

BARTON FARM FORUM

8 November 2017

Attendance:

Councillors:

Winchester City Council

Berry (Chairman) (P)

Ashton
Burns
Horrill
Hutchison

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

Hampshire County Council

Warwick (P)

Tod (P)

Headbourne Worthy Parish Council

C Duncan (P)

Littleton and Harestock Parish Council

H Saunders (P)

Other Members in attendance:

Councillors Hiscock, Porter and Weir.

Officers in Attendance:

Mr S Tilbury: Strategic Director (Services), Winchester City Council

Mr C Hughes: Barton Farm Implementation Officer, Winchester City Council

Others in Attendance:

Mr R Westwood: Technical Director, Cala Homes

Mr R Brown, Engineering Manager, Cala Homes

Mr K Hitchard, VIVID

Mr B Thrupp, VIVID

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held on 12 July 2017 be agreed as a correct record.

2. **DECLARATIONS OF INTEREST**

Councillor Tait made a personal statement that he was a Trustee of the St John's Winchester Charity that had a land holding within the development area and that he would withdraw from the meeting if any item led to discussion on this matter. Councillor Tait remained present for the entirety of the meeting as this situation did not arise.

3. **PUBLIC PARTICIPATION**

Patrick Davies, Councillor Porter and Mike Toosey addressed the Forum during public participation and questions were answered thereon, as summarised below:

Patrick Davies stated that representation from the Save Andover Road Group, a recent article in the Daily Echo and quotations from Councillor R Humby, Executive Member for Environment and Transport, Hampshire County Council, and an unnamed source from Winchester City Council had led to confusion by indicating that the future closure of Andover Road could be reviewed following a consultation exercise. Mr Davies reminded the meeting that it was a planning condition that Andover Road be closed and he asked that if it was changed (so that it remained opened) who could make that decision and who would carry it out.

Mike Toosey commented that his family lived on Andover Road in line with the new traffic junction at the southern end of the new Winchester Avenue. The new road had been formed through the Kings Barton site to accept the diversion and the present arrangement of temporary traffic lights to provide access from his property was satisfactory in the short term (with the Andover Road presently remaining open), but this would not be a long-term solution if a decision was taken to retain Andover Road. Should it be decided to retain Andover Road then the junction layout needed to be reconsidered. He commented that his neighbours would also be unhappy if Andover Road was retained.

Mr Tilbury responded that there had been no change in the planning situation and Cala Homes were constructing the scheme in line with the planning consent. Hampshire County Council, as highway authority, kept its road networks under review and if, in the future, a change was required then the County would bring forward suggestions as to how this could be achieved. Cala Homes were implementing the consented planned permission and if Hampshire County Council wished to make changes then these would need to be agreed with Cala Homes. The conclusions of the Winchester Movement Strategy would also need to be taken into consideration.

The Forum debated the comments made regarding Andover Road. Councillor Tod observed that the Winchester Movement Strategy was not a plan and its outcomes needed to meet government strategic objectives to be funded. For example, the sub standard pedestrian surface on Andover Road could be given consideration if it was identified as being of significance in the Winchester Movement Strategy. Mr Tilbury added that the development was following a carefully considered approach but there may be changes to infrastructure over time and these would need to be financed. At the suggestion of Councillor Warwick, Mr Tilbury stated that Cala Homes would be included as a stakeholder in the Winchester Movement Strategy consultation.

Mr Westwood, Cala Homes, stated that Cala were building in accordance with the consented planning permission and he could not speculate on the outcomes of the Winchester Movement Strategy.

Councillor Porter stated that she had submitted written questions to the Chairman as follows:

- What progress can Cala Homes report on the adoption process of the New Andover Road?
- Who are the utility network providers for water supply, waste foul water, rain water, electricity, gas and broadband?
- Is Cala Homes confident that the design code for this road agreed with WCC can be delivered within the next twelve months?
- What impact will any delay to this have on the building of the centre, including the school?
- What progress has been made with the design of the central area in Kings Barton?
- What plans are in place to ensure a safe walking route to school for pupils from Barton Farm attending schools on the other side of Andover Road?

The Chairman stated that these questions would be answered under consideration of Report BFF17.

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

3. **BARTON FARM/KINGS BARTON – IMPLEMENTATION AND UPDATE** (Report BFF17 refers)

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

The Forum received a presentation from Bill Thripp from VIVID Housing Association on affordable housing.

Mr Thripp stated in summary that VIVID had invested £16.5mn in phase 1 b of the development providing 89 affordable (37 affordable to rent and 52 affordable intermediate) dwellings which were pepper potted throughout the site. This provision was comprised of 24 apartments; 27 two bedroomed houses; 30 three bedroomed houses and 8 four bedroomed houses.

The houses were well specified having gas and solar thermal heating and with the apartments being provided with photovoltaic lighting for communal areas and to power some appliances. The dwellings were carpeted throughout with vinyl flooring provided in the wet areas. Rear gardens were turfed and had a storage shed provided. All units also had a fully functioning kitchen.

The dwellings would be occupied by those on the Hampshire Home Choice waiting list.

The initial 16 affordable dwellings had been sold and a further nine would be available in December. By January 2018 all affordable units would be delivered.

Councillor Tait commented that housing need was for affordable rent and asked if this would be part of the delivery. Mr Tilbury replied that the provision of affordable dwellings was subject to a business model that made them commercially deliverable and that the City Council worked with housing providers to explore all mechanisms of housing delivery. The form of tenure was often decided by the government subsidies that were available to housing providers.

In reply to a question from Councillor Tait, Mr Thripp detailed that the sizes of the dwellings were as follows: one bedroom apartments at 56 square metres; two bedroom apartments at 68 square metres; two bedroom houses at 73 square metres; three bedroom houses at 88 square metres and four bedroom houses at 104 square metres. The dwellings could be adapted for individual needs following consultation between the City Council and VIVID. Mr Westwood added that some properties in phase 1 (a) would have wheelchair accessible units.

The Chairman thanked Mr Thripp for his presentation.

Mr Westwood stated in summary that Cala Homes had provided a new show house for the properties fronting Winchester Avenue and this had helped to stimulate sales. The new foul sewer was complete and would be commissioned when power was provided to the pumping station. Works on the new traffic junction were proceeding with a view to commissioning in February 2018. Works would commence on the next phase of development in March 2018.

In answer to questions raised by Councillor Porter, Mr Westwood stated that good progress had been made with Hampshire County Council in respect of Winchester Avenue. A short section of road had been completed and had been safety audited. The design code had been approved and the road would continue to be constructed in line with the housing delivery programme.

In respect of utilities, foul drainage and mains water would be provided by Southern Water and electricity, gas and fibre broadband by GTC Utilities. Negotiations continue to identify the best long term solution for adoption of the infrastructure. There was no anticipated delay in the building of the local centre in the future and works on the school would commence in March 2018 as a contractor had been appointed and a route identified for construction and there would be full public access to the school. The local centre was a reserve planning matter for phase 1(b).

In answer to Members' questions, Mr Westwood stated that feedback from a survey of new residents had been very positive, with 100% of respondents recommending Cala Homes to a friend. In terms of time scale, the scheme was 12 months behind schedule due to a late start and building works could be sped up if the market was favourable. Cala Homes already had two teams working on site (with 13 Prince's Trust trainees also being considered for apprenticeships after a four week trial) and there would be logistical challenges if there was more construction work undertaken on site. The high specification of the dwellings and their quality led to a slower build rate with approximately one unit being delivered each week.

In response to further questions by Members, Mr Tilbury added that sustainable energy solutions, such as combined power, could be discussed with Cala Homes in respect of the community centre and retail outlets. The Park and Ride provision was linked to the number of dwellings completed (650) and also the diversion of traffic to Winchester Avenue in phase 2(b) and the provision of the community centre. In addition, the City Council did take into consideration changes to government policy on housing provision, for example in building at higher densities, and these changes would be assessed with the housing builders having due regard to the constraints of the site.

Mr Hughes informed the Forum that in respect of page three of the Implementation Update Report, 60 units of extra Care Housing would be provided in the development and not 30 units as set out in paragraph 10.5 of the Report.

In respect of the Cala Community Bursary (paragraph 10.14 refers) this would be repeated next year and details for applications would be provided on Cala Homes and the City Council's website, through the press and in Forum papers.

At Barton Meadows Nature Reserve (paragraph 10.15 refers), a gate would shortly be installed to provide access off Worthy Road for farm vehicles (for conservation work) and pedestrians. Voluntary work had commenced to clear

scrub and the site had been used for bat walks and running groups. A wild flower mix would be used on the site. Councillor Prince commented that an additional gate 600 metres along Worthy Road would be welcomed for residents that wished to walk into town.

In respect of education (paragraph 10.27 refers), additional information on the Kings Barton Academy and Safer Routes to School was expected from Hampshire County Council shortly.

Following debate, it was agreed that the Barton Farm Implementation Officer work with Cala Homes to provide a revised timeline for delivery of the various components of the scheme for the information of Forum members.

At the request of Councillor Porter, it was also agreed that pedestrian and cycle routes, their timeline for implementation and details such as the surface dressing to be used, be reported on at the Forum's next meeting.

Representatives of Cala Homes were thanked for their attendance

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:-

- Thursday 11 January 2018; and
- Thursday 22 March 2018.

The meeting commenced at 6.30pm and concluded at 8.00pm.

Chairman