

BARTON FARM FORUM

12 July 2017

Attendance:

Councillors:

Winchester City Council

Berry (Chairman) (P)

Ashton
Burns
Horrill
Hutchison

Learney
Prince (P)
Scott (P)
Tait (P)

Hampshire County Council

Warwick

Tod (P)

Headbourne Worthy Parish Council

C Duncan (P)

Littleton and Harestock Parish Council

H Saunders

Deputy Members:

Councillor Elks (Standing Deputy for Councillor Learney) and Councillor Fountain (Standing Deputy for Councillor Saunders)

Other Members in attendance:

Councillors Horrill (Leader and Portfolio Holder for Housing Services), Porter and Weir.

Officers in Attendance:

Mr S Tilbury: Corporate Director (Service Delivery), Winchester City Council
Mr C Hughes: Barton Farm Implementation Officer, Winchester City Council

Others in Attendance:

Mr A Robson: Planning & Design Officer, Cala Homes
Mr M de'Retureto: Hampshire and Isle of Wight Wildlife Trust
Ms G Bowry: Children's Services, Hampshire County Council
Mr M Hallum: Property Services, Hampshire County Council
Ms A Lawrence: University of Winchester Academy Trust

1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2017/18 MUNICIPAL YEAR**

RESOLVED:

That Councillor Scott be appointed Vice-Chairman for the Forum for the 2017/18 Municipal Year.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 25 April 2017 be agreed as a correct record.

3. **PUBLIC PARTICIPATION**

Neil Skinner, David Pollard and two other local residents addressed the Forum during public participation and questions were answered thereon, as summarised below:

Neil Skinner spoke in relation to the existing volume of traffic in Harestock Road as a resident living close to the junction of Harestock Road and Andover Road. He expressed concern that traffic would be further exacerbated with new residents using the roads to access nearby supermarkets and amenities. Mr Skinner stated that Harestock Road was already compromised with queuing traffic, pavements to only one side of the road and its use as a reserve road when accidents occurred on the M3 and A34.

David Pollard, resident in nearby Rewlands Drive, reiterated previous concerns that Harestock Road was very busy at times. He stated that his primary concern was traffic on Andover Road with the Harestock Road and Well House Lane junction following a recent accident he had been involved in. Mr Pollard made reference to poor visibility and the changing speed limits in this area which he considered would become more dangerous with the higher volumes of traffic that would inevitably occur as occupations began to increase at the development. To alleviate this concern, he suggested that consideration be given to changing the speed limits along Andover Road to ensure that the 50mph zone did not begin until vehicles had driven beyond the Sir John Moore barracks.

In response to the concerns raised during public participation, Mr Tilbury Corporate Director (Service Delivery) advised that work had been carried out prior to consent to look at traffic flow and, although it was recognised that there would be an impact on surrounding roads, this was not considered to be excessive enough to prevent the consent from being granted. Reference was made to the provision for a significantly sized supermarket which would be delivered within Phase 2 of the development to provide some self containment and alleviate some of the traffic concerns. In addition, Mr Hughes (Barton Farm Implementation Officer) reminded the Forum that a Park and Ride would

be provided to accommodate approx. 200 vehicles which would reduce the number of cars travelling through these areas in the long term as part of Phase 2.

In response to concerns regarding poor visibility from overgrown vegetation obstructing the splay, view and compromising the safety of the public in Well House Lane and surrounding roads in this area, officers agreed to liaise with the County Council to ensure that site lines were improved and signage was visible.

Councillor Tod stated that as County Councillor he would investigate the matter of corridor studies, particularly the section of road between the development and the Town Centre to seek an update on the Andover Road corridor study to assess how far out this was going and where the junction began.

Two other local residents spoke during public participation raising concerns as follows:

Concern was expressed that narrow footpaths along the current route from the development into the Town Centre were restricting the ability for residents to walk safely which had resulted in residents using their vehicles to travel. In response, it was noted that the width of pavements from the development into the Town Centre would be investigated.

In respect of Item 4 below, a member of the public asked if there would be opportunities for children currently residing on the periphery of the site to be included within the catchment area for the new school.

In response, officers reported that the catchment for the new school would enable existing residents in Harestock and Weeke to opt and apply to send their children to the new school.

In conclusion, the Chairman thanked all the public in attendance for their participation.

4. **BARTON FARM – IMPLEMENTATION AND UPDATE**
(Report BFF16 refers)

The Forum considered the Implementation and Update report which summarised the latest progress and the key issues to be addressed on the Barton Farm development.

The Forum received an update from Mr de'Retureto (Hampshire and Isle of Wight Wildlife Trust (HIWWT)) and Ms Bowry, Mr Hallum (Hampshire County Council) and Ms Lawrence (University of Winchester Academy Trust) and answered Members questions thereon. A summary of the progress updates received are outlined below.

Mr de'Retureto provided an update on the adoption process of the Barton Farm Meadows Nature Reserve (land to the east of the railway) and provided an overview of the Wildlife Trusts involvement in the project to date, which began at the Local Plan planning phase in 2008. He outlined the background to the nature reserve and the current progress since the HIWWT had been appointed to manage the nature reserve and warden the site with the discharge of conditions on behalf of Cala Homes to make the land fit for wildlife habitat and prepare a programme of works and activities before the land was transferred to the Council on a 125 year lease from 2019.

In response, a number of points were raised by Members which were responded to accordingly, as summarised below:

- (i) In relation to vehicular access off of Worthy Lane, it was noted that vehicular access would double up as pedestrian access at the Northern End, by the Barton Mark Home Access.
- (ii) It was noted that public access would be to the perimeter of the meadow with open access limited to education groups etc through the central areas. To enhance the benefit to the wildlife in this area and to protect the habitat of nesting birds etc, this area would be carefully protected and managed.
- (iii) Mr de'Retureto advised that the HIWWT were working in collaboration with the County Council's Education Services to attain an achievable school programme whilst working with the local community to engage local residents. It was reported that feedback received to date had been overwhelmingly positive towards the concept.

Mrs Bowry, Mr Hallum and Ms Lawrence addressed the Forum to provide an update regarding the Barton Farm Academy. It was noted that construction of the new Barton Farm primary school had been rescheduled to commence in Spring 2018 with an expected completion by Summer 2019.

This was due to the County Council having received an unacceptable tender return from the contractor and has resulted in the proposals for the school needing to be retendered, where a new contractor would be appointed. In the meantime, changes would be made to the design to help reduce the anticipated overall project costs, which would not impact on the education delivery.

It was noted that the change to the construction timetable would not delay the provision of education for local children and that, in agreement with the new school's academy sponsor, the University of Winchester Academy Trust, the County Council had arranged for temporary accommodation to be installed within the grounds of Henry Beaufort School and in place ready for use by the Autumn term (September 2018). Officers clarified that the quality of the new school build would not be compromised as a result of the re-tender process.

In response to questions, it was confirmed that whilst located on the Henry Beaufort School campus, school start and finish times would be staggered so

they did not coincide and to ensure that additional traffic movements to and from the site at peak times were kept to a minimum. Spaces available at this temporary facility for primary aged children would be 60 with approximately 35 children expected from the development due to attend. In relation to the catchment area for the school, it was reported that once the new primary school had been built out, existing residents of Harestock and Weeke could apply from reception year 2018 going forward and make this school choice for their children.

Mr Hughes introduced the Report and provided the Forum with an update on the latest position in relation to construction, drainage, affordable housing, the Kings Barton Play Strategy and landscaping and answered Members questions thereon. He also provided the Forum with drone video footage that had been supplied by Cala showing the progress that had been made at the development to date. It was reported that 50 new homes were now in situ and the foundations in place for the next properties to be built out.

In relation to landscaping on site, the Forum noted that there was a strategy ethos around this and it was recognised that trees were a fundamental part of the development and offered substantial benefits to pollution, alleviate flooding and moisture and provided a sound barrier for noise. Cala had indicated their support for landscaping on site from the outset and details of this were outlined in Appendix 1 to the Report.

Mr Hughes reminded the Forum of the plans for drainage on site and that the design system was now under a different legislative regime. Previously Hampshire County Council had taken on maintenance of Sustainable Urban Drainage Systems (SUDs). However, this process had been changed by the Government in 2015, whereby it was now necessary for an appropriate affiliated company to adopt and maintain the SUDs going forward. This was currently on-going with no definitive response available at this time but it was noted that work was taking place between Cala and various authorities to ensure this process was kept straightforward in order for a satisfactory solution to be found.

In respect of affordable housing within the development, Members were advised that the first shared ownership occupants would be moving in from August 2017 with social rented properties available from September 2017. The Forum made reference to Vivid (formerly Sentinel), the present Affordable Housing provider and raised queries in relation to continuity regarding the Affordable Housing provider for Phase 1A of the development. In response, it was reported that this was currently being considered and an update would be available in due course.

RESOLVED:

1. That the update report and the contents of the updates provided be noted.

2. That the various points for further action outlined above be noted.

5. **MEETING DATES FOR 2017/18**

RESOLVED:-

That the future meetings of the Forum for 2017/18, as set out on the agenda, be noted as follows:-

- Wednesday 8 November 2017;
- Thursday 11 January 2018; and
- Thursday 22 March 2018.

The meeting commenced at 6.30pm and concluded at 8.25pm.

Chairman