

BARTON FARM FORUM

7 October 2015

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

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

Miller (P)
Osborne (P)
Scott (P)
Twelftree (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 Members in Attendance:

Councillor Hiscock and Councillor Tait

Officers in Attendance:

Mr S Tilbury: Corporate Director, Winchester City Council
Mrs Y Keyworth: Barton Farm Implementation Officer, Winchester City Council
Mrs A Russell: Head of Housing Management & Allocations, Winchester City Council
Mr O Fajuyitan: Housing Allocations Manager, Winchester City Council

Others in Attendance:

Mr R Westwood: Technical Director, Cala Homes
Mr V Hill, Planning & Design Manager, Cala Homes

1. **DECLARATION OF INTEREST**

Councillor Weir declared a personal interest in Item 4, due to her role as Trustee of the University of Winchester who have an interest in the development of the site.

2. **PUBLIC PARTICIPATION**

Patrick Davies addressed the Forum as a local resident. In summary, he raised matters in relation to the Community Lettings Plan (CLP), specifically the level of affordable housing provision following the recent government announcement on this matter indicating changes to Housing Policy. He considered that any legislation changes following this announcement could impact adversely on the development and the levels of affordable housing currently confirmed.

In response to the concerns raised by Mr Davies, the Corporate Director advised the Forum that there was no relationship between the recent announcement by the Prime Minister and the content of the CLP. It was noted that if the government amended affordable housing requirements for new development then this could have an impact on later phases of development but it was too early for the Council to speculate about how this could affect projects going forward. Cala Homes sought to provide assurance to the Forum that there were no plans to change affordable housing provision at the Barton Farm development.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 1 July 2015, be agreed as a correct record.

4. **BARTON FARM – IMPLEMENTATION AND UPDATE**
(Report BFF12 refers)

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

The Forum received an outline of the works proposed for Phase 2 of the development, together with scheduled commencement dates and the reserved matters application boundary plan, which was circulated at the meeting.

Stephen Parker, District Commissioner of Winchester Scout Group circulated a paper to the Forum entitled 'Meeting the Demand', which also outlined the boundaries of existing Scout Groups in Winchester Town and surrounding areas, together with proposed new groups, including those proposed for Barton Farm, for information purposes.

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.

Mrs Keyworth reported that since the distribution of the Report, a further update on planning condition details for Phase 1A of the development had been submitted for the south of the site which was currently being processed. A further update on progress would be reported to the next meeting of the Forum.

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

- (i) It was noted that discussion had taken place with Hampshire County Council (HCC) regarding the adoption of the Sustainable Urban Drainage System (SUDS) to manage the surface water at the site. However as the system dealt with water from a mix of sources HCC were unwilling to adopt this part of the infrastructure so an alternative mechanism was being sought. It was noted that the possible solution would be for Cala Homes to establish a management company to maintain the surface water drainage and to ensure that the SUDS was maintained and monitored adequately. It was noted that the service cost of this would fall to residents who, as a result, would be entitled to claim a reduction in surface water charges from Southern Water..

Members raised various concerns regarding the use of external management companies in major developments and, in particular, burdening prospective residents with the cost of this. However, it was noted that ordinarily the Council would prefer to avoid the use of management companies but, in this instance, it was a necessity rather than a choice, due to the essential need for the SUDS to be managed and maintained;

- (ii) A series of meetings had taken place with many providers regarding the community infrastructure (i.e Henry Beaufort School, Peter Symonds College, University of Winchester and local churches) to ensure this takes shape as a significant part of Phase 2 of the development;
- (iii) Mr Westwood reported that Cala were still yet to be in a contract with the registered provider(s) due to negotiations taking place with the Council's New Home Delivery Team regarding affordable housing and shared ownership percentages following changes to government legislation. At the resolution of this matter, offers with registered provider(s) would be made and the successful provider(s) announced;
- (iv) The Forum wished to receive regular updates to ensure that accurate and up to date information was being disseminated to residents with their respective Wards. Mrs Keyworth stated that she would endeavour to provide the Forum with as many regular updates as possible, once

she could confirm that the information contained in the update was accurate. The Barton Farm website would then also be updated accordingly;

- (v) Following questions regarding employment opportunities, Mr Westwood reported that there would be an intake of school leaver apprentices next September, these apprentices would be employed via sub-contractors in various trades and there would also be graduate opportunities available next September. It was anticipated that a large proportion of people participating on the apprenticeship schemes would live in the locality, due to their age and costs incurred with travelling to and from their place of work;
- (vi) Headbourne Worthy Parish Council continue 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 to ensure adequate access and integration of the development at Barton Farm with it's surrounding communities. Mrs Keyworth addressed concerns and advised that, although plans with the proposed footways may not be provided immediately, plans for this area indicated clearly marked out the potential pathways and routes in this area;
- (vii) Following questions from the Forum requesting further discussion on Phase 2 of the development, prior to the planning application stage, Officers confirmed that the Forum would continue to be engaged in Phase 2 of the process, with further opportunities for discussion ongoing as the process develops;
- (viii) Members raised concern regarding infrastructure and accountability with the lack of feedback and updates from Cala Homes regarding works being carried out by contractors leading to a breakdown in communications. Mr Westwood advised the Forum that updates on day to day communications on the ground were improving but difficult to filter back at times due to the amount of contractors on site who also sub-contract elements of their work out;
- (ix) Corporate Director to provide enhanced information in relation to the Council's Risk Management to future meetings of the Forum.

At the conclusion of the consideration of the Report, Mr Tilbury advised the Forum that enhanced data in relation to the Council's Risk Management, as set out in the Report, would be made available at the next meeting of the Forum.

Mrs Russell introduced a revised version of the draft Community Lettings Plan (CLP) that had been updated following its initial consideration by the Forum on 25 February 2015 and the subsequent meeting with Members on 29 July 2015 to consider the key principles of the CLP. The amendments made to the CLP as a result of the meeting were outlined, as set out in Appendix 1 to the Report, and Members' questions were answered thereon.

RESOLVED:

That the Update Report and the revisions to the Community Lettings Plan, as outlined in Appendix 1 to the Report 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 noted as follows:-

- Wednesday 16 December 2015; and
- Wednesday 24 February 2016, to be held at an alternative venue, to be confirmed.

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

Chairman