

BARTON FARM FORUM

2 December 2014

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

Horrill (P)
Learney (P)
Miller (P)

Osborne
Pines (P)
Scott (P)
Weir (P)

Hampshire County Council

Mather (P)

Tod (P)

Headbourne Worthy Parish Council

J Rutter (P)

Littleton and Harestock Parish Council

V Morton (P)

Other Councillors in Attendance:

Winchester City Councillor Tait (deputising for Councillor Osborne)

Other Councillors in Attendance but did not participate in the meeting:

Winchester City Councillor J Berry

Officers in Attendance:

Mr S Tilbury: Corporate Director, Winchester City Council

Mr A Hickman: Assistant Director (Policy & Planning), Winchester City Council

Mrs Y Keyworth: Barton Farm Implementation Officer, Winchester City Council

Mr N Green: Major Development Project Leader, Winchester City Council

Mr S Lincoln: Community Development Manager, Winchester City Council

Mr B Wallbridge, Strategic Manager, Design and Implementation, Children's Services,
Hampshire County Council

Mr K Evans: Hampshire County Council, Education Services

Others in Attendance:

Mr R Westwood: Cala Homes

1. **PUBLIC PARTICIPATION**

Members of the public addressed the Forum in response to matters related to the update report below and to the ensuing discussion of the Forum and their comments are summarised below.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 30 June 2014, be agreed as a correct record.

3. **BARTON FARM IMPLEMENTATION AND UPDATE**

(Report BFF8 refers)

The Forum considered the Implementation and Update report which summarised the key issues being addressed and dates for the commencement of works to begin on the Barton Farm development.

Mr Tilbury introduced the report and provided an update on the progress made by Cala Homes in relation to the following and Members' questions were answered thereon:

- submission of details for the pre-commencement of planning conditions and s.106 obligations in preparation for the commencement of works on site in 2015;
- the latest position regarding the Residential Travel Plan (a HCC s.106 obligation);
- Affordable Housing
- An overview of the status of the Draft Construction Management Plan (CMP).

It was noted that Yvonne Keyworth, Implementation Officer, could provide updates regarding the latest developments on the Barton Farm site, should additional information be sought. This could also be obtained via the WCC Barton Farm blog website.

A brief summary of part of the contents addressed in the Draft CMP, in preparation for the formal submission, were noted and included details of compliance on the following factors: noisy works, working hours, site set up, parking, on site traffic management, off site traffic management, temporary fencing, temporary lighting and dust management.

Mr R Westwood (Technical Director at Cala Homes) provided an update to the Forum on the progress on Phases 1A and 1B. Mr Tilbury reported that the new signalised temporary junction in Andover Road North for Phase 1B of the Highway Works was due to commence in January 2015, with the s.278

agreement now in place and works currently being undertaken to reduce the vegetation in order to construct the junction and associated street lighting. It was anticipated that Phase 1A junction would commence next Summer 2015. But it was noted that careful planning would be required due to the necessity for road closures, which would require detailed traffic management plans to be reviewed and agreed by the Highways Team at Hampshire County Council.

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

- (i) Mr Hickman reported South West Trains had been involved in the initial workshop process with regards to the likely impact of Barton Farm and associated transport measures. Dialogue with South West Trains and other public transport providers regarding the Residential Travel Plan was on-going.
- (ii) Concern was raised regarding site noise disruption outside normal working hours and it was reported that this had been addressed by the City Council's Environmental Health Team with work to take place during normal working hours only.
- (iii) It was noted that wheel washing would take place within the site compound to keep the level of debris on the access roads/main carriageways surrounding the site to a minimum and protect nearby gullies/drains. Sweepers would be employed, where necessary to remove mud/debris.
- (iv) One Member requested detail within the report regarding local employment, local apprentices and local procurement, going forward. HCC advised that the intention was to recruit apprentices locally and that the implementation of this would be progressed further once on site. HCC advised they were in liaison with the Principal of Sparsholt College regarding the apprenticeship scheme. The procurement of contractors would be a tendered process and all would be given the opportunity to bid for works via this method. Mr Tilbury reported that further detail surrounding the local employment/contractor position was on-going and would be considered further by the City Council in due course and reported back to the Forum once this data was available.
- (v) It was reported that final negotiations were taking place in relation to affordable housing, with the contracts for this currently being finalised.
- (vi) HCC reported that the winning design created by Weeke Primary School would be translated into a detailed design for use within the public open space areas.
- (vii) There was concern expressed regarding affordable housing and extra care housing facilities within the development. A Member highlighted that affordable housing formed part of the business model for Cala Homes, and it was clarified that the first house completions would be by approximately summer 2015. HCC and Cala were to continue dialogue with St John's Winchester Charity when considering the delivery and provision of the extra care housing phase on site.
- (viii) Mr Westwood reported that it was not anticipated that workmen would be staying on site and that security would be brought in to secure the site if required.

- (ix) Concern was expressed regarding contractor and workers accessing the site via already congested roads. Mr Westwood advised that the use of particular roads would be stipulated and enforced within the planning consent and workers would be asked to use particular access roads to and from the site (but that this would not enforceable).
- (x) Mr Tilbury reported that, although not a formal requirement, there was open space within the scheme that would be handed over to the City Council for the provision of ad hoc facilities on site. Officers were in local dialogue to investigate with community groups, such as the Scouts.
- (xi) Mr Tilbury confirmed that parking would be examined once the Registered Provider (RP) had been selected by Cala Homes. All RP's could bid to the developer and decisions on RP were generally made on a site by site basis, dependent on their proven track record and past performance of working with the developer. It was reported that work to secure the RP for the first phase was nearly complete and this would be reported to Members in due course.
- (xii) Mr Tilbury advised that as each phase of the development incorporated different elements. Phase 2 would include community amenities, including an area of the school. The City Council were currently working with Cala Homes and local organisations to consider how developers integrated with the community. Active dialogue and regular group meetings were held with Church of England, Henry Beaufort School, Winchester Academy and Peter Symonds Adult Education College and Barton Farm to support and enhance the overall facilities in North Winchester.
- (xiii) It was reported that the s.106 defined the facilities and requirements of the development and local community groups and stakeholders were involved in the process. However, Cala Homes needed to deliver several houses on site before Phase 2 could begin and further planning applications could be submitted to the City Council.

In conclusion, the Forum noted that the plans for the proposed Primary School were taking shape with the school set to become an Academy sponsored by the University of Winchester, with Hampshire County Council leading on the delivery. Members advised that they would like to be involved in the steering process and requested that a detailed report be submitted to the next meeting of the Forum for consideration.

RESOLVED:

That the update report be noted.

4. **PRESENTATION FROM HAMPSHIRE COUNTY COUNCIL – INDICATIVE PLANS AND PROGRESS OF BARTON FARM ACADEMY PRIMARY SCHOOL**

The Forum received a presentation by the Mr B Wallbridge and Mr K Evans from Hampshire County Council, which outlined the proposed indicative plans for the new 'Academy' Primary School within the Barton Farm development. The presentation included the master plan, plan of the area, public square

design, public facing, site plans for two form entry and three form entry, existing site photos and an area view of the school site.

Councillor Weir disclosed a personal (but not prejudicial) interest in this item, in her capacity as Member of the Shadow Cabinet Trust and took part in the discussion thereon.

HCC officers advised of the figures for the two form entry proposed for the site which included 420 spaces with 14 classrooms and two year groups. The three form entry contingency had been secured should the number of children exceed that stated within the two form entry provision, being 630 children. These proposals for the Academy School would be taken for formal public consultation prior to the Planning Committee so comments were welcomed.

At the conclusion of the presentation, the Chairman thanked Mr Evans and Mr Wallbridge for their detailed presentation and proposed plans for the Academy School.

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

- (i) Mr Evans clarified that the Academy School would consider catchment area issues, but were not restricted by the same rules applicable to non academy schools.
- (ii) Mr Evans confirmed that Highways had recently increased the standard of parking numbers on the school site. There was also the possibility of school pick up/drop off spaces being made available within the shop and amenity parking areas. The Academy School would be required to deliver a Travel Plan as part of the planning process and this matter would be further addressed at this stage.
- (iii) School timings would be kept in mind as the development progresses forward.
- (iv) HCC officers confirmed that they would provide detailed data in relation to energy saving, water filtering and saving proposals as well as areas of open space to be factored into the design process.
- (v) The Forum considered that the three form entry provided a higher number of spaces which would be more adequate due to the scale of the development, in addition to increased demand from surrounding areas. This would require the capacity rate to be increased from 420 to 630 entrants. Members were also keen to see that the academy school incorporated after school/evening clubs into its plans. HCC agreed to consider this proposal and address these matters with the University of Winchester.

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

In summary, the following matter was raised and, where appropriate, responses given:

- (i) Mr Evans addressed Angela Sealey's concerns regarding sustainability with the use of energy saving designs to be incorporated within the school design, including roof solar energy panels. He advised that both Hampshire County Council and Winchester City Council promoted the use of reduced energy and renewable energy products including solar panels wherever possible. The construction would also contain a high standard of insulation to reduce energy waste.

It was noted that there were several new schools that had been developed in accordance with the design proposed for the Barton Farm Academy School and Members of the Forum and local residents were invited to visit these sites, the nearest and most recent being within the West of Waterlooville development.

RESOLVED:

That the contents of the presentation be received and noted.

5. **FUTURE MEETINGS OF THE FORUM**

The Chairman suggested that future items for inclusion within the next Barton Farm Implementation and Update Report should include:-

- Community Letting Plan;
- Affordable Housing;
- Employment and Apprenticeship Schemes
- Andover Road

It was noted that Forum meetings were arranged on an ad hoc basis as required and the Chairman requested that the next meeting be held during late January/early February 2015.

The meeting commenced at 6.30pm and concluded at 7.40pm.

Chairman