of employment space as part of the application and the intention is to provide a scheme that helps to redress the current imbalance between homes and jobs in Winchester. Notwithstanding this there will be a quantum of small business/office units provided as part of the proposals within the local centre. |
| Provision for high tech small businesses in Winchester needed | The Council has identified land at Bushfield Camp to provide for high tech business uses at Winchester. Barton Farm is not identified for this purpose. |
| Miscellaneous | |
| The development will put children at risk by encouraging them to play on the railway line | There is no reasonable basis for this observation. |



6. Conclusion

The preliminary public and stakeholder consultation exercise held by CALA Homes on its draft masterplan has raised a wide range of issues and concerns that the company will take into account when formulating its plans for the Barton Farm site.

This report has grouped the main issues and concerns raised under the headings of:

- Principle of the development
- Masterplan/design
- Housing
- Transportation/movement
- Social infrastructure
- Sustainability
- Environment & ecology
- Infrastructure
- Economic/business

CALA Homes' response to the points raised under these headings is set out in detail in chapter 5 above.

While there was good engagement with local stakeholders and key community groups through the stakeholder workshop, attendance at the two public exhibitions held by CALA Homes was relatively low. The number of questionnaires returned was also small and, therefore, these responses need to be treated with some caution.

Nevertheless the results from the questionnaires suggest that:

- Traffic and transportation is a key issue of concern for local people
- Of the density options displayed at the public exhibition, few people support the concept of density reducing south to north across the development. Higher density should either be focused at the core of the development or in distinct neighbourhoods



- There is strong support for a mix of housing types, particularly homes for first-time buyers, those in housing need and family homes
- A wide mix of local shops, health and community facilities on the site is preferred
- Children's playgrounds, informal open space and allotments are popular
- Better bus routes and safe, well lit footpaths and cyclepaths are priorities
- Solar and photovoltaic panels and ground source heat pumps were the most favoured forms of on-site renewable energy
- There was broad support for a variety of measure to encourage water recycling and minimise water consumption
- Private parking, a private garden and good public transport were seen as the main selling points of the development
- The best features of Winchester that people would like to see incorporated into the development were a "green" feel, development that encourages a sense of community and interesting or traditional architecture.

In PPS's views the initial public consultation on the draft masterplan was a valuable exercise that will help CALA Homes to draw up a masterplan for the future development of Barton Farm that more clearly reflects the needs and wishes of the local community.

The masterplan will itself be subject to further public consultation in due course before any planning application is submitted.



Appendix 1 – List of Consultees

Representatives of the Stakeholder Groups listed below were informed of and invited to the consultation events:

| | |
|---|--|
| A2 Domaine | Peter Symonds College |
| City of Winchester Trust | Royal Institute of Chartered Surveyors |
| CPRE Hampshire | Royal Town Planning Institute |
| Department of Communities and Local Government | Save Barton Farm Group |
| Environment Agency | Shelter |
| Environment Centre | South East England Development Agency |
| Government Office for the South East | South West Trains Ltd |
| Hampshire Constabulary | Southern Electric |
| Hampshire County Council | Southern Water |
| Hampshire Economic Partnership | Sports England |
| Hampshire Primary Care Trust | St John's Winchester Charity |
| Hampshire Wildlife Trust | Stagecoach |
| Headbourne Worthy Parish Church Council | Sustainable Development Commission |
| Henry Beaufort School | Sustrans/Winchester LSP |
| Highways Agency | T&G |
| Home and Communities Agency | Tenant Services Authority |
| Housebuilders Federation | Town and Country Planning Association |
| Institute of Directors | UNISON South East |
| John Rowntree Foundation | University of Winchester |
| National Housing Federation | Upper Itchen Valley Society |
| National Housing Planning Advice Unit | Winchester Action on Climate Change |
| Natural England | Winchester City Council – officers and members |
| Network Rail | Winchester City Residents Association |
| North Hampshire Chamber of Commerce | Winchester Cycling Group |
| North Winchester Youth and Community Action Group | |
| Mark Oaten MP | + all parish and town councils in Winchester |
| Martin Tod, Liberal Democrat PPC | |
| Steve Brine, Conservative PPC | |
| Patrick Davies, Labour PPC | |
| Public and Commercial Services Union | |



Appendix 2 – Stakeholder Meetings

Those highlighted attended the stakeholder meetings:

| WORKING GROUP – TOPICS | CONSULTANT TEAM MEMBERS | COUNCIL/COMMUNITY STAKEHOLDERS | MEETING DATES |
|--|---|--|---|
| WORKING GROUP 1 – Built Environment | | | |
| Site Constraints; Masterplanning/ Urban Design; Design Strategy; Secured by Design | Jonathan Reynolds (RPS) Richard McWilliam (RPS) Mike Emmett (CALA) Robert Millar (CALA) Tony Clements (RPS) | Steve Tilbury (WCC Corporate Director) Nigel Green (WCC urban design) John Hearn (WCC urban design) Nicholas Parker (WCC Case Officer) Linda Thomas (WCC landscape) Dan Massey (WCC transport) Steve Lincoln (WCC community planning) Laura McCulloch (HCC transport) Vicky White (Secretary, City of Winchester Trust) Michael Carden (City of Winchester Trust) Chris Walters (Hampshire Constabulary ALO/CPDA) | 10.30 16/03/09 (officers only) 14.00 06/04/09 |
| WORKING GROUP 2 – Housing | | | |
| Housing Mix; Affordable Housing; Extra Care Housing; Care Home Provision | Tony Clements (RPS) Mike Emmett (RPS) | Nick Parker Simon Maggs (WCC Housing Manager) Margaret Newbiggin (A2 Housing Group) Steve Opacic – (WCC - policy) | 12.00 30/03/09 |
| WORKING GROUP 3 – Open Space and drainage | | | |
| Landscape; Open space; Recreation; Biodiversity; Ecology; Drainage; Arboriculture. | Richard McWilliam (RPS); George Walker (PB); Clare Fitzgibbon (RPS); Tony Clements (RPS) Dick Grainger (TMC) Jonathan Reynolds (RPS) Mike Emmett (CALA) | Nigel Green (WCC) Damian Offer (WCC – landscape/ POS) Graham Johnstone (Natural England) David Rumble – (Hampshire Wildlife Trust) Jon Maskell (Environment Agency) Tim Sykes (Environment Agency) Rob Waite (Environment Agency) Hannah Young (Environment Agency) George Woodward (EA flood risk) Phil Jupp (Southern Water) Nicholas Parker (WCC) Sarah Warriss – (HCC ecology) Linda Thomas (WCC) Patrick Aust (WCC drainage) | 14.30 30/03/09 |



| WORKING GROUP – TOPICS | CONSULTANT TEAM MEMBERS | COUNCIL/COMMUNITY STAKEHOLDERS | MEETING DATES |
|---|---|--|--|
| WORKING GROUP 4 – Streets and Access | | | |
| Transportation Impacts; Vehicular Access Strategy; Pedestrian/Cycle Access Strategy; Highway Network; Pedestrian Cycle Links; Public Transport Strategy; Green Travel; Parking Strategy; Public Realm Design/Implementation; | Dave Tighe/ Julian Arney (Pinnacle) Mike Emmett (CALA) Jonathan Reynolds (RPS) Richard McWilliam (RPS) Tony Clements (RPS) | Dan Massey (WCC - transport) Laura McCulloch (HCC – Highways) Francis Porter (Highways Agency) John Edwards (Winchester Cycling Group) Nicholas Parker (WCC) Nick Farthing (Sustrans/Winchester LSP) Andy Jones (Stagecoach) Andy Hickman (WCC - infrastructure) Mike Slinn (WinACC) Ben Clifton (HCC - transport policy) Barry Lockyer (HCC Rights of Way) Nick Culhane (WCC) Patrick Aust (WCC drainage) | 14.00 16/03/09 |
| WORKING GROUP 5 – Community | | | |
| Community Facilities/Supporting Infrastructure; Social Infrastructure; Education (Early Years/Primary/Secondary); Leisure Centre/Leisure Provision Medical Centre/Health Care Facility; Retail Provision; Local Employment | Tony Clements (RPS) Mike Emmett (CALA) Derek Ball/Nick Pollock (RPS) Robert Millar (CALA) Jonathan Reynolds (RPS) | Nigel Green/Steve Tilbury (WCC) Nick Parker (WCC) Ian Lawson (Education Hampshire CC) Winchester & Eastleigh Primary Care Trust Chris Walters (Hampshire Constabulary ALO/CPDA) Steve Opacic (WCC - policy) Kate Crawford (WCC Economic Development) Joanna Cassey (North Winchester Chamber of Commerce and Industry) Gill Charles (Henry Beaufort School) Chris Turner (University of Winchester) | Education meeting 15.30 26/03/09 |
| WORKING GROUP 6 – Climate Change and Sustainable Development | | | |
| Climate Change; Sustainable Development Strategy; Renewable Energy Strategy; Code for Sustainable Homes | Tony Clements (RPS) Mike Emmett (CALA) Robert Millar (CALA) Shona Williams (WSP) Jonathan Reynolds (RPS) | Nigel Green (WCC) John Hearn (WCC) Nicholas Parker (WCC) Teresa Kennard (WCC) Jock MacDonald (Winchester Action on Climate Change - WinACC) Robert Hutchison (WinACC) Phil Tidridge (WCC EHO Air Quality) Derek Moss (Environment Centre) Kate Macintosh (WinACC) Charlotte Stride (EA - sustainable devt) | 11.00 16/04/09 |



| WORKING GROUP – TOPICS | CONSULTANT TEAM MEMBERS | COUNCIL/COMMUNITY STAKEHOLDERS | MEETING DATES |
|---|---|---|-------------------|
| | | Rebecca Chivers (EA sustainable devt) Rod Murchie (Environment Agency) Linda Thomas (WCC landscape) | |
| WORKING GROUP 7 – Community Engagement | | | |
| Public Consultation/Community Engagement | Charles St George (PPS) Mike Emmett (CALA) Tony Clements (RPS) Jonathan Reynolds (RPS) | Nigel Green (WCC) Steve Tilbury (WCC) Steve Lincoln (WCC Community Planning) Eleanor Hodge (WCC Communication) | |
| WORKING GROUP 8 – Planning Obligations/Steering Group | | | |
| Planning contributions; draft heads of terms; S106 agreement/unilateral undertaking | Mike Emmett (CALA) Tony Clements (RPS) Robert Millar (CALA) | Nigel Green (WCC) Steve Tilbury (WCC) Nicholas Parker (WCC) | 10.00 06/04/09 |



Appendix 3 – Questionnaire

Barton Farm, Winchester – Questionnaire



CALA Homes wants to hear YOUR Views before we draw up our detailed plans for development at Barton Farm. Please take a few moments to fill out this questionnaire and return it to us.

Question 1

The site is constrained by access, topography, landscape/ecology, noise buffers, drainage/flooding and odour. Are there any other constraints that you believe will affect development of this site?

Question 2

Which of the indicative density options shown at the exhibition reflects most closely how you think the Barton Farm masterplan should develop?

| | Yes | No | Don't Know |
|--|--------------------------|--------------------------|--------------------------|
| Option 1 – density reduces south to north | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Option 2 – density increases at development core | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Option 3 – neighbourhood focus | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please specify your views on density: | | | |

Question 3

CALA will need to provide a wide mix of homes for different types of occupier. Please indicate the importance you attach to the different types of new homes to be provided at Barton Farm?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|---------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Homes for the elderly | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single person homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Family homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Homes for first time buyers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Homes for those in housing need | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Other – please specify

Question 4

CALA will need to provide a mix of different sizes and styles of new homes. Please indicate the importance you attach to the different sizes and styles of new homes to be provided at Barton Farm?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Flats or apartments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Terraced homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Town houses | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Semi-detached homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Detached homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please specify | | | | | |

Question 5

What type of local shops, businesses and community facilities do you think should be provided on site?

Question 6

What importance do you attach to the different types of public open space to be provided on site?

| | Very Important | Important | Don't know | Not important | Not at all important |
|-------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Playing fields | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ecological areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Children's playgrounds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Allotments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General informal green spaces | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please specify: | | | | | |

Question 7

Please indicate the importance of measures that could be taken to create a sustainable, well-connected development at Barton Farm?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Regular bus services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bus stops within walking distance of all homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Safe and well lit footpaths on site and linking to other areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Safe and well lit cycle paths on site and linking to other areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Car club/car pool | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Park and ride | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Internet based travel information | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Other – please specify

Question 8

What renewable energy measures do you think would be appropriate for the Barton Farm site?

| | Yes | No | Don't Know |
|--|--------------------------|--------------------------|--------------------------|
| Solar panels on roofs (hot water heating) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Photovoltaic (electricity from solar panels) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ground source heat pumps | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Air source heat pumps | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| On site combined heat and power plant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| District heating system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Biomass (energy from organic matter) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| On site micro wind generation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please specify: | | | |

Question 9

Do you agree with the measures being considered to minimise water consumption on the site?

| | Yes | No | Don't Know |
|--|--------------------------|--------------------------|--------------------------|
| Low water flow taps and showers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dual flush toilets | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rainwater harvesting from roofs of buildings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Grey water recycling in homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Low water usage white goods in homes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please specify: | | | |

Question 10

If you were going to live at Barton Farm, what aspects of the development would you consider to be important?

| | Very Important | Important | Don't Know | Not important | Not at all important |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Location | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access to community facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Public open space | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Private parking | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Private garden | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Energy efficiency in the home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Good public transport | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – please specify | | | | | |
| | | | | | |

Question 11

Which are the best existing features of Winchester that you would like to see incorporated into the Barton Farm development, and which do you think are the worst that should be avoided?

| Best bits (to be incorporated) | Worst bits (to be avoided) |
|--------------------------------|----------------------------|
| | |



If you have any further comments on the proposals please let us know in the box below:

Name _____

Address _____

_____ Postcode _____

Email _____ Telephone _____

What is your age?

- 0-15
- 16-19
- 20-44
- 45-64
- 65 and over

Are you?

- Male
- Female

Thank you for completing this questionnaire

**Please put your questionnaire in the box provided at the exhibition or return it in an envelope to
Freeport Consultation Response (no stamp or other address needed)**

Please return the completed form by 29th May 2009

Your name and address is optional but is requested to support your comments.

Your comments will be analysed by PPS (Local & Regional) Ltd on behalf of CALA Homes. Copies may be made available, in due course, to the relevant planning authorities so they can note your comments. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by PPS and CALA Homes in accordance with the Data Protection Act 2000, will be used solely in connection with the masterplan process and subsequent planning application and, except as noted above, will not be passed to any third parties.



Appendix 4 – Stakeholder Workshop Report

Stakeholders

| | |
|--------------------|---|
| Margaret Newbiggin | <i>A2 Dominion</i> |
| Michael Carden | <i>City of Winchester Trust</i> |
| Patrick Davies | <i>City of Winchester Trust</i> |
| Chris Higgins | <i>City of Winchester Trust</i> |
| Chris Slattery | <i>CPRE</i> |
| Peter Rees | <i>Formerly of A2</i> |
| David Rumble | <i>Hampshire and Isle of Wight Wildlife Trust</i> |
| Chris Walters | <i>Hampshire Constabulary</i> |
| Sue Clark | <i>Hampshire County Council</i> |
| Rosemary Stephens | <i>Headbourne Worthy Parish Council</i> |
| Dennis Curling | <i>Headbourne Worthy Parish Council</i> |
| Peter Warrener | <i>Kingsworthy Parish Council</i> |
| Derek Moss | <i>The Environment Centre</i> |
| Rupert Cook | <i>WinACC</i> |
| Jock MacDonald | <i>WinACC</i> |
| Robert Hutchinson | <i>WinACC</i> |
| Kate MacIntosh | <i>WinACC</i> |
| Mike Slinn | <i>WinACC</i> |
| Gordon Lockhart | <i>Winchester Baptist Church</i> |
| Steve Tilbury | <i>Winchester City Council</i> |
| Ann Gossling | <i>Winchester City Residents' Association</i> |

Project Team

| | |
|-------------------|---------------------------|
| Mike Emett | <i>CALA Homes</i> |
| Tony Clements | <i>RPS</i> |
| Jonathan Reynolds | <i>RPS</i> |
| Charles St George | <i>PPS (facilitating)</i> |
| Jo Hatton Jones | <i>PPS</i> |

Introduction

Charles St George (CStG) from PPS welcomed attendees, introduced the members of the project team and explained the purpose of the stakeholder workshop.



He explained that the purpose of the workshop was not to debate the principle of development – that would be decided through the planning process once an application had been submitted – rather it was to discuss the form development should take place, and how it could integrate successfully with the local community, if planning permission was granted.

Presentation

CStG then gave details of the pre-application public consultation programme that PPS would be managing on behalf of CALA Homes. The programme had been designed to comply with Winchester City Council's Statement of Community Involvement and had been discussed and agreed in advance with City Council officers. It included: a stakeholder workshop; focus groups; two newsletters; two days of public exhibition; a project website, www.barton-farm.co.uk and the preparation of a detailed public consultation report.

Mike Emmett (ME) from CALA Homes provided background on the Company's involvement with the site, its commitment to the project and confirmed the company's intention to submit a planning application later in the year.

Tony Clements (TC) from RPS provided a planning background and update as well as details of the scoping for the Environmental Impact Assessment (EIA).

Jonathan Reynolds (JR) from RPS explained the formation of the concept masterplan through urban design and public realm. He highlighted some of the analysis undertaken to date on the landscape, surrounding architecture (forms, building heights, proportions etc), footpaths/cycleways, constraints and green linkages.



General discussion

Building heights/density:

There was a discussion about the height and density of buildings within the proposed new development at Barton Farm with attendees divided over whether they should be higher or lower density than that proposed.

JR explained that CALA Homes is looking at a density of high 30s p/h and wants to reflect the local environment and topography of the site within the new development and, as such, is looking at 2 storey homes on the majority of the site with some higher buildings (3 storeys) including in the mixed-use centre.

Cycle paths:

The majority of stakeholders wanted those living in the new development to have access to the city centre via cycle paths and felt cyclists should have access down Andover Road but that the bridge over the railway line was a pinch point that needed to be rectified.

TC explained that they are looking at alternative routes in order to provide the safest route possible through the site to connect to the city centre, which would avoid Andover Road. He explained that another crossing over the railway had been discussed with Network Rail but was not economically viable. TC advised that the project highway consultants are in discussions with Hampshire County Council regarding cycle routes in and around the site.

Masterplan/design:

One of the attendees asked about the masterplan and asked what significant architectural input there had been so far.

There was a debate about when architects should be involved in the proposals and JR explained that it is currently an outline masterplan at the concept stage – the architecture will come at the next, detailed stage, which will include design coding. At this stage, the urban designers have been looking at character and form.

There was also a query about the size of the development in comparison to others attendees would be familiar with, such as Badger Farm. This information was not available at the workshop but ME agreed this information would be circulated with the minutes - see footnote¹.

¹ From the 2001 census, Olivers Battery and Badger Farm ward contains 1,782 households, and Winchester City (including Littleton and Harestock) 17,409, so 2,000 at Barton Farm represents approximately 12% larger than OB/BF and an 11% increase in the city as a whole.



One of the attendees explained that he is not opposed to the development of Barton Farm but wants to ensure that it is the best possible scheme for the area. He cited Accordia, Cambridge as an exemplar development. He said he felt that nothing about the masterplan illustrated that it would be an exceptional development. Barton Farm represents a fantastic opportunity and he was concerned the consultation was just lip service and the result would be another boring housing development.

TC responded that he has been involved with the project for the past 6 years and that all involved appreciate Barton Farm is a fantastic opportunity. He explained that CALA Homes is looking to gather information from all interested parties through the consultation events. In addition, the project team is trying to work with the existing landscape and topography to ensure this will not just be a standard development.

One of the attendees suggested that the development be divided into five zones designed by five different architects, so all were distinct from each other.

Housing need:

Concern was expressed by one attendee on the potential impact of Barton Farm on Kings Worthy and asked, if the new development went ahead, would it provide sufficient housing to ensure that infilling would stop. He is worried that Winchester and the surrounding villages will be destroyed by an urban sprawl.

TC explained the housing need and government targets.

Transportation assessment:

Attendees asked about transportation. TC and JR explained that there will be a Green Travel Plan and explained the points of access, one of which is a bus only route and that all new homes will be within 400m of a bus stop.

Climate change:

An attendee asked how near the development would be to zero carbon. ME explained it would be as close as possible and there is a technical working group looking into ways to reduce the carbon footprint as CALA Homes is committed to making the development as low carbon as possible.

Economic situation:

ME was asked about CALA's position in relation to the current economic situation and how that would affect its proposals. ME explained that Barton Farm needs to be a high quality scheme and, although this may be difficult, they are not prepared to compromise. The housing numbers are



driven by planning policy rather than commercial decisions with regard to densities. One attendee argued that minimum densities in PPS3 are guidelines and that good quality design should not be driven by density.

Dry valley/flooding:

One of the attendees asked where the dry valley area was and if it would be kept free of development. JR explained that there is a flood drainage area and wide street to accommodate it. The attendee said her understanding was that no development could take place within the dry valley. ME confirmed that that there would be no building and that this has been drawn up in line with the Environment Agency's advice.

Discussion groups

The stakeholders then spent over half an hour in their respective groups discussing sustainability before reporting back in a plenary session on the key issues raised.

Sustainability Group:

The spokesperson highlighted the group's main points as:

- The development should be about ambience as well as sustainability
- The development should be of the highest possible design
- Urban designers have not considered sustainable design yet
- Look at Accordia, Waterlooville and Upton to see if could produce something similar
- Look to the future – the development needs to be able to respond to changes – for example, allotments so more people can grow their own food
- Phasing is critical – for example the civic building in Southampton was built in four phases and the phasing was successfully built into the design
- Fundamental question about what is a suburb. This is not a description of how the development has to be. If you look at the urban design of Winchester and suburbs and seek to emulate it at Barton Farm it would look artificial because it won't be developed over a long period of time. Bath and Stanmore were given as examples for a formality of design that is also exciting.
- The development team has not thought outside the box – the box being the red line of the site. CALA Homes needs to think about the effect the development will have on the rest of Winchester – the surrounding green land and housing. There was a need to look beyond the site.



Social Infrastructure Group:

The spokesperson highlighted the group's main points as:

- This is the biggest thing to happen in Winchester since William the Conqueror.
- It should be an eco-development for Winchester
- Creating a community is essential and that needs to be designed into the development
- There should be housing for older people such as extra care housing and this would need to be designed into the development at an early stage and not left until the end. Older people should not be isolated and it will be important that there are small communities rather than long lines of buildings
- Affordable housing needs to be provided throughout the whole development and not grouped in 'ghettos'
- Housing needs to be 'tenure blind' so that it is not visually identifiable – affordable housing needs to look like open market housing
- Eco principles need to be applied to all new homes – including market housing
- Bus routes need to go hand in hand with the development so that the services come online with the first houses and not 5, 6 or 10 years down the line
- A small business centre should be provided with space hired out for live/work units
- The location and size of the school needs to be considered. It must be allocated straight away and have room to expand as required. The school building should also be versatile and available for the community to use outside school hours/terms
- The group supports combined heat and power (CHP) and ground source heat pumps.
- They also raised the management issue of ensuring service charges outside those covered by Council Tax were affordable to the new residents.
- 'Shared' road spaces – adapt the development to take this into consideration.

Other Issues

Following the presentation from the spokespeople on both groups, CStG invited people to elaborate or debate any of the issues raised during the course of the workshop.

The point about care facilities was reinforced and the need to design accommodation for older people at the beginning of the development was stressed.

A query was raised about infrastructure – water, sewerage and heat – and how far they have been included in the masterplan. ME advised that the team has met with the Environment Agency and Southern Water and that CALA Homes is willing to hear ideas and remains open minded at this stage. JR advised that a district heating system could be added in with other services, it is the site for the plant that would be key.



An attendee was concerned the masterplan had not moved on significantly in the past few years and it does not feel as if there is sufficient vision at this stage for an eco expansion to Winchester. JR explained modern architecture, urban form and sustainability and that a great deal of work has gone into the sustainable vision for the site so that retro-fitting to houses can be avoided.

The issue of when architects would work on the project was raised again and JR explained that if the masterplan is put on the contours of the site it can be seen that it has followed key routes and the rolling landscape means they have to be careful not to block key views.

ME explained the three-stage process as follows:

1. Outline consent – to establish the principles for the development
2. Design codes
3. Reserved matters applications.

He is expecting it to take about three years and initial thoughts are being displayed with an open mind, bearing in mind the site constraints.

There was also a query about education and health authorities – thinking outside the red line box. TC explained they are in discussions with schools and have met with Hampshire County Council and are looking at a number of options about relocating part or full secondary education facilities and whether they need to make land provision within the masterplan. CALA is looking to see if it is possible and, if so, how. A 600 sq m allocation for a medical centre is also being considered as a result of discussions with the PCT.

There was a query about technology progression and being future proof. He asked if it would be possible to see CALA's policy/vision statements and how they reflect local input and aspirations for carbon neutrality.

Another participant stated that within 15 years it was reasonable to assume the majority of 11-19year olds would be cycling to school. As such, it would be good to create a safe grid of cycle networks between the three secondary schools. It is essential to look into the future and a little wider than the boundary of the site.

The issue of water conservation was also raised and the possibility of using roofs as potential catchment and storage for grey water, which could then be used in the irrigation of landscaping and to flush toilets. TC explained that officers had indicated they are expecting the development to achieve code level 5 for water conservation and CALA would seek to comply. Discussion is, however, still in the early stages and the exact details are to be finalised.



An attendee also asked if it was possible to have a copy of the presentation and it was agreed that a downloadable version would be put onto the website as soon as possible. However, since the event took place CALA has determined to revisit the approach to the masterplan and so much of the work undertaken prior to the workshop will be reviewed. On this basis the presentation will not be issued publicly to avoid any confusion over the direction the masterplan is likely to take in future.

Conclusion

CStG thanked the participants for taking part in the workshop and said that the discussion had provided useful and interesting material for the project team to consider. Key messages included creating a sense of community, achieving an exceptionally high quality design, ensuring a low carbon development and thinking 'outside the box' to ensure the development integrated successfully with the rest of Winchester.

Draft minutes of the meeting were circulated to participants to ensure that they provided an accurate record of the workshop.



Appendix 5 – Questionnaire Responses

Transcription of written answers to questionnaires

Question 1: The site is constrained by access, topography, landscape/ecology, noise buffers, drainage/flooding and odour. Are there any other constraints that you believe will affect development of this site?

| Comment |
|--|
| Traffic flow – Andover Road already very busy |
| I am very much against any building on Barton Farm. Further comments are unnecessary. |
| This is a prime greenfield site so should not be sacrificed for housing. There should be adequate brownfield sites around Winchester |
| This development is not wanted in Winchester |
| Water levels to the south of the site eg 2007. Noise from railway and also the danger of children playing on the railway – children being what they are! |
| The constraints of access, notably along Andover Road, are in my view sufficient to oppose those plans. Other problems, pressure on medical and education provision in Winchester. Shortage of parking for rail commuters by the station. |
| The large number of homes will add enormously to the traffic making its way to the city, M3 & A34 which are already congested at rush hour & school times, plus are over-stretching schools, doctors, etc |
| Other than those listed there appears to be no fixed constraint that needs to be addressed |
| Lack of primary school provision places in N Winchester. Lack of health centre/dental surgery in N Winchester. Lack of pharmacy |
| Aren't those enough?! |
| Can't think of any |
| Access to and from Winchester and to and from M3 must be main problem. Access, noise, landscaping must be addressed |
| Cost of finished product, credit crunch etc. How long will this development take to complete? |
| Volume of traffic in to Winchester town/station on Andover Road |
| Andover road is not capable of taking the projected volume of traffic. It will lead to congestion entering Winchester and reduce the quality of life for those living along the road. Option would be to build a bridge over the rail line and link road to the B3047 to the east. |



| |
|---|
| Traffic congestion! Access to and from the site |
| Transport impact on Andover Rd/Harestock Rd & North Winchester – which is already congested |
| The traffic that the development will generate |
| The severance of the rail line and the narrowness of the bridges spanning the tail track. These factors are constraints on good communication routes into central Winchester. |
| People's attitudes |
| No |
| Development density |
| Density. |
| I believe that the development of the site will adversely affect immediate environment and the city of Winchester itself. |
| Essential to have good access to the site for pedestrians and good public transport links. Working assumption should be that residents will choose to use these rather than private car. |
| Public rights of way |
| In order to preserve the essential feature of a green wedge" reaching towards the centre of the historic City of Winchester |
| Destruction of beautiful countryside. This questionnaire indicates CALA Homes trying to say things to persuade us. |
| <p>1. The 'green wedge' effect that brings the countryside into the urban area should be maintained by a tree screen of sufficient width for the full length of the Andover Road boundary so that the development is hidden. Even the thin lines of trees in Stockbridge Road have a strong effect and another example occurs on the road from Winchester to Romsey just after the turning to Hilliers and Ampfield. The circumstances are not identical but a poor and open screen is surprisingly effective in concealing the housing beyond. A designed screen could be very effective.</p> <p>2. Views of the site from distant hills should be expertly identified and so far as is possible development should be avoided on skylines or be screened by trees, as happens elsewhere in Winchester. It would be a help (and popular) if these views could be supported by 'verifiable view' consultants - such as those used by Thornfield for the Silverhill development.</p> <p>3. Serious traffic problems already exist at the bridge in Andover Road and at the junction with City Road and will be greatly increased by the development. These problems need to be solved by consultation between Cala and the County Council as part of the master planning process.</p> <p>4. Design – there is no specific reference to this in the questionnaire though alluded to in some of the questions. The success or failure of the scheme will be determined by the quality and imagination of the masterplan and the detailed design. It should go without saying that the professional team at both stages should have a reputation equal to the challenge (examples of their previous work should be exhibited). While those responsible so far may have competence, there is no evidence yet that they are able to rise to the challenge of this very special development for a nationally important city.</p> |



Question 2 Which of the indicative density options shown at the exhibition reflects most closely how you think the Barton Farm masterplan should develop?

Other – please specify

| Comment |
|--|
| No houses whatsoever |
| Prefer it to be left as farm land |
| Should be designed similarly to Weeke & Harestock. Quantity but with a distinct impression of space. |
| Density should decrease North to South especially over zone 2/3 flood plan in south site |
| Needs to be varied throughout site, although shops/facilities presumably limited to one ***** |
| If density increases at development core, it will create congestion around the access routes |
| Most density should be at the core or towards the north |
| Houses should not be built shoulder to shoulder. They should have decent gardens and useable room size not shoe-box sized |
| But density should be lowest at edges whichever option is chosen |
| I believe this development should have an urban character, with dense clusters of town houses, enclosing communal open spaces where people can mix and meet. |
| Density should be as high as possible but with corresponding design quality. Density should vary with higher density at nodes and at any centre to the development. |
| The site is not suitable for development of any density. It must remain open countryside forever. |
| Important to have a clear centre to this development, with community facilities as well as shops. Higher density close to this centre can increase sense of community and access to public transport. However, smaller residential neighbourhood centres are also desirable, e.g. in the form of open space with surrounding houses. These should relate to the topography of the site. |
| As little density as possible |
| Personally I am in favour of higher density housing as it provides better urban form and better architecture. However, a mix of densities is probably desirable and if done well any of the three options would be acceptable - this is very much a matter for expert masterplanners having experimented with all the options, rather than something which can be answered 'off the cuff'. |



Question 3: CALA will need to provide a wide mix of homes for different types of occupier. Please indicate the importance you attach to the different types of new homes to be provided at Barton Farm?

Other – please specify

| Comment |
|--|
| Possibly some with disabled facilities |
| More houses, less flats for families who need space & gardens |
| Some housing designated for key workers who work in Winchester, eg teachers |
| Hopefully it'll be on balance satisfying all needs. No particular 'pepper potting' |
| There are already many elderly people flats/schemes in Winchester, with a large complex opposite the development site. Houses should be affordable as Winchester prices preclude first time buyers and those on a low income from buying a house |
| Part rent/part buy and rented accommodation |
| Plenty of homes for the elderly nearby; not ugly flats for single people; don't cram people in |
| Homes that young families can extend when the need demands |
| There should be some surprises. How about small awkward land parcels being auctioned to people wanting to design and build their own one-off houses to give soem spice. |
| The site is not suitable for development of any density. It must remain open countryside forever. |
| Recent homes for the elderly are too small. Elderly have to bring furniture with them that might not be small. |
| It seems to me that both the elderly and single people are better catered for more centrally. |



Question 4: CALA will need to provide a mix of different sizes and styles of new homes. Please indicate the importance you attach to the different sizes and styles of new homes to be provided at Barton Farm?

Other – please specify

| Comment |
|---|
| Not sure about flats – do we need more? I thought we needed more family homes. |
| Every accommodation should have green space around it |
| Some supported living units for the elderly with care back-up like the Brendancare unit at Knightwood, Chandlers Ford |
| Town blocks of 4 – 6 floors or high rise apartments would be a visible intrusion |
| Off street parking so roads kept clear of parked cars (safer for children) |
| Good mixed town scope required. Maybe flats not appropriate for ‘Winchester suburbs’ |
| The development should be completely mixed to provide houses for all levels of society. However there should not be areas just of one type of house ie a zone of apartment blocks, a zone of detached etc. The houses should not be crammed together and have space between them. |
| Eco homes. Small gardens for families |
| The focus should be on providing starter family homes of 2-3 bedroom in size with gardens. Not on flats |
| It is very possible to provide maisonettes over single storey dwellings, which would integrate better into a development consisting mainly of terraces and town houses. I prefer developments which have a unifying theme within which there is variety. |
| Good visual mix required in terms of finishes etc. Poundbury as example. |
| Development should be a mix of housing types |
| No single designer can successfully achieve variety. It is key that a wide range of architects with very different aesthetic styles work together to achieve unified strategy but design variety. Accordia or New Hall Harlow are perhaps the best examples. Genuine variety not mock this and that nonsense! |
| The site is not suitable for development of any density. It must remain open countryside forever. |
| On the whole site between Park Road and Wellhouse Lane there should be two smaller shopping centres, rather than a single large one |



Question 5: What type of local shops, businesses and community facilities do you think should be provided on site?

| Comment |
|--|
| Local shops – no supermarkets – we have too many already for one town. Sport, schools, allotments, community centre, doctors, dentist, nursery Open spaces and trees (small ones) |
| Bank, post office, local food shops (eg bakery etc) |
| There are adequate facilities already in the Winchester area |
| Small corner type shops. Hardware. Computer outlet supply. Community meeting places |
| The proximity of the new Waitrose & possible Aldi reduces the need for large supermarkets. A selection of small shops should be provided: grocery, pharmacy, dry-cleaning & most important a post office. Also, a doctor's surgery – and a primary school. A new secondary school is not called for, although increasing pressure on Peter Symonds, Kings, etc is a main objection. The increase of school traffic is again a major concern. |
| A small supermarket & lots of specialist shops, post office & bank branch are essential; pub pharmacist & surgery are desirable. Nursery schools, play groups, & primary school will reduce traffic out onto other roads. Sports field & play areas within walking distance are important. Employment opportunities are desirable. |
| Small type shops in main arcade possible. Local *****. Provision for a community centre for all age groups. Areas set aside for recreation and relaxation. 2000 homes will generate approx 8000 people so need for schools essential. Places of worship a possible consideration. |
| Pharmacy; health (GP) facilities (centre); dental facilities; local shop & post office facilities (eg Tesco metro) – newsagent facilities; open spaces – children's play park (secure, no dogs); trees ++; community centre – mother & toddlers, OAPs, meetings |
| Supermarket, pharmacy, doctors surgery, post office, pub |
| Must have – post office, pharmacy & doctor's surgery, small supermarket, pub |
| Not sure about businesses – Winnall. Presumably local shop arrangements like at Harestock or Weeke. Nothing large though (like Waitrose). More community size. Dentists? Primary school, crèche (surgery)? Social facilities for 'youngsters' |
| Doctor/health centre, dentist – NHS, post office, general store, village hall/community centre, playground, skate park/tennis court/sports field, bank, church, primary school, nursery school, recycling banks |
| Doctor's surgery/dentist (NHS); small supermarket; primary schools; community centre; children's play areas; youth club; sports facilities |
| Primary school; doctors/dentist; playing fields/park |
| Pub; community centre; small supermarket; specialist shops (butcher/greengrocer?); takeaway; post office/newsagent |
| Supermarket/independent retail units; small scale employment units; community centre; indoor sports/gym |

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| Retail – preferably not Tesco; community hall – to double as church; doctor/dentist; school – adult education |
| It would be good to have some live/work units. A community centre relating to a children’s play area where toddlers groups can operate. A mini-supermarket with a branch post office would be desirable. The community centre should offer facilities for teenagers as well, after school hours |
| Pharmacy; post office within a shop; primary school with nursery school facilities; adequate secondary school places; newsagents; doctors surgery |
| We have no provision for high technology start ups in Winchester which given we are a university city we should look to develop |
| All in neighbourhood needs to be self contained to reduce traffic impact on rest of city and Hareslock/Weeke in particular |
| Local grocery shop; takeaway; pub; chemist; community centre |
| Local general store (like a Tesco Express); Take-away food outlet; Doctors' surgery; Dental surgery; Primary School |
| Local general store (like a Tesco Express); Take-away food outlet; Doctors' surgery; Dental surgery; Primary School |
| The site is not suitable for development of any density. It must remain open countryside forever. |
| Newsagent/general store/post office, butcher/delicatessen, hairdresser, cafe/restaurant, doctor/dental surgery, community centre |
| Primary school, local shops, doctors surgery, post office, community hall, village green |
| With a large Tesco on one axis of Winchester, a Waitrose on another axis and a Sainsbury on a third axis there should only be a need for two or perhaps three smaller superstores. Similarly probably two community centres and a single post office. No businesses or industrial areas |
| Of course the residents would like all facilities, but they must be appropriate for the size of the community or they will not survive. This again is expert stuff. |

Question 6: What importance do you attach to the different types of public open space to be provided on site?

Other – please specify

| Comment |
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| Barton Farm unspoilt by any building whatsoever |
| Provisions of allotments would encourage self-sufficient for food as it is unlikely that there will be any large gardens in the designs. |
| Public open space, gardens, landscaping the key. How about some water features? (ponds, streams, fountains) |
| Green spaces are essential to provide space between the proposed high development levels |



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| Planting of mature trees |
| Green routes around site for dog walkers/runners/cyclists |
| I am not sure what is meant by 'general informal green spaces'. Many such spaces, surrounded by houses, are useless maintenance liabilities. But there should be well-designed and landscaped communal external spaces. Does Henry Beaufort school have playing fields? |
| Somewhere that does not restrict ball games |
| It is key that the green areas reinforce the permeability across the site East/West and providing circular routes allowing existing residents adjacent to the site to walk dogs etc. Fear of losing this is possibly the main reason so many people oppose the development. These should be meadow/natural spaces, not semi private. |
| The entire site should remain as open farmland. |
| Woodlands with footpaths also important |
| All these features are essential |

Question 7: Please indicate the importance of measures that could be taken to create a sustainable, well-connected development at Barton Farm?

Other – please specify

| Comment |
|---|
| Cycle paths |
| Irrelevant |
| All roads should be able to carry a bus service should the need possibly arise |
| Park & ride schemes on the outer edge of Winchester are desirable but Barton Farm residents will not want to drive further out of town in order to be driven in again. |
| Large scale car movement should be left to a minimum where possible |
| Not park & ride as would increase density and limit access by inhabitant on the site to facilities in the town |
| Good efficient bus connections to all parts of Winchester District, including station, to hospital, Sainsbury's, Tesco, as well as town |
| Car pools are never used. Park & ride is irrelevant as the site is within walking distance of the city centre. |
| Car club/pool won't be used; don't need park & ride as close enough to city anyway; don't crowd/cram people into the space |
| Dedicated bus route to city centre (not necessarily along Andover Road. Any additional buses on Andover Road in morning rush hour would increase existing queues and discourage residents using bus service |
| Car club which use electric cars should have charging points powered from CHP plants or PVs |



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| Information at bus stops about the bus service |
| Re: car club & internet based travel info = "Are you serious?" |
| Somehow magic away the traffic that already uses the route into the city centre causing frequent jams and gridlock. Rebuild a wider bridge over the railway line on Andover Road |
| Cars should be largely behind units rather than filling every street but still close to houses. |
| The site is not suitable for development of any density. It must remain open countryside forever. |
| Street lighting should not be intrusive in bedrooms, as this disturbs sleep. Some form of controlled lighting, which can be switched off (e.g. movement sensor operated or using text message switching) during later period of the night, is desirable to balance environmental needs with safety considerations. |
| Any Park and Ride on this axis should be out at Three Maids Hill. |

Question 8: What renewable energy measures do you think would be appropriate for the Barton Farm site?

Other – please specify

| Comment |
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| Give us as much as would work. Not sure about wind as thought it is quite low lying? |
| Solar panels are very efficient and not expensive to install |
| Irrelevant |
| Energy saving steel lighting. All technologies should be explored and must be sustainable |
| Well insulated homes with water meters fitted. No open fireplaces to reduce air pollution |
| Good insulation essential. Unsure about unsightly 'solar panels' or site wide heating systems which might be inefficient |
| Could the existing sewage plant be used to produce energy? Without more smell |
| Need outlet for excess heat such as pool |
| Biomass – of locally sourced |
| Key thing is that it works so not over ambitious and no Green Bling! |
| Not applicable |
| Needs an expert investigation and report |



Question 9: Do you agree with the measures being considered to minimise water consumption on the site?

Other – please specify

| Comment |
|---|
| Water meters. Ban on hosepipes |
| Residents will wish to decide on their own white goods – and water pressures |
| Possible use of natural ground water sourced for indicated water courses |
| Essential to reduce ****/rainfall water flow eventually to River Itchen. Need to maintain rainfall outflow drainage facilities from silting up; council must take over these |
| Metering throughout |
| As long as the actual construction process also minimised water consumption |
| Rainwater harvesting for garden watering |
| Not applicable |
| We feel that any development should include water efficiency measures in line with the high standards of the code for sustainable homes. We would also like to see a commitment to water neutrality i.e. investment to retrofit existing buildings (schools, businesses, hospitals) to make them more water efficient so that there is no net increase in water consumption as a result of the development. (The River Itchen and surrounding area is already water stressed) |
| All measures very important, plus water meters |

Question 10: If you were going to live at Barton Farm, what aspects of the development would you consider to be important?

Other – please specify

| Comment |
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| Safety |
| This area is prone to flooding. It will also add to any flooding which may occur in the city itself |
| Overall design & attractiveness of all buildings eg Peninsula Barracks is an ideal example – plenty of trees & greenery reduce stress & encourage relaxation |
| All parking should be off road. There should be a consolidated tree planting policy on the estate's roadways. Preferably flowering trees |
| Well laid out with varied architecture, pleasant to the eye |
| Green space / feel; good access into/out of town |
| Don't cram as many buildings as possible into the space, all at different angles so every house is overlooked on all sides |



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| Avoidance of traffic congestion & inclusion of affordable homes |
| I would want a home that is useful. No box rooms, bedrooms that can fit a bed & furniture. Garage that does fit a modern car or a good sized driveway. |
| Decent size garden; good range of community facilities; well designed layout; energy efficient homes (code 3+)/sustainability |
| You will have to create a location. It is too far out to call Winchester the location. Character is key. |
| Not applicable |

Question 11: Which are the best existing features of Winchester that you would like to see incorporated into the Barton Farm development, and which do you think are the worst that should be avoided?

| Best bits (to be incorporated) | Worst bits (to be avoided) |
|--|---|
| Small housing developments Buses round local shops With a new community feel | Large housing estate like Stanmore, Winnal with some areas all houses and no focus area |
| Interesting architecture Plenty of green spaces | Too many cars and parking |
| | Unsuitable area because of risk of flooded homes |
| Red brick buildings and not too many yellow brick faces. Walled gardens | Big name shops |
| High standards of architecture | The monolithic collections of poor design council houses |
| Peninsula Barracks, the Close, St Cross atmosphere, walks through the weirs and meadows. Proximity to rail & motorways | 1960 – 1990 style of buildings. Lack of open spaces & peaceful walking/cycling ways to the city |
| Open design of some estates, easy access to local shops. Work areas within walking distances. Small businesses in technology units | High rise blocks. Add ons to existing housing and in *****. Overcrowding & multi occupancy dwellings. Any large industrial units. |
| Marnham Rise estate off Sarum Road – varied architecture Architecture above & behind Brassiere Blanc in Jury St. Use of stone/style | Stanmore estate; Wicke estate; Winnall estate; Badger Farm development – ugly developments. Do not weather well |

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| Trees, landscaping | Street clutter, eg signs. High density townhouses, flats |
| Good schools so *** new sec (Henry Beaufort relocation) Must have youth community facilities 15 or 10 minute buses | Too high density on site Poor facilities for youth Poor entertainment facilities Low cost housing provision (ie more needed) |
| Traditional design. History, Trees/green countryside; community feel; pedestrian roots; frequent reliable buses | Hard landscaping; unattractive car parking; traffic chaos (one way streets); noise/air pollution |
| History of architecture; open spaces & nature areas (green parks, rivers, etc) | Busy roads & congestion |
| Brick flint; traditional build; small size; good schools; historic background | Traffic congestion; lack of youth facilities; uneven pavements; ugly & inappropriate new dwellings |
| Bus routes; open spaces | Traffic congestion |
| Open space; access to facilities; leafy suburbs | Congestion; concrete; over use of street lighting |
| Good sized plots; mix of dwelling types; decent setting; easy pedestrian access | Increased traffic |
| To make sure there are plenty of green areas, flowers, shrubs & trees | Badly developed houses built of rendered blocks |
| I like the area round Oram's Arbor and I particularly like the way the terrace of houses on Clifton Rd encloses the space and steps down the hill in an orderly way | I dislike most of the recent housing built in Winchester with its fake imitation of Edwardian forms. There have been good examples however for which see the City of Winchester Trust Awards |
| Access to countryside public footpaths | Areas of housing that look the same ie rows of terrace housing, rows of bungalows |
| Green leafy suburbs; well kept housing stock; safety | Heavy congestion; development pandering to the prevailing housing stock and class of people; too many detached family homes |
| Imaginative architecture pre 1950 | Unimaginative architecture post 1950 and springing up in numerous infill sites |
| Good sustainable links to city centre Cultural facilities | Lack of facilities in outlying areas Traffic congestion |
| Leafy roads with grass verges and hedgerows providing a habitat for wildlife. Housing sympathetic to existing - especially those in proximity to existing houses bordering the development. | Incongruous architecture. Overcrowding. Not enough parking spaces resulting in cars parked on pavements and grass verges. |

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| varied and tightly packed with generous natural landscape close by and plenty of permeability. | the dull suburbs! (Badger Farm) |
| One of the best bits of Winchester is Barton Farm as it is now. The way that Barton Farm extends into the city's suburbs is unique and should be preserved in perpetuity. | |
| - Quiet, crime free neighbourhoods, Views and access to countryside, Access to city centre and cultural centres | - High crime areas, Car oriented developments |
| Small self contained city within defined boundaries | City traffic congestion |
| Preserve the image of a green wedge along the Andover Road. | Poor or cheap design |
| Popular high density housing with small private gardens and reasonable access to public open space, eg., Oram's Arbour and many other 19th century examples of varying property values. | Standard housing estates of the 20th C. |

Any Other Comments:

| Comment |
|---|
| Existing road structure – the Harestock Road/Andover Road junction hardly features in the exhibition. Yet it is very busy and very dangerous with regular accidents. Steps need to be taken to make it safe and to keep the traffic flowing with the thousands of daily journeys across the junction when the site is developed. There are regular backups of traffic on Harestock Road in the rush hours and when traffic diverts from the blocked A34/M3. |
| The answer impresses all questions in your questionnaire. Leave Barton Farm as a greenfield site |
| All services (buried) should be placed to the side of the roads ie under pavements. This will allow for the future introduction of electric vehicles, for passenger transport (public transport) at a future date when Britain enters the 21 st century. |
| I am strongly opposed to dense building on this green belt. Further housing in Winchester attracts more & more families moving away from London. Train services & parking near the station are already over-subscribed. If this scheme goes ahead we need a major circular road giving access to M3 North & South |
| If this development is approved it is vital that the design of homes & overall layout avoids the 'estate' appearance of most new developments. Trees & plenty of space between built up areas gives an attractive setting as well as breathing space for residents which reduce stress |
| This development is in need of a quick solution, there is also a need to expand the city population as this will encourage more larger shops to the city as they need a bigger population to maintain a level sales that would be a must. |
| Concerned about sewage outflow from Wellhouse Lane sewage plant - flows down dry valley to Meadbourne Worthy & floods at high rainfall – sewage water is cleaned by chalk so if rainfall |



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| causes 'faster passage' then risk of flooding & ecology pollution of Itchen. Requires rainfall tank storage (or similar) at sewage works |
| In general we approve |
| Access is crucial. Too much traffic through Harstock Road (Weeke) to Stockbridge Road. Routes into Winchester major problem now, Andover Road south is very slow/jammed in rush hours (access to Station poor at key times). Traffic lights at City Road/Andover Rd/Stckbridge so slow. Junction at Andover Rd/Harstock Rd dangerous and inefficient now. Good township/sense of place design needed. |
| Andover Rd is very congested in rush hour. A further 2000 homes would increase hugely the congestion problem. The homes should not be soulless boxes and there should be a community focus to prevent the development simply becoming an estate of houses for commuters to London |
| The main issue is for the homes to be provided to be affordable for the young people of Winchester – with good facilities provided and to avoid any further traffic congestion in and out of Winchester |
| My main concern is congestion on Andover Rd and the importance that I place on this road remaining a good route into Winchester. Also, modern developments cram houses in to the available space meaning that modern houses are often pokey and families lack private space. Houses are often built with rooms that are not suited to function. |
| Consideration should be given to highway improvements on Wellhouse Lane/Spring Vale Rd/Andover Rd (both on site boundary & at City Road junction. No capacity at Winchester station car park for further parking & trains to London at capacity. Some research should be undertaken to support claims of railway as modal choice. Pedestrians unlikely to walk into town, particularly from north of Well House Lane – this cannot be relied on as diverting movements from road network Please email me with any progress |
| It looks a good development but can the city cope with such a large development. Could do with much landscaping especially trees. |
| The key to achieving the standard of design and performance that will lead to te success of this major scheme for Winchester, is employing the right calibre of design consultant, ie architects, who will think and envisage holistically. The quality of the thought gives the added value. |
| I am very concerned that the size of the development will put a strain on the services of Winchester, eg water supply & sewerage, hospital, dentists, schools, public transport, parking |
| I'm broadly supportive of the proposals. There is a recognised need for housing in the south east to meet demographic requirements & maintain the economic dynamism of the south east. The demand can't be met by brownfield sites, which make up a small percentage of land available. Most of the objections come from people who are comfortably off, professionals of middle to later years who have a home. The homes need to predominantly be starter homes of single bed/two bedrooms. Otherwise young people will continue to leave the area, as they no longer can afford to live here, eg my brother. Furthermore these homes should not be monopolised by key workers, as many after 10 years of public sector expansion are now on comparable salaries to the private sector. Doubly excluding those in the private sector who have to pay for them getting a home |



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| <p>Would be nice if it wasn't just another ordinary housing estate</p> |
| <p>It would be good if there were design competitions for parts of the development giving local architects (like my firm!) the chance to contribute to the local distinctiveness of the site from our direct interest and experience locally. i.e Key community buildings and some of the units.</p> |
| <p>I strongly object to the proposals. Winchester City is too small to support a development of this kind. The development will destroy a unique feature of the city.</p> |
| <p>Am opposed to this development on the grounds that it is extending the city boundary and will increase pressure on roads into the city. Do not see the need for such a large greenfield site development in Winchester.</p> |
| <p>The impact of adding 13% to the population of the city, and removing the city's closest greenfield site, should not be underestimated, and the development should (and can) be sensitive to residents very valid concerns. The mitigation of these concerns should shape the response. In my view, the key concerns and appropriate mitigations are:</p> <ol style="list-style-type: none"> 1.) Loss of open space/recreational facility. Mitigation: commitment to greatly increase footpaths and accessible green areas (which let's be honest are currently the edges of fields) within the development. At a minimum there should be perimeter footpaths (not necessarily asphalted) and paths across the current hedgerows and field boundaries, with the hedgerows maintained. 2.) Destruction of attractive landscape feature. Mitigation: consider view from outside the site, i.e. Andover Road and Well House Lane, by maintaining tree screen, and potentially with additional planting/landscaping. 3.) Traffic. <p>Some thoughts: a.) The Well House/Harestock Road/Andover Road junction needs to be upgraded after thorough traffic modelling. Having developed a traffic modelling IT system about 12 years ago, and from an understanding of queuing theory, a roundabout will work better than a signalised junction here, though either would be acceptable. b.) May also need to signalise Stoney Lane/Andover Road junction. c.) not yet seen any evidence of the council's plan to handle 13% extra traffic through winchester's overcongested streets. northern edge park and ride by sewage works would be the ideal solution. d.) I realise the downsides of adding an access road from the site directly eastbound, but, if this were possible, it would provide a solution to all the other traffic problems, with no journeys required along Park Road/Well House Lane.</p> |
| <p>WWF-UK is leading a project - Rivers on the Edge - which focuses on the River Itchen. The project aims to relieve water stress on the river and its fragile ecosystem by encouraging local water efficiency. Although we cannot support the development at Barton Farm we are keen to make sure that any development does not add additional stress on the river and local water sources.</p> |
| <p>A masterplan, using the country's very best architects, is of supreme importance. It should be regarded as a project of Poundbury status, but implemented in a different way</p> |
| <p>Lack of garages – nowhere to put lawn mower, paint tins etc. Also with many 2 car families estate could be congested, especially when visitors</p> |

Appendix 6 – Emailed Comments

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| <p>Under the Government's Code for Sustainable Homes 25% of all new builds are required to be built to Code Level 3 by 2010, 44% by 2013 and 100% to Level 6 (zero carbon) by 2016.</p> <p>Would your houses on Barton Farm comply with high standards of insulation for roofs, walls and windows?</p> <p>Would solar panels be fitted to south-facing roofs as standard?</p> <p>Would rainwater fed toilet flushing be fitted?</p> <p>Would they have ground-source heat pumps for under floor heating and hot water?</p> <p>Of course, building to 'green' standards inflates the cost of new homes. So, if WCC gave permission to develop Barton Farm, given that such a large project would take a number of years to complete, would it be economic for you to build affordable homes to high enough standards? Also, can you guarantee that you would not delay building affordable homes, build the more expensive ones first and then sell the development on?</p> |
| <p>I understand that there will be public consultations in Winchester on 23 and 25 April.</p> <p>Very unfortunately I shall be away from Winchester on both dates.</p> <p>I am extremely interested in the site, both as a member of the Council of the City of Winchester Trust, and also since my wife and I planted the 25 copper beech trees along the ridgeline, to celebrate our 25th wedding anniversary in 1981.</p> <p>Can you tell me if there will be further opportunities in order to study your proposals?</p> |
| <p>You gloss over the transportation impact on surrounding roads. I'd particularly welcome enhanced cycling facilities, but what would this mean on Andover Road? A painted 0.7m strip on a narrow, busy road like Andover Road is pointless - it's simply too dangerous to cycle on in the rush hour and this proposed development would make traffic worse. Yet Andover Road would be the main route into the city centre.</p> |
| <p>The 1997 survey by HCC indicated 1.7 cars per household in Winchester. Ten years on its now probably more. However sticking to the 1997 figures would suggest potentially 3400 cars accessing Barton Farm by just two roads. How is this going to happen without road chaos in the morning and afternoon rush hours?</p> |
| <p>As someone who lives on the west of Andover Road I'm keen to know what your plans are to manage the higher levels of local traffic the Barton Farm development will generate. In particular, I'm interested in:</p> <ul style="list-style-type: none"> ▪ Well House Line – The railway bridge here only allows one lane of traffic through at a time and cars are often parked on its east side. As it's reasonable to assume a large number of BF residents will be heading onto the M3 each morning and this is the obvious route, what are your plans to manage the increase in traffic? Lights on the bridge? Widening the bridge? Parking restrictions to ease traffic flow towards Kings Worthy? ▪ Stoney Lane – It's reasonable to assume greater levels of traffic will head down Stoney Lane to the shopping facilities/schools. What are your plans to handle this? Traffic lights at the junctions with Bereweeke road and Andover road? |



- Station/Railway - There will obviously be additional users of the station. As it can already be hard to find a parking space and get a seat on the train at peak times, what are your plans to manage the extra traffic BF will generate? Have SWT got any plans in place?
- Marketing – How will you be marketing this development? Will it be aimed at local people or should I expect to see adverts in the Evening Standard?

Do you intend to include a community hall, family focused pub/restaurant, play parks?

I am concerned as to how the development will affect the surrounding traffic. Andover Road, in particular is already a traffic jam each morning. Another 2,000 homes will produce at least 4000 extra cars. I don't see how it can work.