

**BARTON FARM FORUM**

**1 July 2015**

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

E Berry (P)  
J Berry (P)  
Horrill (P)  
Hutchison  
Lipscomb (P)

Miller (P)  
Osborne  
Scott (P)  
Twelftree (P)  
Weir (P)

Hampshire County Council

Mather (P)

Tod

Headbourne Worthy Parish Council

J Rutter (P)

Littleton and Harestock Parish Council

V Morton (P)

Deputy Members in Attendance:

Councillor Hiscock (deputising for Councillor Hutchison) and Hampshire County  
Councillor Porter (deputising for Councillor Tod)

Other Members in Attendance:

Councillor Tait

Officers in Attendance:

Mr S Tilbury: Corporate Director, Winchester City Council

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

Mrs T Matthews: Historic Environment Officer (Archaeology), Winchester City Council

Others in Attendance:

Mr R Westwood: Cala Homes

Mr M Adams: John Thompson and Partners (JTP)

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1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2015/16 MUNICIPAL YEAR**

RESOLVED:

That Councillor Horrill be appointed Vice-Chairman for the Forum for the 2015/16 Municipal Year.

2. **PUBLIC PARTICIPATION**

There were no questions asked or statements made.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 25 February 2015, be agreed as a correct record.

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

(Report BFF11 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.

Presentations were also received from Tracy Matthews, Historic Environment Officer (Archaeology) in relation to the latest archaeological works carried out at the Barton Farm site and from Mr M Adams, John Thompson and Partners (JTP) with reference to the outcome from the Community Facilities workshop. A summary of the presentations received are outlined below.

Mr Tilbury and Mrs Keyworth introduced the Report which provided an update on the progress made by Cala Homes and Members' questions were answered thereon. The Forum was reminded that Mrs Keyworth could provide updates at any time outside Forum meetings regarding the latest developments on the Barton Farm site. Such information was also available via the Winchester City Council Barton Farm blog website.

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

- (i) Progress to the implementation of the first houses at Barton Farm was discussed with work currently being undertaken on outline and reserve matter conditions in partnership with Cala Homes and Hampshire County Council (HCC);
- (ii) Following concerns from residents, Members sought clarification regarding the commencement of works scheduled to be carried out in Andover Road. The Forum were advised that works in this respect had

not yet been signed off by HCC and consultation was on-going with HCC for approval on this matter;

- (iii) Cala Homes reported that meetings were taking place every few weeks with HCC to progress traffic management matters including speed limits, the white lining of roads and the removal of cones but it was noted that difficulties had arisen regarding electricity connectivity and street lighting with SSE failing to attend on site. This stage needed to occur prior to the completion of current traffic management measures and a delay to progress was noted;
- (iv) In response to a request, it was agreed that a weekly email update be provided to Forum Members and City Councillors to help them keep local residents informed. An update on plans would also be provided by Cala Homes to the two residential care homes along Harestock Road, in due course;
- (v) An update was provided on the plans for the Southern Access to the site, which was awaiting comment on technical approval by HCC and also on the Northern traffic lights at the Harestock Road junction, which required a safety audit and approval by HCC;
- (vi) Mr Westwood reported that a registered provider(s) had still not currently been decided upon but negotiations were taking place with a preferred provider, who would not necessarily be the same registered provider throughout each phase of the development;
- (vii) Headbourne Worthy Parish Council were to be kept informed of works on the land east of the railway line prior to decisions being made, following the aspirations of the Parish Council to locate footpaths and cycle ways in this area; and
- (viii) Reference was made to access in relation to the stopping up order for Andover Road. In response, the Forum were advised that the stopping up order had been sought by Cala Homes for parts of the Andover Road and would be submitted to the Department for Transport, prior to the first occupation on site. It was noted that HCC had been continuing to gather traffic data to determine what measures would need to be taken for mitigation purposes.

During discussion, Members reiterated that they were of the view that chosen registered providers(s) should prioritise the provision of affordable homes to local residents as a preference and were keen to ensure that the associated Community Lettings Plan (CLP) reflect this and be widely available to residents throughout the District to raise awareness.

At the conclusion of the consideration of the report, Mr Tilbury advised the Forum that the CLP would be brought back to a future meeting for further consideration prior to its finalisation.

Mrs Matthews, Historic Environment Officer (Archaeology), gave a presentation to the Forum and outlined details of the archaeological works that had been undertaken to date at the site. She disseminated details of some of the findings made to date within the Barton Farm development site.

The Forum viewed composite plans with the outline of Phase 1 of the development, highlighting archaeological features identified from crop marks and through geophysical survey. The presentation also comprised of pre excavation plans that revealed details of features below the site. These related to a small Late Iron Age-Romano-British cemetery with associated enclosures, also having a mortuary function. Around 33 inhumation burials and several cremation burials were located. Earlier burials included a Bronze Age Beaker burial. Detailed scientific work, including radio-carbon dating and isotope analysis will be undertaken. Further findings made by Pre-Construct Archaeology (PCA) included a ditch, possible forming part of a Roman aqueduct supplying Winchester and, features relating to 18<sup>th</sup> century English and Hessian military camps documented on the site.

At the conclusion of the presentation, it was reported that all artefacts found at the site would be kept and preserved. It was noted that the archaeology programme for the site was on schedule and would progress further with the next phase of the development.

Mr M Adams, John Thompson and Partners (JTP) gave a presentation to the Forum which provided a community facilities update on Phase 2 of the development following the recent workshop. He summarised the findings to date with the intention that the information obtained from the workshop, be translated for inclusion in the planning application.

The workshop discussed the Community Facilities on site and the groups considered key in creating the new neighbourhood community, which included:-

- Henry Beaufort School;
- Primary School – design now being finalised;
- Pre-school/nursery; and
- Neighbourhood centre – other groups including Scouts and University

It was noted that greater details of the design would be required once Phase 2 of the work had commenced.

During the workshop, those in attendance were asked to respond to the question 'What make a successful heart within a community?', replies included:-

- Location and layout uses;
- Density;
- Connectivity;
- Policy;
- Management and Maintenance; and

- Sustainability.

Following further breakout group discussions, common themes were also identified, which included:-

- (i) Greater sense of place around the square;
- (ii) Increased shared surface to allow traffic calming measures in the neighbourhood centre;
- (iii) Opening up of space – with particular viability to the Primary School;
- (iv) Location of amenities such as Restaurant/Pub;
- (v) Location of Care Home; and
- (vi) Use of space – Testing of residential density

Following the conclusion of the presentation, the Forum noted that the next steps in the process would include a report back to the Forum and Community Groups regarding Phase 2 of the development.

Mr Tilbury reported that an update had been received from the Electoral Commission regarding Ward boundaries, placing Barton Farm outside the Town Wards and remaining within Headbourne Worthy Parish Council for the time being, with further consideration to be given to the possible formation of its own Parish Council, once prospective residents had taken occupation and neighbourhood/community groups had been formed.

In conclusion, the Forum requested that a detailed paper regarding the community facility be provided to a future meeting, to incorporate the use of renewable energy sources, for integration into community buildings.

RESOLVED:

That the update report and the contents of the presentations be noted, subject to the actions outlined above.

## 5. **FUTURE MEETING DATES FOR 2015/16**

RESOLVED:-

That the future meetings of the Forum for 2015/16, as set out on the agenda, be agreed and noted as follows:-

- Wednesday 7 October 2015;
- Wednesday 16 December 2015; and
- Wednesday 24 February 2016.

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

Chairman