

BARTON FARM FORUM

25 February 2015

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

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

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

Hampshire County Council

Mather (P)

Tod

Headbourne Worthy Parish Council

J Rutter (P)

Littleton and Harestock Parish Council

V Morton (P)

Other Councillors in Attendance:

Hampshire County Councillor Porter (deputising for Councillor Tod)

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
Mrs A Russell: Tenancy Services Manager, Winchester City Council
Mr O Fajuyitan: Senior Housing Needs Officer

Others in Attendance:

Mr R Westwood: Cala Homes
Mr J Channon: Cala Homes
Mr A Ward: Cala Homes
Mr D O'Hara: Cala Homes
Mr M Adams: John Thompson and Partners (JTP)

1. **PUBLIC PARTICIPATION**

Kate MacIntosh addressed the Forum both as a local resident and on behalf of the Winchester Trust, WinACC and as a member of the 20/20 Group. In summary, she raised matters in relation to the diversion of Andover Road and the low density parking on less than half the current land area. She considered that the impact of car usage would cause increased road activity from the generation of new jobs and businesses on the linked feeder road and made reference to the success of the Vauban development whereby a comparison could be drawn regarding modes of transportation.

Philip Wallis (Winchester Ramblers Association), Mike Slinn and Anthony Munden addressed the Forum in particular reference to the alignment of Andover Road 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 2 December 2014, be agreed as a correct record, subject to the following amendments:-

- (a) That reference to Winchester Academy, as set out on Page 4, should read 'University of Winchester Academy; and
- (b) That reference to Shadow Cabinet Trust, as set out on Page 5, should read 'Shadow Academy Trust'.

3. **BARTON FARM – ANDOVER ROAD ALIGNMENT** (Report BFF9 refers)

During public participation, Philip Wallis (Winchester Ramblers Association), Mike Slinn and Anthony Munden addressed the Forum and their comments and the response are summarised below.

Philip Wallis (Winchester Ramblers Association) addressed the Forum in relation to the new junction layout at Harestock Road and Andover Road and expressed his concern regarding the safe access of the footpath to the north of the junction.

Mike Slinn (WinACC) addressed the Forum and expressed his concerns in relation to the physical and social integration within the Weeke neighbourhood. He highlighted that there was no new route of bus services or nearby shops available, its impact on the key community infrastructure and was of the opinion that cycling and walking links in Weeke required safety improvements, and that he had not seen the plans submitted prior to consideration by the City Council.

Anthony Munden addressed the Forum as a resident of Andover Road, affected by the first phase of the works and stated that he was not aware of the decision to re-route Andover Road and as such had no opportunity to comment on proposals. However, he reported that he was happy with the progress that had been made to date and the improvements to the outlook of Andover Road, particularly for residents.

In response to the matters raised during public participation, Members sought clarification from Officers in relation to the consultation process carried out.

Mr Tilbury confirmed that there had been extensive engagement carried out by means of workshops and comprehensive exhibitions involving local residents, parish councils and other interested parties in the process. The re-routing of Andover Road is considered to be critical for the success of the development and to achieve quality access that was fully functional for all road users and those in the locality. It was further reported that the City Council had made a strong case in relation to the proposal to widen the footway over the Andover Road railway bridge resulting in the provision of a wider footway than Network Rail had initially intended to provide.

The Forum considered a Report regarding the proposed alignment of Andover Road which detailed the design and community integration principles underlying the Barton Farm development, and also outlined how the development addressed other transport and access issues.

Mr M Adams, John Thompson and Partners (JTP) gave a presentation to the Forum which provided a synopsis of the improvements to the infrastructure with the alignment of the Andover Road and how this positively impacts on access to the Barton Farm development.

The Forum gave consideration to the existing Andover Road, current plans and existing access, the previous masterplan, previous access proposals and the developed design principles linking the new parks, placing Henry Beaufort School at the heart of Winchester and bridging the gap, resulting in a downgrading of the existing Andover Road. This will create a new part of Winchester and a gateway to the City, whilst ensuring good connectivity, reinforcing the landscape character with pedestrian, cycle routes and public space.

Members gave consideration to the neighbourhood centre maps and plans, public space transport routes for pedestrians, buses and cars taking into account the proposed street sections and service routes with integrated carriageways and bridges. Consideration was given to lessons learnt, good and bad, in sustainable urban designs and visions achieved in schemes of a similar scale and context, such as Thatcham, Poynton and Vauban. It was reported that Cala Homes were working hard to achieve the right mixture within the development.

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

- That Hampshire County Council (HCC) be requested to attend the next meeting of the Forum to discuss traffic counts and monitoring in relation to Stoney Lane and Harestock Road. Mr Hickman reported that HCC were currently undertaking traffic survey work into corridor studies to establish the issues and decide on the way forward;
- Suggestion was made to placing Henry Beaufort School at the heart of the green park proposed in the plans, which could be negotiated further;
- Reference was made to the proposal by Network Rail to strengthen the bridge along Downs Farm Lane which would result in accommodating higher vehicles. Henry Beaufort School has been involved in discussions about the community facilities. These discussions are ongoing with local members and other groups.;
- It was reported that there are regular meetings held with County Engineers to look at the details of the Andover Road junctions and wider traffic issues with the involvement of Councillors;
- Comment was made that the traffic in Winchester had a profound effect on the roads surrounding the City and transportation links need to be looked at carefully in relation to introducing car sharing schemes, enforcing 20mph zones etc. In response, Officers reported that work was on-going with HCC regarding these issues including, corridor studies, speed limits, the one-way system and to undertake the profiling vehicles as part of the Councils air quality management plan.
- Reference was made to the linking of the school with the neighbourhood centre in close proximity, and JTP reported that clustering was beneficial in larger developments to enable one stop to be made rather than several car journeys (from school to shops to coffee shop etc), this significantly reduced traffic movements within developments; and
- Members raised details of the Stopping Up Order process for Andover Road and the approval process for this. Mr Hickman reported that this process had been simplified but still required County and DfT approval and that he would clarify this process for Members in due course.

RESOLVED:

That the report be noted, subject to the actions outlined above.

4. **BARTON FARM IMPLEMENTATION AND COMMUNITY FACILITIES UPDATE**

(Report BFF10 refers)

The Forum considered the Implementation and Community Facilities 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, provided an update on the progress made by Cala Homes and Members' questions were answered thereon. He reminded the Forum that Yvonne Keyworth, Implementation Officer, could

provide updates regarding the latest developments on the Barton Farm site. Such information was also available via the WCC Barton Farm blog website.

A brief summary was provided on the current position which outlined the following points:

- Community Facilities will be investigated and designed as part of Phase 2 which included Extra care provision and involving ongoing dialogue with major institutions and Peter Symonds College and the Winchester Academy as sponsors;
- Although the planning application was not imminent there had been work required that was being progressed; and
- Hampshire County Council were progressing the design of the school, in consultation with the academy sponsors.

The Forum gave consideration to the draft Community Lettings Plan (CLP), as set out in Appendix 1 of the report, which was presented by Amber Russell, Tenancy Services Manager and Olu Fajuyitan, Senior Housing Needs Officer and outlined the objectives and details of the affordable social housing units provided. Officers answered Members' questions thereon, particularly in relation to property adaptations to accommodate those with disability or requiring extra care and road adoption to reduce service charges,

The draft CLP included information taken from the current census and from Hampshire Home Choice, provided details of the allocation framework and contained general information regarding social providers, the policy and procedures.

Mr R Westwood (Technical Director at Cala Homes) reported that a registered provider(s) had not currently been decided upon at present but it was possible that more than one provider could be chosen, should this be considered beneficial. However, it was noted that Cala were currently engaged in looking at detailed bids for Phase 1B submitted by various registered providers.

Members were keen to ensure that any registered provider(s) selected were encouraged to prioritise the provision of affordable homes to local residents with a connection to the Winchester District and sought clarification on this point, together with confirmation that the affordable housing element would be fully integrated within the development.

Concern was expressed that the cost of affordable housing rents were no longer financially viable for the majority of social tenants and that the affordable housing element needs to be kept at an affordable rate. Mr Tilbury reported that this matter was being addressed by an Informal Policy Group (IPG) involving the Chairman, Councillor Byrnes, the Portfolio Holder for Housing, Councillor Miller and a body of members to examine the affordability of social rents.

At the conclusion of the consideration of the report, Mr Tilbury advised the Forum that the Barton Farm development had been left out of the Winchester Town boundary in the current Electoral Commission proposals. In light of these proposals, it was reported that the development might require its own Parish Council. The Forum was of the opinion that the development should remain integrated into the overall town community for boundary purposes.

RESOLVED:

That the update report be noted.

5. **FUTURE MEETINGS OF THE FORUM**

It was noted that Forum meetings were arranged on an ad hoc basis as required with the next meeting date to be scheduled early in the new Municipal Year.

The meeting commenced at 6.30pm and concluded at 8.55pm.

Chairman