

BARTON FARM FORUM

13 July 2016

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

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

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

Hampshire County Council

Mather (P)

Tod (P)

Headbourne Worthy Parish Council

H Whorwood

Littleton and Harestock Parish Council

H Saunders (P)

Other Members in Attendance:

Councillor Weir

Officers in Attendance:

Mr S Tilbury: Corporate Director (Service Delivery), Winchester City Council
Mr A Hickman: Assistant Director (Policy & Planning), Winchester City Council
Mrs Y Keyworth: Barton Farm Implementation Officer, Winchester City Council
Mr D Lewis: Head of Drainage and Streetcare, Winchester City Council

Others in Attendance:

Mr R Hall: Land Director, Cala Homes
Mr V Hill: Planning & Design Manager, Cala Homes
Mr M Adams: John Thompson & Partners (JTP)
Ms L Symes: Fabrik
Mr J Malone: Highways, Hampshire County Council (HCC)

1. **CHAIRMAN'S ANNOUNCEMENT**

The Chairman welcomed all those in attendance to the first meeting of the Forum for the new municipal year and to the Littleton Memorial Hall.

2. **APPOINTMENT OF VICE-CHAIRMAN FOR 2016/17 MUNICIPAL YEAR**

RESOLVED:

That Councillor Berry be appointed Vice-Chairman for the Forum for the 2016/17 Municipal Year.

3. **PUBLIC PARTICIPATION**

During public participation, Stephen Parker (District Commissioner of Winchester Scout Group) and a number of local residents and community representatives addressed the Forum under public participation in relation to Item 5 below. A summary of their comments are outlined below:

In summary, Stephen Parker (District Commissioner of Winchester Scout Group) stated that it had been three years since the Group had previously addressed the Forum seeking two areas of land within the development for the provision of facilities for the Scouts. It was noted that the need to secure space was greater than ever with the Winchester Scout Group being the second fastest growing District in the UK with over 1,000 children registered.

In response, Mr Tilbury stated that three pockets of land had been identified (linked to open space activity) where the specific land use had not yet been defined. Therefore these areas would be available for use by the Scouts, or any other community groups going forward via a bidding process. Mr Parker requested that the interest of the Scout Group be noted to secure two of these areas and suggested that, due to the timeframes involved in their own consultation and fund raising process, this matter be progressed as quickly as possible.

The Chairman advised that this matter would be taken forward for further consideration and that officers would liaise with the Scout Group in due course.

A number of residents and community representatives addressed the Forum regarding various issues and questions were answered thereon, summarised as follows:

- (i) Concerns regarding the stopping up of the Andover Road with Stockbridge Road gridlocked most mornings due to the large volumes of traffic travelling from the north and seeking assurance for safety and ease of access.

In response, Mr Tilbury reported that the entire development process had been considered by an inspector and that HCC had confirmed that

sufficient road networks were available for road users. It was noted that as a part of work to develop a shared space concept used by pedestrians, cyclists and slow moving vehicles (20mph zone), this had detailed the numbers of movements passing through the site. Road users entering from the north would travel past the Park and Ride which in turn would encourage its use. A Park and Ride 'Light' service consisting of 200 car parking spaces would also be available which would be served by an additional regular bus network and not a dedicated bus service.

It was further noted that the bus route would travel through the main avenue and that the Park and Ride and the bus service would both be operational prior to the closure of the road.

- (ii) The consequences of residents and visitors not using the public transport and parking facilities provided.

In response, Mr Tilbury stated that for the residents of Barton Farm, the use of a regular bus services should be an attractive way of getting to and from the Town Centre. This would be a City Service, funded by Cala initially in order to become commercially viable over the longer term.

- (iii) Gemma Bowry, representative of Hampshire Children's Service made reference to aspirations for a route link between the new school and Henry Beaufort School.

In response, Mr Tilbury stated that this had been included in the plan, with the Headteacher at Henry Beaufort School involved in the consultation process.

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

4. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 7 October 2015, be agreed as a correct record.

5. **BARTON FARM – IMPLEMENTATION AND UPDATE** (Report BFF13 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 V Hill, Cala Homes and their consultants, Mr M Adams, John Thompson and Partners (JTP) and Ms L Symes (Fabrik). These were with reference to the works currently being carried out on site and an insight into the emerging planning application for

phase two of the development which would include the provision of a community centre, retail areas and a public house that would become the 'heart' of the Barton Farm suburb in future. A summary of the presentations received are outlined below.

Mr Tilbury introduced the Report which provided an update on the progress made by Cala Homes and Members' questions were answered thereon. The Forum was reminded that Mrs Keyworth could provide updates at any time outside Forum meetings regarding the latest developments on the Barton Farm site. He outlined Mrs Keyworth's role as Barton Farm Implementation Officer, which was funded by the developer to act as liaison officer and contact for the developer and members of the public and to provide information about the progress of the development. Such information was also available via the Winchester City Council Barton Farm blog website.

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

- (i) In the past few days the development had begun on site with the commencement of the housing build works as part of the implementation of the Council's Local Plan. There were areas of Phase 1B and Phase 1A that would follow next year with the construction of the highway works (Phase 1A) expected to commence towards the end of this year.
- (ii) In relation to ecological mitigation measures at Barton Farm, it was reported that Cala had set aside land for habitat purposes and were currently investigating the mechanisms for this.
- (iii) Mr Tilbury reported on the recent variance changes made by the Government regarding affordable housing. As a result there had been slight changes to the tenure mix during the first year to allow the development to proceed.
- (iv) Mr Malone (HCC) updated the Forum regarding the Sustainable Urban Drainage System (SUDS). This was required on every new development to adopt and manage drainage from roads, housing etc to create a final surface for water to permeate away. It was noted that Members wishes were to seek adoption by public authority of as much of the development as possible. Therefore, so HCC were seeking to secure the simplest long term management arrangements for infrastructure using the most effective routes of communication with the public. However, it was noted that complications with the SUDS had been a difficult situation to resolve.
- (v) Mr Tilbury reported that the temporary planning application for signage had been approved and that the development was to be named 'Kings Barton'.

Mr V Hill and Mr R Hall (Cala Homes), Mr M Adams, (John Thompson and Partners (JTP)) and Liz Symes (Fabrik), gave a presentation to the Forum

which provided an update on the design of the Old Andover Walk (the existing Andover Road) and the linear route together with an update on The Neighbourhood Centre, to be delivered as Phase 2 of the development. Members' questions were responded to thereon.

The presentation summarised the wider masterplan and made reference to the following points:

- The land brought from Winchester College to deliver Phase 1B (land to the east of the railway site)
- Agreements reached
- Installation of traffic signals and warning signage to indicated that the lights are now operational
- Installation of village signage; first foundations laid with the initial first four houses to form the show area
- Detailed plan for Phase 1B
- Draft Common Gateway Interface (CGi's) – showing the look and feel of Phase 1B: the Andover Road and access; Views of the east side of the avenue and the various housing mixes
- Neighbourhood Centre – emerging vision. Planning permission for the Primary School had now been secured – changes had been made to the configuration now the school had been finalised with the green linking to the Henry Beaufort School
- East to West connectivity for shared services to be integrated into the wider masterplan
- Common themes following the stakeholder workshop held July 2015 for the design of a mixed use Community Centre and meetings held in early 2016, included the following key points:
 - Location of Town Square – to the West of the aligned Andover Road
 - The slowing of vehicles in this area to improve east to west connectivity
 - The removal of the building by the ridge to create views into the site of the community facilities in the Town Square from the public realm.
 - The location of the restaurants and retail options – relocation of the public house to be situated on the northern side of the Town Square, adjoined to the park.
 - The siting of an affordable care home with community integration
 - Use of the available space above the retail units with associated parking provision
 - Provision of a pavilion/clock tower to increase activity to the central square
- Opportunities for Peter Symonds College to relocate part of its facility to form part of the neighbourhood centre to the southern side of the square, opposite the school and nursery, to link all educational users.

The presentation also outlined the design principles, aerial views, storey heights, parking measures and accessibility and reference was made to the active frontages achieved at developments in Harrogate and Hereford and the recently developed retail hub at Battersea Power Station as aspirations for the

development, with the hope of attracting various local businesses to units wherever possible, to create a unique experience for the community that was distinctive from other developments.

During the presentation, Liz Symes, Fabrik also provided a virtual presentation of the proposals for the site, which set out the following:

- The Proposed Square, including:
 - Key aspects of park and play area
 - Market stalls and Farmers Markets
- Precedent Study for the Square
- Hard Landscape and Lighting, including:
 - Seasonal Lighting and uses for the square
 - Paving details
 - Vehicular movements through the site
- Proposed 'Place'
 - Marking key walking and routing between the two areas of the development
- Precedent Study for the Place
- Old Andover Walk – dimensions on the route
- Andover Road (near Mountbatten Court)
 - The down grade of the Andover Road: Access to be maintained and dedicated route as a key green link for pedestrians and cyclists
- Design Code Diagram
- Design Principles to Andover Road/Old Andover Walk:
 - Detailed design points, stopping up of the middle of the Andover Road with the removal of signage/lighting and 'street clutter' to create a more rural aspect
- Tree Strategy for the site

In response to Member's questions regarding highway contributions from Cala to improve corridors, Mr Hickman reported that HCC had undertaken design work in advance of the contribution fund and that three corridor studies would be coming forward from HCC once funding had been released.

Members raised concern regarding the suitability of the material used on the pedestrian and cycle route and sought assurance that this would be 'user friendly' and appropriate for pushchairs, wheelchairs and cyclists. In response it was noted that this concern would be taken on board in the design of the route and in the agreement of materials with HCC.

In response to further questions from the Forum in relation to contributions for cumulative traffic movements, Mr Malone reported that this work would be carried out as part of the corridor scheme which would be coming forward for

design approval at a later stage and that the contribution for Wellhouse Lane had already been paid, as set out in the s106 agreement.

In conclusion, the Forum requested that detail be provided to a future meeting regarding connectivity between the east and west, particularly in relation to the links with Henry Beaufort School and for the communities of Weeke and Harestock.

RESOLVED:

That the update report and the contents of the presentations be noted, subject to the actions outlined above.

6. **FUTURE MEETING DATES FOR 2016/17**

RESOLVED:-

That the future meetings of the Forum for 2016/17 taking place at the Guildhall, Winchester, as set out on the agenda, be noted as follows:

- Wednesday 12 October 2016
- Wednesday 14 December 2016; and
- Wednesday 1 March 2017.

The meeting commenced at 6.30pm and concluded at 8.55pm.

Chairman