

**BARTON FARM FORUM**

**30 June 2014**

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

Horrill (P)  
Learney  
Miller (P)

Osborne (P)  
Pines (P)  
Scott (P)  
Weir (P)

Hampshire County Council

Mather (P)

Tod (P)

Headbourne Worthy Parish Council

J Rutter

Littleton and Harestock Parish Council

V Morton (P)

Other Councillors in Attendance:

Winchester City Councillor Tait  
Hampshire County Councillor Porter

Officers in Attendance:

Mr S Tilbury: Corporate Director, Winchester City Council  
Mr M Shefferd: Children's Services, Hampshire County Council

Others in Attendance:

Mr R Westwood: Cala Homes  
Mr V Hill: John Thompson and Partners  
Mr P Parker: TPA Transport Planning

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1. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Miller be appointed Vice-Chairman of the Forum for the 2014/15 Municipal Year.

## 2. **PUBLIC PARTICIPATION**

Members of the public addressed the Forum in response to matters related to the update report below and to the ensuing discussion of the Forum and their comments are summarised below.

## 3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 10 September 2013 be agreed as a correct record.

## 4. **BARTON FARM IMPLEMENTATION AND UPDATE** (Report BFF7 refers)

Mr R Westwood (Project Manager at Cala Homes) and Mr V Hill (John Thompson and Partners) gave a presentation to the Forum on the progress on Phases 1A and 1B.

Mr Westwood explained that currently work was ongoing on the detailed design for Phase 1A and 1B of the development. In summary, it was intended to start development in Phase 1B which would include enabling work at the Andover Road North junction in autumn 2014. Construction of Phase 1A was planned to commence in late winter/early spring 2015 enabling the first occupations in the first half of 2016.

Mr Hill stated that a great deal of work had been undertaken with the Council's design team regarding the choice of materials and ensuring comments from Councillors at the planning stage were picked up. Pictures of approved materials were shown to the Forum. He acknowledged that some concerns had previously been expressed regarding the black timber boarding proposed. The proposed timber boarding was a natural timber product with a 15 year manufacturing maintenance guarantee. Minor changes had also been made to the selection of bricks and Mr Hill displayed pictures of the selections chosen.

Mr Westwood stated that discussions were ongoing with the County Council regarding the details of the highway works in relation to the Phase 1 junctions, including the signalised junction in Phase 1B. Mr Westwood explained that negotiations were also ongoing with the County Council regarding the detailed design of the new Andover Avenue.

Finally Mr Westwood mentioned the community involvement being undertaken by Cala Homes, including sponsoring Sparsholt Cricket Club and the Party in the Park event in Stanmore.

At the conclusion of the presentation, the Chairman thanked Mr Westwood and Mr Hill for their detailed presentation and suggested that it made available via the Council's website in due course.

During the ensuing discussion of the Forum, the following matters were raised:

- (i) Mr Tilbury confirmed that the Implementation Officer post would be funded by Cala, but based at the Council. It was envisaged he/she would be in post for between two and five years, subject to the agreement of Cala.
- (ii) Mr Westwood stated that Cala homes had agreed a certain build rate as part of the planning requirements and he did not anticipate any difficulties selling properties at Barton Farm.
- (iii) There was some confusion about an upcoming community engagement meeting, with a number of Councillors believing they not received an invite. Mr Tilbury agreed to investigate and advise further after the meeting;
- (iv) Concern was raised that delays and uncertainties regarding the Phase 1A junctions were causing difficulties for local residents;
- (v) Mr Westwood stated that the extent of any required road closures was not yet known, but the aim would be to keep it to the minimum period of time with the remaining period managed by temporary signals.
- (vi) Mr Hill clarified that the proposed timber boarding included a 15 year guarantee in relation to maintenance but the aim was for the product to last as long as the building. He confirmed that a palette of materials would be presented to the Council, including sample panels and site visits to buildings/street using the proposed materials.
- (vii) Mr Tilbury agreed to ascertain when the Community Letting Plan regarding Phases 1A and B would come forward and advise Members.
- (viii) Mr Westwood stated that the County Council had raised specific issues regarding maintenance and safety issues and a further meeting would be held that week to aim to reach an agreement.
- (ix) Mr Westwood advised that final negotiations were still ongoing with a number of parties regarding selection of the Registered Provider (RP) for social housing on site and a decision would be made soon.
- (x) Mr Tilbury confirmed that discussions regarding rent levels could not commence until the RP has been selected. A number of Members expressed concern that careful consideration should be given to ensuring rents were affordable to those on lower incomes and not just those in receipt of benefits. The Forum requested some clarification be provided as to affordable housing rent levels and Mr Tilbury agreed to look into this.
- (xi) Mr Westwood confirmed that the Community Facilities strategic document was now available and copies were distributed to the meeting.
- (xii) There was some general concern about the need to ensure local residents were kept fully informed. Mr Westwood advised that there was a dedicated Barton Farm website to which people could subscribe for updates. In addition, the Implementation Officer would be writing a blog.
- (xiii) Councillor Tod reported that the County Council is undertaking a study into improving the route from Barton Farm into the city centre.

- (xiv) Mr Shefferd reported that it was anticipated the new school would be opened in 2016. The County Council had received three applications regarding operating the academy and would now assess these and submit a proposal to the Secretary of State.
- (xv) Concern was expressed about the safety of the proposal for a pedestrian crossing from the development to the Henry Beaufort School side at a point of the road which was currently designated with 50mph speed limit. Mr Westwood emphasised this would be safety audited and there was the potential for the County Council to reduce the speed limit.

During public participation, County Councillor Porter and City Councillor Tait addressed the Forum and their comments and the response are summarised below.

Councillor Porter raised concerns about the levels of rents within the development and the siting of trees (the illustrative pictures in the presentation appeared to indicate their close proximity to houses). In addition, she queried the standard of public lighting to be used in Andover Avenue and allowances for services to be installed to prevent the new roads being dug up for cable installation and other maintenance.

Councillor Tait queried which Registered Provider (RP) would be selected and what level of sustainability of building would be required for the development.

Mr Tilbury advised that the current level was Code Level 4, but this national requirement was being replaced by enhanced building regulations. It was suggested that information about this change could be included within the Member briefing on Local Plan Part 2.

Mr Tilbury stated that the RP had not yet been selected but it would be an organisation the Council had worked with previously.

Mr Hill stated that all trees would be sited at least 10m away from a dwelling. Mr Westwood confirmed that all lighting would be to an adoptable standard when situated on an adoptable highway, although appropriate alternatives might be considered in the smaller cul-de-sacs etc. The services for utilities were generally situated under the verges of the service roads either side of Andover Avenue.

RESOLVED:

That the update report be noted.

## 5. **FUTURE MEETINGS OF THE FORUM**

The Chairman suggested that future meetings be assigned themes for discussion and proposed the following list of topics:

- Open Spaces;
- Travel Plan – Implementation;

- Affordable Housing and Housing Rent Levels;
- Public Engagement/community facilities.

It was noted that Forum meetings were arranged on an ad hoc basis as required and the Chairman requested that the next meeting be held in September. He suggested this meeting could discuss community facilities in addition to sustainability, open space and travel plans.

The meeting commenced at 6.30pm and concluded at 7.45pm.

Chairman