

BARTON FARM FORUM

1 JULY 2015

BARTON FARM – IMPLEMENTATION AND UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 848 256

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The report summarises the key issues currently being addressed and dates for works to start on the Barton Farm development.

RECOMMENDATIONS:

That the content of the report be noted.

BARTON FARM FORUM1 JULY 2015BARTON FARM – IMPLEMENTATION AND UPDATEREPORT OF CORPORATE DIRECTORDETAIL:1 Introduction1.1 Planning Conditions and S106 Update.

Since the last Forum, it has been a very busy time with frequent meetings taking place with the Cala Homes team, Hampshire County Council (HCC) and Winchester City Council Officers (WCC) principally in relation to the conditions which must be discharged before development can commence. A great deal of time has been spent looking at the details of the scheme to ensure that the development is built to the high standard required by the Council and in compliance with the Design Code, the Landscape & Open Space Strategy (LOSS) and other requirements. Good progress is being made in satisfying the pre-commencement conditions. Cala Homes have recently formally applied to discharge a further 2 pre-commencement planning conditions:

13/02257/REM	Condition 12 – Details of the Main Avenue
	Condition 13 – Lighting Scheme

Prior to the submission of condition 12, HCC highways officers have been involved in the design detail for the main Avenue to ensure that it will be acceptable from a highway safety and adoption perspective and they have now been further consulted on the final submission.

Most of the pre-commencement obligations in the Section 106 legal agreement have been satisfied and good progress is being made to satisfy those that remain.

The works to the north of the site (Phase 1B) are set to start this summer. The start on Phase 1A (to the south of the site) is set to follow on in the New Year 2016.

1.2 Update on the Archaeological Work.

Pre-development archaeological excavation has now been completed in the Phase 1 development areas. In the northern part of the site, the Late Iron Age / Roman features known to exist in the area has turned out to have a very different function, relating to burial instead of settlement.

In the centre of the site (north of the footpath), several linear features identified from cropmarks and geophysical survey have proved to be ditches and holloways (sunken routes), perhaps leading from the Roman road to the west.

In the southern part of the site, the first features associated with the 18th century military camps have been revealed. These comprise square field kitchens of the Hessian Camp and unusual sunken huts, amongst other features.

In the eastern part of the site, the remains of a possible Roman watercourse have been identified.

Further archaeological excavations across the phase 1 area will take place during initial ground works to strip soil from the site.

Tracy Matthews from the Council's Historic Environment team will give a short presentation at the Forum highlighting the findings so far.

### 1.3 Land East of the Railway Line

Discussions remain ongoing between the Council and CALA Homes to agree the basis for the management and maintenance of the large area of land to the east of the railway. Progress is being made between all parties and their ecologists. The Hampshire and Isle of Wight Wildlife Trust are taking part in the discussions to give guidance to ensure that the land can be managed to fulfil the long term requirement for mitigation, and for successful ecological enhancement of the site.

### 1.4 Affordable Housing

The detail of the affordable housing strategy has been approved and Cala Homes are still concluding the final selection of the registered housing provider.

### 1.5 Community Lettings Plan

As the Forum is aware, housing officers are drafting a Community Lettings Plan (CLP) for the affordable housing element on Barton Farm. Once the details of the housing provider are known the details of the CLP will be finalised.

### 1.6 S278 Highway Works Update

There have been delays with the completion of the temporary junction owing to the Electrical contractor not completing the electrical connections to the street lights and traffic signals. The County Council has not been satisfied with the time taken to complete these works and although not entirely within Cala Homes' control they have expressed considerable concern to Cala Homes that there should be better project management in future. A number of members of the public have drawn attention to the situation with understandable frustration.

- 1.7 Yvonne Keyworth (Barton Farm Implementation Officer) is the first point of contact for any other enquiries to the Council relating to the site. She can be contacted via the WCC Barton Farm blog website or emailed at [ykeyworth@winchester.gov.uk](mailto:ykeyworth@winchester.gov.uk) She also has details for all of Cala's contractors.
- 1.8 Members of the Forum may also be aware that planning application (ref:14/02731/FUL) is under consideration for the site of Barton Farm itself, submitted by Bargate Homes. This is for the construction of 17 dwellings together with associated access car parking, landscaping and pedestrian/cycle route through the site as well as relocation of car park for exiting farmer's union building following demolition of the existing.

## 2. Community Facilities Update

- 2.1 A half day Community Facilities Workshop was held in April 2015 in Abbey House. This was attended by WCC, Cala Homes, Primary School HCC, Peter Symonds College, Henry Beaufort School, Winchester Diocese, University, Scouts and Stakeholders. John Thompson & Partners (JTP) ran the Workshop and presented attendees with an opportunity to discuss what would make a successful heart/Neighbourhood Centre for Barton Farm. This was followed by a 'hands on' session where working groups attempted to design their own scheme for this area and then share their design with the other groups. The session seemed very constructive and generated some genuinely new thinking about the best layout of the area. An update following on from the workshop will be presented by JTP at the Forum.
- 2.2 A planning application for Phase 2 is not expected until well into next year so there is ample time to ensure that the proposals reflect the settled views of all those involved.
- 2.3 The first piece of significant community infrastructure to be provided will be the new primary school, to be built by the County Council and operated as an academy trust school by the University of Winchester. Design work on this is well under way and will be the subject of a planning application to the County Council. Hampshire County Council held a pre-planning consultation event on the 22 April 2015. HCC has advised that the planning application (which will be a 'County matters' application and therefore considered by HCC rather than WCC) will be submitted within the next 2 weeks

The school is being designed to ensure that it integrates with the other community facilities and should be an exciting and innovative building which embodies the high standards of design and sustainability that Barton Farm is striving for.

## 3. Representation Issues

- 3.1 A final decision by the Electoral Commission on the future warding arrangements for Winchester City Council is expected at the end of June. Once settled it will be possible to consider in more detail the arrangements for democratic representation, including whether a new parish council may be required for Barton Farm.

4. Conclusion

- 4.1 Satisfactory progress is being made towards the commencement of development at Barton Farm and on the very important consideration of the community infrastructure which is a major feature of Phase 2.

OTHER CONSIDERATIONS:

5. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 5.1 Barton Farm is a significant new community in Winchester and supporting its physical and social development is a key priority.

6. RESOURCE IMPLICATIONS:

- 6.1 None

7. RISK MANAGEMENT ISSUES

- 7.1 None

BACKGROUND DOCUMENTS:

None