

**BARTON FARM FORUM**

**14 December 2016**

Attendance:

Councillors:

Winchester City Council

Byrnes (Chairman) (P)

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

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

Deputy Members:

Councillor Weir (Standing Deputy for Councillor Scott)

Hampshire County Council

Mather (P)

Tod (P)

Headbourne Worthy Parish Council

C Duncan (P)

Littleton and Harestock Parish Council

H Saunders (P)

Other Members in Attendance:

Councillor Porter

Officers in Attendance:

Mr S Tilbury: Interim Managing Director, Winchester City Council  
Mr C Hughes: Barton Farm Implementation Officer, Winchester City Council  
Ms T Matthews: Archaeologist, Winchester City Council  
Mr K Evans: Hampshire County Council, Property Services  
Mr M Hallum: Hampshire County Council, Property Services

Others in Attendance:

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

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1. **DISCLOSURES OF INTEREST**

Councillor Weir declared a personal interest due to her role as Trustee of the Academy Trust, University of Winchester who had an interest in the development of the site.

2. **CHAIRMAN'S ANNOUNCEMENT**

The Chairman welcomed to the meeting the new Barton Farm Implementation Officer, Chris Hughes and thanked him and CALA for organising the recent site visit to the Barton Farm site for Forum Members which had been very useful.

3. **PUBLIC PARTICIPATION**

Two members of the public spoke during public participation 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 expressed concern that the temporary traffic solution currently in place meant that the driveway exit from his house was in the middle of the current traffic lights. This, together with the other junctions in the area and the positioning of a lamppost restricting visibility meant he had concerns regarding safety for his family when trying to exit his house and other road users. He also expressed concern about lack of information and consultation regarding the long term traffic solution proposed.

Mr Westwood (Cala Homes) advised that proposals for a temporary and permanent solution had been submitted to Hampshire County Council Highways and they were awaiting a response. He confirmed that personal circumstances would be taken into account and Cala Homes' consultants could contact Mr Toosey directly regarding this.

The Chairman stated that he would write to the County Council (as Chairman of the Forum and Portfolio Holder) regarding the issues raised by Mr Toosey. In addition, Councillor Tod (as County Council) would raise the matter with relevant Members and Officers at the County Council.

Hugh Devas spoke as a resident of Littleton to query whether traffic travelling towards Winchester from the A34 Three Maids Hill junction would continue to be directed into the town centre via the new Andover Road. He had concerns that, as the new road would travel through the development, drivers might chose to cut through Littleton as an alternative.

Mr Tilbury confirmed that the new road had been designed, with County Council approval, to take traffic into the centre of Winchester. The Chairman suggested that Mr Devas could raise his concerns directly with the relevant County Councillor responsible. However, the Forum noted that it was

proposed that traffic would be directed into Winchester along the new road and there were no proposals to divert via Littleton.

On behalf of the Trustees of the Academy Trust, Councillor Weir raised a number of matters regarding the new school. She highlighted that as there was some uncertainty regarding the opening of the new school, interim measures were being considered in conjunction with Henry Beaufort School. If it was necessary to locate at the Henry Beaufort School site on a temporary basis there additional crossing points would be required for Phase 1A and Phase 1B development. She requested that work should now commence to reduce traffic speeds along the Andover Road between Welhouse Lane and Stoney Lane. In addition, the possibility of introducing a school crossing patrol should be raised with the County Council.

The Chairman suggested that these points be considered by the County Council Officers present during discussion of the new school proposals later in the meeting.

At the invitation of the Chairman, Councillor Porter (as County Councillor) suggested that at its next meeting, the Forum consider the matter of adopting roads in the development. The Chairman agreed to this suggestion and requested that the relevant County Council Officers be invited to the Forum to address this point.

#### 4. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held 13 July 2016, be agreed as a correct record.

#### 5. **BARTON FARM – IMPLEMENTATION AND UPDATE** (Report BFF14 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 (Cala Homes), Mr Evans (Hampshire County Council, Education Services) and Mrs Matthews (Winchester City Council Archaeologist). A summary of the presentations received are outlined below.

Mr Tilbury introduced the Report and noted that development had now commenced on site and seven houses had been sold.

Some Members commented that the “Risk Management” section should be populated in future Reports. Examples of risks given were unadopted roads or increased likelihood of development in other parts of the District should development stall at Barton Farm. Mr Tilbury highlighted that any risks

primarily fell to Cala Homes as developer, but agreed to give further consideration to Members' requests.

### **Construction on site – Phase 1B**

Mr Westwood (Cala Homes) stated that first occupations for Phase 1B were anticipated for early April 2017. Handover of the school site to HCC Education services was on schedule for April 2017. Discussions were also being held with HCC Highways regarding agreeing the design for the southern temporary junction and the trees on Andover Road would be removed in February 2017.

Mr Hill (Cala Homes) stated that discussions had begun to take forward the reserve matters for Phase 1A. Now building on site had begun on Phase 1B, further discussions would take place with stakeholders in order to shape views on Phase 2 regarding, for example the new neighbourhood centre.

In response to questions, Mr Westwood advised that provision of affordable homes on site was on track and confirmed that there was an agreed programme for their delivery.

### **Education**

Mr Evans provided an update as follows on behalf of Gemma Bowry (HCC Children's Services Department) who was unable to attend the Forum:

- The new primary academy was on track to open in September 2018. The timing for completion of the building however was dependent on the handover of the site to HCC. HCC are working with the academy sponsor, University of Winchester, to establish a contingency plan to still enable to school to open should there be any delays to construction.
- The school will be initially built for 420 pupils (60 pupils per year). It is likely however that the school would open with an admission number of 30 and grow once there was demand from the development. This was to ensure that the school served the new development and to avoid having an impact on pupil numbers at the existing local schools.
- Based on current forecasts, HCC predicted around 18 Year R pupils by September 2018. However, it was likely that these forecasts were too high as it anticipated around 400 properties being occupied during 2018/19 (the current prediction held by the ETE department) which seemed rather ambitious if the first occupation was predicted in April 2017. It was therefore suggested a more likely figure to be around 12 year R pupils in September 2018.
- HCC continued to meet with Henry Beaufort School to discuss their expansion by 150 places. It was anticipated that this would be required from 2021, but might slip to 2022 depending on how quickly the Kings Barton development now progressed.

Mr Evans then gave a presentation to the Forum displaying a proposed site plan for the new school, together with a proposed cross section and aerial view.

Mr Evans emphasised that the design would ensure excellent levels of daylight in classrooms. It also would include a number of environmental measures such as PV panels, rainwater harvesting, high levels of insulation and a green roof. The form and materials proposed to be used were designed to fit in with the local vernacular of the setting.

One Member queried how pupils would access the school and highlighted particular concerns about children from the same family not all being able to attend the new school (because of the proposed phased entry). Mr Hughes agreed to refer this matter to the HCC Children's Services for response.

Some Members queried whether the amount of parking would be adequate for visitors to the school and allow for parents dropping off children (which it was emphasised, in practice was always likely to occur even with attempts to discourage). Mr Evans advised that the school carpark itself was designed to HCC standards and did not include provision for parent drop offs. There was a layby to the north of the site that could be used for this purpose which would be built in a later phase. In the early phases, a layby would be available to the left of the school.

Mr Hallum advised that the HCC Highways and School Travels Teams would be involved in discussions as the details of the planning application progressed.

Mr Tilbury confirmed that "The Place" would include car parking spaces, but it was not the school's car park. It was envisaged that the layout of this area would be configured to enable a number of uses, not just as a car park.

### **Land East of the Railway Line (LEORL)**

Mr Tilbury reminded the Forum that this land would be leased by Cala Homes to the City Council to fulfil the mitigation required. The land would be managed by Hampshire and IOW Wildlife Trust. Mr Hughes advised that he would provide more information about the details of proposed work on site to develop public access routes once available. Mr Westwood reported that the Wildlife Trust were due to commence fencing works in January 2017.

Some Members expressed concern that the design of the cycle routes proposed across this land should allow for use at all times of the year and in all weathers. Mr Westwood advised that the current design of the paths in the LEORL is reflective of their rural location but that the main connective routes would be suitable for use all year.

The Forum agreed that concerns raised regarding the cycle path be forwarded to the County Council.

### **Archaeology**

Ms Matthews gave a presentation to the Forum which provided an update on the situation regarding archaeological finds on site.

The presentation summarised the results from a previous phase of archaeological excavation, completed last year and presented to the Forum previously. This included a funerary landscape in the north of the site comprising a small Romano-British cemetery and scattered cremation and inhumation burials within a series of enclosures. In addition, the presence of a roman aqueduct had been identified. In the south of the site, evidence of 18<sup>th</sup> Century militia camps previously documented on the site was identified.

Ms Matthews then outlined the results of more recent archaeological investigations, which were continuing. Perhaps of greatest significance was a grouping of paired pits, from which a number of red deer antlers and a flint axe (thought to be Neolithic) were found within the area of the Borrow Pit. Samples of the antler and a cow bone have been sent for radiocarbon dating. However, based on the form of the features, the probable Neolithic flint axe and the presence of the deer antler, the current interpretation of the monument is that it might be a small 'henge'; however this awaited the results of the radiocarbon dating.

In response to Members questions, Mrs Matthews clarified that the antler were likely to have been used as tools to assist with the digging of the pits. She advised that the area in question had been completely excavated and recorded.

Members suggested that archaeological information, including potential photographs and display boards, should be included within the new school. In addition, further consideration should be given as to how the history of the site could be recognised, possibly through street names as has previously undertaken for the area of the 18<sup>th</sup> century military camps.

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.

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

RESOLVED:-

That the next meeting of the Forum be held on Wednesday 1 March 2017 in Winchester Guildhall.

The meeting commenced at 6.30pm and concluded at 7.50pm.

Chairman