

BARTON FARM FORUM

25 April 2017

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman)

Ashton
E Berry
Burns
Elks (P)
Horrill (P)
Hutchison

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

Hampshire County Council

Mather

Tod (P)

Headbourne Worthy Parish Council

C Duncan (P)

Littleton and Harestock Parish Council

H Saunders

Officers in Attendance:

Mr S Tilbury: Corporate Director (Service Delivery), Winchester City Council
Mr C Hughes: Barton Farm Implementation Officer, Winchester City Council
Mrs S Croker, Head of Landscapes and Open Spaces, Winchester City Council

Others in Attendance:

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

1. **APPOINTMENT OF CHAIRMAN**

RESOLVED:

That Councillor Horrill be appointed as Chairman for this meeting.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 14 December 2016, be agreed as a correct record.

3. **PUBLIC PARTICIPATION**

Three members of the public spoke during public participation and questions were answered thereon, as summarised below:

Mike Toosey spoke as a resident of Andover Road and his property was situated at a point where the southern tie-in junction would be made with the new road and existing Andover Road. He stated that whilst he spoke at the previous meeting raising concern regarding the road layout of the junction, nothing further had occurred to date. However, he was due to discuss this matter further with Cala following their meeting with Hampshire Highways on Friday. He expressed concern regarding the road works that had commenced on site with the formation of a chalk bank where the chalk roller emanated significant noise causing vibrations to travel through surrounding properties, including his own. Mr Toosey was particularly concerned that the vibrations from the construction operation in this area would result in damage to his property and requested that properties be assessed and their condition recorded in case of any change in that condition which it might be alleged was caused by site operations.

In addition, Mr Toosey also made reference to the adequacy of drainage following infill, the need for sufficient dust control measures on site and the availability of Cala Homes contact details for members of the public to report urgent and key issues.

Jane Balfour spoke as a resident of Harestock Road following her letter to Members of 26 January 2017 regarding the closure of Andover Road. She raised concerns on the following matters: Health and Safety, Emergency Vehicle access, traffic pollution, the new school and congestion. In particular, Ms Balfour expressed concern regarding the lack of traffic monitoring carried out on Harestock Road which she considered to be necessary due to the traffic diversions in this area and details of the works expected to the north side of Well House Lane in relation to main sewer connections.

Derek Rutherford spoke as a resident of Andover Road and his property was situated opposite the southern exit from the site. Mr Rutherford considered the removal of any trees opposite his property to be detrimental due to their benefits as a screen and sound barrier and asked for information to be provided on this matter as soon as it became available.

Mr Rutherford expressed significant concern regarding the water run off from the road into the site and stated that, as properties in this area had been flooded in the past, this would continue to be an issue when Kings Barton had been fully built out. He reiterated the concerns previously raised by Mr Toosey regarding any potential damage caused to the foundations/internal and external walls of surrounding properties, including his own, as a result of the roller works to the chalk infill and suggested that before the rest of the infill takes place, affected properties be surveyed to ensure any damage that occurred following this point was attributable to the works taking place on site.

In response to the concerns raised during public participation, Mr Westwood (Cala Homes) advised that a detailed drainage design was available for the catchment area of Andover Road into the site, with a drainage function to be retained through an on site network to ensure there was no degradation of the existing system.

In relation to concerns regarding the vibration through surrounding properties, Mr Westwood stated that this had not been anticipated as the compaction of the chalk was taking place 40-80 metres away from properties. Cala Homes had instructed the roller works to cease when it became clear that this was occurring. In advance of major works taking place, a full and complete method statement would be carried out and consideration would be given to undertaking structural surveys prior to the commencement of works on properties that may be affected. It was noted that Cala Homes would be meeting with sub-contractors shortly to discuss this issue, as well as dust control measures, to look at further method statements regarding what is acceptable. Feedback would be provided to Mr Toosey and Mr Rutherford and affected local residents accordingly.

In response to other matters raised in relation to exit points from Mr Toosey's property, Chris Hughes (Barton Farm Implementation Officer) stated that he was in dialogue with the three speakers, among other residents, via the Barton Farm blog/website and correspondence. He would ensure that all concerns were clarified and that all the latest site information, including junction construction data, was readily available following any update meetings with Hampshire Highways. Mr Westwood (Cala Homes) confirmed that there were frustrations that drawings for the temporary and permanent junctions had not yet been approved by the County Council but that they would continue to liaise directly with Mr Toosey to address his concerns regarding visibility splay and the safety of his family upon access and egress from his property to achieve a satisfactory outcome.

In response to the concerns raised by Mrs Balfour, it was noted that monitoring in Harestock Road was part of a wider Winchester study and did not mean that relevant data was not being collected. A detailed traffic study

was being carried out in partnership with the County Council to achieve robust data on traffic movement and the consequences on the highway as a result of development.

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

4. **BARTON FARM – IMPLEMENTATION AND UPDATE**
(Report BFF15 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.

Presentations were received from Mr Westwood and Mr Hill (Cala Homes) and Mrs Croker (Winchester City Council, Head of Landscapes and Open Spaces). A summary of the presentations received are outlined below.

Mr Tilbury introduced the Report and reminded those present that Mr Hughes' role as Barton Farm Implementation Officer was funded by the developer to act as liaison officer and contact for the developer and members of the public to provide information about the progress of the development. In the first instance, Mr Hughes was the main point of contact to facilitate dialogue and take forward concerns to feed into the on-site team. Information regarding the development was also available via the Winchester City Council Barton Farm blog website.

Mr Westwood and Mr Hill (Cala Homes) gave a presentation to the Forum which provided an update on Phase 1B of the development and outlined the visual profile of the site, setting out bus routes, park and ride services, the rural edge of the site, houses and the play area. It was noted that the area currently under construction was the Andover Road, to the right of the recreation ground. Mr Westwood outlined details of the Community Bursary Scheme which had been published locally to encourage local charities to apply for a share of a bursary for Winchester. Applicants would be chosen by a judging panel within Cala Homes.

Mrs Croker gave a presentation to the Forum which provided an update on the Barton Meadows Nature Reserve setting out compliance with Condition 15 of the planning application with the aim to mitigate land for the protection of the habitat. A number of species had been identified on site including the skylark and the grey partridge and Hampshire and Isle of Wight Wildlife Trust (HIWWT) had been appointed by Cala Homes to manage the nature reserve and warden the site, together with the formation of volunteer groups comprising of local residents with a keen interest, to be established in due course.

In addition, the Forum were advised that the launch of Barton Meadows Nature Reserve would be taking place on 11 May 2017 at 2.30pm which Members of the Forum were welcome to attend.

It was anticipated that cattle would be grazing on site from March 2018 onwards with the land transferred to the Council on a 125 year lease from 2019. It was noted that HIWWT would attend a future meeting of the Forum to provide further updates on the progress of the nature reserve.

In response to Members questions regarding the linkage of existing pathways with those surrounding the nature reserve, the Chairman advised that this would be carried out as part of the development with the intention to have a satisfactory route into the site once the land was in the Council's control. It was agreed that representatives from Headbourne Worthy and Littleton and Harestock Parish Council's be invited to participate in discussion regarding the prioritisation and integration of existing pathways into the site and highway issues affecting the Parishes.

Discussion ensued regarding appropriate surfaces for the cycle and footway routes (i.e. tarmac or pressed gravel). Members considered that the surface needed to be 'user friendly', functional, solid and weather proof as this would be a critical route for cyclists and walkers travelling to and from the Town area into the site, as such it was proposed that the preferred surface would be tarmac. In addition, the Forum considered that the use of coloured tarmac would be a preference to ensure that cycle and footway routes were in keeping with the tones a gravel surface could provide and to aesthetically fit in with the surrounding area. The Corporate Director (Service Delivery) and Cala Homes agreed to take the view of the Forum forward to the County Council.

The Forum made reference to Sentinel, the Affordable Housing provider for the development and were advised that the first phase of shared equity houses were expected in June and July 2017 which had generated a high volume of interest.

RESOLVED:

1. That the update report and the contents of the presentations be noted.
2. That the various points for further action outlined above be noted.

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

RESOLVED:-

That the meeting dates of the Forum for 2017/18, as set out on the agenda, be noted as follows:

- Wednesday 12 July 2017;
- Wednesday 8 November 2017;
- Thursday 11 January 2018; and

- Thursday 22 March 2018.

The meeting commenced at 6.30pm and concluded at 7.40pm.

Chairman