



Meeting	Kings Barton Forum
Date and Time	Tuesday, 6th November, 2018 at 6.30 pm.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given and deputy members who are attending the meeting in place of appointed Members (where appropriate).
- 2. Disclosures of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. Minutes** (Pages 5 - 10)
Minutes of the previous meeting held on 26 June 2018.

BUSINESS ITEMS

- 4. Public Participation**
To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum.
- 5. Kings Barton Implementation Update** (Pages 11 - 20)
(KBF20)

L Hall
Head of Legal Services (Interim)



Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



29 October 2018

Agenda Contact: Matthew Watson, Democratic Services Officer
Tel: 01962 848317 Email: mwatson@winchester.gov.uk

Barton Farm Forum

Membership

The Barton Farm Development Forum consists of the following voting members:

- 9 members of Winchester City Council,
- 2 members of Hampshire County Council,
- 1 member of Headbourne Worthy Parish Council,
- 1 member of Littleton and Harestock Parish Council.

MEMBERSHIP

Cllr Berry	Winchester City Council
Cllr Burns	Winchester City Council
Cllr Cunningham	Winchester City Council
Cllr Godfrey	Winchester City Council
Cllr Horrill	Winchester City Council
Cllr Learney	Winchester City Council
Cllr Prince	Winchester City Council
Cllr Scott	Winchester City Council
Cllr Weir	Winchester City Council
Cllr Tod	Hampshire County Council
Cllr Warwick	Hampshire County Council
Cllr Duncan	Headbourne Worthy Parish Council
Cllr Saunders	Littleton & Harestock Parish Council
Cllr Fountain	Littleton & Harestock Parish Council

In addition, the following are nominated deputies to the Forum:

Cllr Rutter (Winchester City Council), Cllr Porter (Hampshire County Council) and
Cllr Stallard (Hampshire County Council)

Quorum

The Forum will be quorate if five voting representatives are present.

Method of Working and Voting Rights

All representatives are expected to seek to reach conclusions by general consensus. Where any voting representative on the Forum requires a formal vote to be taken, this shall be on a show of hands by those voting representatives present and voting (the membership as set out above).

Public Participation Procedure General

1. There will be a period of 10 minutes maximum at the beginning of each Forum meeting when the Chairman will invite the public, including local interest groups, to raise any general matters of interest and/or matters relating to the work of the Forum. Detailed matters related to agenda items will not be accepted at this point, as there will be an opportunity for these comments to be heard later in the meeting. As is the usual practice for general public participation, however, officers and Members may not be able to immediately respond at the meeting to points raised by the public where these relate to non-agenda items.

Consideration of Individual Agenda Items

2. After an officer has introduced an agenda item, the Chairman will invite public participation on matters relating to that agenda item. At this point, a period of up to ten minutes (subject to extension at the Chairman's discretion) will be allowed for public comments. During this period, members of the public, including local interest groups, will be able to object, support or ask questions directly relating to the agenda item and contents of the officer report.

3. An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak, they will be encouraged to agree the allocation of the maximum ten minute period for public participation. The Democratic Services Officer will assist in this process before the start of the meeting. The Chairman will retain a general discretion to manage the public speaking process, and may limit individual speakers to less than three minutes, or take other steps necessary in order to maximise public participation in an appropriate way. The extension of the total 10 minutes limit allowed for the public to discuss an agenda item will be at the discretion of the Chairman.

4. There will be no further opportunity for the public to comment on an agenda item once the period of public participation has ended, even if the prescribed period

has not been reached. The subsequent discussion, consideration and decision on the matter will then be passed to Forum Members.

5. Members and Officers will not provide an immediate response to public comments raised from the floor. All comments and queries will be noted and the Chairman will invite Officers and/or Members to respond to specific points during the round table debate and discussion amongst Forum members that follows.

6. Members of the public should wherever possible contact the Democratic Services Officer before the start of the meeting (preferably by telephone or email prior to the day of the meeting), so that as many people who wish to speak can be accommodated during the public participation sessions.

Forum Debate and Vote

7. The Chairman will subsequently invite questions and open the discussion and debate to all Members of the Forum and will invite officers and/or Members to respond to any public comments raised from the floor. Where appropriate, a vote will be taken to reach a formal recommendation on the agenda item.

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

KINGS BARTON FORUM

Tuesday, 26 June 2018

Attendance:

Councillors:

Winchester City Council

Berry (Chairman)

Burns

Cunningham (P)

Godfrey (P)

Horrill (P)

Learney (P)

Prince (P)

Scott (P)

Weir(P)

Hampshire County Council

Warwick (P)

Tod

Headbourne Worthy Parish Council

C Duncan

Littleton and Harestock Parish Council

H Saunders (P)

Deputy Members in attendance:

Councillor Porter (Standing Deputy Member for Hampshire County Councillor Tod)

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 V Hill: Planning & Design Manager, Cala Homes

Ms A Lawrence: University of Winchester

Ms C White: Children's Services, Hampshire County Council

Mr M Hallum: Architect, Children's Services Hampshire County Council

1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2018/19 MUNICIPAL YEAR**

RESOLVED:

That Councillor Cunningham be appointed Vice-Chairman for the Forum for the 2018/19 Municipal Year.

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held on 22 March 2018, be agreed as a correct record.

2. **DECLARATIONS OF INTEREST**

Councillor Weir declared a personal (but not prejudicial) interest due to her role as one of the Trustees of the Barton Farm Academy.

3. **PUBLIC PARTICIPATION**

Ms Rodan, resident of Kings Barton, addressed the Forum. In summary, Ms Rodan advised that she preferred to be able to walk into Winchester as opposed to having to drive. However, footways on both sides of Andover Road North were not in an appropriate condition. They were uneven, grass was not cut and there were also nettles and brambles present. From October to March the footways were unlit. She had been in contact with both the County and City Councils with regard to these concerns and wished to understand how they were to be addressed.

Mr Hughes advised that he had recently met with Hampshire County Council officers who had undertaken to carry out some clearance and commence on an ongoing maintenance programme work to the western side of the road. Lighting would be a separate project at a later date and having regard to the new proposed layout of the road. These works were to be costed and a subject to this, improvements may be possible along both sides of the road.

Councillor Porter referred to the matters raised by Ms Rodan and advised that she had also spoken recently to County Council officers with regard to costed options for improvements to at least one side of the road.

Mr Hughes also referred to the Forum's previous resolution (at its meeting held on 22 March 2018) for Councillor Humby (County Council Executive Member for Environment and Transport) to be written to with regards to this matter and to provide an update. Mr Hughes reported that Councillor Humby had acknowledged the request and had instructed officers to investigate the matter.

Mr Tucker, resident of Kings Barton, addressed the Forum on matters with regard to cycle and pedestrian routes as summarised below:

- The Courtenay Road link was not due until 650 occupations – the same as the re-routing of the Andover Road. This was some time hence (only 100 occupations to date). What were the plans on how pedestrians and also cyclists would access the station and the city centre based on the current road layout?
- Can the route from Kings Barton to Courtenay Road and Worthy Road through the mitigation land be provided with a hard surface and ideally some low level lighting so that it can be used for utility purposes, eg. pushchairs and cyclists? This will be the main route from the development to the City Centre.
- The cycle facilities on Andover Road from the junction with Harestock Road and close to Stoney Lane where the new road would come out are all dependent upon the re-routing of the Andover Road and so if provision is being discussed for pedestrians in the interim what about cyclists, e.g. a widening of the existing footway on Andover Road so that those cyclists who do not feel comfortable on the Andover Road have an alternative for part of the way?
- Will an exit from Kings Barton be provided for cyclists onto Well House Lane to allow safe travel between Headbourne Worthy and the development? There is currently a footpath that links to Headbourne Worthy alongside the railway line.

In response to Mr Tucker, Mr Hughes advised that with regard to the route from Kings Barton to Courtenay Road and Worthy Road through the mitigation land; the County Council had been approached about this being made with a sealed surface. This had been previously discussed and requested by the Forum. With regard to lighting, as the area was an ecological reserve, this would need to be sensitive and appropriate to its location and would also need to be costed. With regard to a link to Well House Lane, this will be pedestrian friendly. The County Council would also expect appropriate cycling facilities at junctions to Andover Road including appropriate signal controls.

Mr Westwood (Cala Homes) confirmed that the Courtney Road link would be completed at 250 occupations. At the current rate of build, it was expected that this would be at approximately December 2019.

The Chairman thanked the public in attendance for their participation and were reminded that the Forum was scheduled to meet four times a year and were encouraged to attend and to engage. Residents were also able to get in touch with Mr Hughes, the Barton Farm Implementation Officer, who was employed by Winchester City Council.

4. **BARTON FARM/KINGS BARTON – IMPLEMENTATION UPDATE**
(Report KBF19 refers)

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

Barton Farm Academy

Ms A Lawrence (University of Winchester), Ms C White (Children's Services, Hampshire County Council) and Mr M Hallam (Architect, Children's Services Hampshire County Council) gave a presentation to the Forum on the new Barton Farm Academy primary academy and responded to questions. In summary, the following matters were raised:

- The capital project for the new facility was the responsibility of the County Council and an architect was soon to be appointed. Works were currently programmed for spring next year with completion summer 2020. So, it was expected that the school would open for places for the 2020 academic year.
- An admissions policy was being devised accordingly to demand, but it was predicted that over time, the school would eventually increase the number of pupils on roll to 420 places with two-form intake.
- The name of the school would remain as 'Barton Farm Academy' (not 'King's Barton') and would be designed to be as sustainable as possible. The school's trustees and the involvement of the University was described. The academy's ethos was described – 'Aspirational, Inspiring, Inclusive, Sustainable, Joyful.' Its head teacher designate had now been appointed.
- Originally, a temporary school had been proposed to be located at the existing Henry Beaufort site, however this was now not required due to rate of occupations and the timetable to deliver the new facility.
- It was explained that there was to be flexibility of when year groups in the new facility actually opened – but it would need to be educationally and financially viable to do so. In the meantime it was appreciated that families moving to the site were required to send their children elsewhere. When the school was opened, those living in catchment (the area of Kings Barton) would be given priority of a place.
- The new school would develop over time its relationship with Henry Beaufort (as a feeder school) and also with any nursery facility on site.

Cala Homes Update

Mr Hill (Cala Homes) gave a presentation to the Forum on the progress of the development to date and responded to questions. In summary, the following matters were raised:

- Progress in Phase 1B of the scheme was going well and the next stage of development at Phase 1A was also reported on. There would be similarities to housing stock in Phase 1B with 200 dwellings to the southern end of the site to commence construction soon (land east of the railway line).
- Reserved matters for Phases 2b and 2a would be brought forward with pre application discussion. These would total around 300 homes. Further phases north of the ridgeline would include 200 homes and also the neighbourhood centre.
- There would be 200 homes as part Phase 1a, 74 of which were affordable. This was a similar mix to phase 1b. The Registered Social Landlord (RSL) to manage the homes had yet to be assessed.
- The Barton Farm Academy would be well connected with safe pedestrian routes separate from construction traffic.
- The existing pathway along the ridgeway was also an existing right of way. Mr Hughes advised that he would raise with the County Council as to whether it was intended that this was to be upgraded to a cycle route.
- There had always been provision within the Section 106 agreement for community development, including potentially for the employment of community development officer. Until the development progresses, a firm decision will be made as to how to utilise the funds available and to tailor to specific need as the new community evolved.
- Mr Tilbury reminded that the S106 funds each referenced occupations on site. Therefore, as the development was progressing well and homes were being sold, this would positively impact upon the chronology of the infrastructure provided. Mr Hughes drew the Forum's attention to section 11.16 of the Report which set out various trigger points. For example, a local centre would need to be available before the 1000th occupation.
- Mr Westwood reported that the footpath at the junction of Andover Road from Phase 1a was currently closed because the signals at the junction were not yet operational. Cala was currently liaising with utility companies with regard to this so that the matter could be resolved as soon as possible.

Archaeology Update

Mr Hughes reported on archaeological excavations on site as detailed at section 11.17 of the Report and responded to questions. In summary, the following matters were raised:

- Mr Hughes advised that there would be a presentation at a future Forum meeting on archaeology at the site and he reported that road names within Phase 1a were likely to be inspired by the 18th century militia camps located here and recently excavated. Other archaeological remains also found included Bronze Age burial pits including skeletal remains.

- Mr Hughes, in response to a suggestion, stated that he would ask whether it was possible to facilitate residents observing the digs taking place and also whether items found could be placed on display within the community.

Barton Meadows Update

Mr Hughes reported on archaeological excavations on site as detailed at section 11.17 of the Report and responded to questions. In summary, the following matters were raised:

- The Reserve was now establishing itself well. Hampshire and IOW Wildlife Trust was coordinating volunteer and engagement events. In response to questions, Mr Hughes advised that he had recently spoken with the Council's Landscape and Open Spaces Team about regular emptying of dog waste bins and also locating more around the site. In addition, the gate access to Worth Road would have its specification investigated as to whether its design was the most appropriate at this location. He would also work with local Councillors and the community to ensure the appropriate access to the Reserve is established.

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 2018/19

RESOLVED:-

That the future meetings of the Forum for 2018/19, as set out on the agenda, be noted as follows:-

- Tuesday 6 November 2018;
- Thursday 24 January 2019; and
- Monday 18 March 2019.

The meeting commenced at 6.30pm and concluded at 7.55pm.

Chairman

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

6 NOVEMBER 2018

REPORT OF PORTFOLIO HOLDER: Councillor Caroline Brook. Portfolio Holder for Built Environment

Contact Officer: Steve Tilbury Tel No: 01962 484 856 Email Stilbury@Winchester.Gov.Uk

WARD(S): GENERAL

PURPOSE

To provide the Forum with an update on progress at Kings Barton, the development process, and future works.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 **Winchester District will be a premier business location:** developing employment opportunities; and developing infrastructure
- 1.2 **Delivering quality housing options:** providing good access to affordable housing options across a range of tenures.
- 1.3 **Improve the health and happiness of our community:** Promoting new leisure facilities in Winchester Town that meet the needs of a broad cross section of our community.
- 1.4 **Improve the quality of the District's environment:** enhance and increase the use of open space in both towns and the more rural areas of the District.

2 FINANCIAL IMPLICATIONS

- 2.1 None

3 LEGAL AND PROCUREMENT

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

- 6.1 N/A

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 N/A

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None

RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i>	n/a	
<i>Community Support</i> If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.	Regular Forum meetings to be held Good communication by the development consortium with Implementation Officer Close working liaison with parish councils and ward Members.	
<i>Timescales</i> If the development does not progress in a timely fashion the Council's ability to demonstrate a five year land supply will be comprised. It is important that works on adjoining parts of the highway network be coordinated and this requires maintaining a strong focus on achieving target dates	The Council has limited control over the timetable for development which will be largely a commercial matter for the developer. The appointment of an Implementation Officer will help to reduce the scope for delays which might occur as a result of planning process and communication issues. Good dialogue between HCC, WCC, WTC and the consortium will help ensure project milestones are coordinated and achieved.	
<i>Project capacity</i>	n/a	
<i>Financial / VfM</i>	n/a	
<i>Legal</i>	n/a	
<i>Innovation</i>	n/a	
<i>Reputation</i>	n/a	
<i>Other</i>		

10 SUPPORTING INFORMATION:10.1 **IMPLEMENTATION OFFICER**

10.2 The Implementation Officer, Chris Hughes, is the first point of contact for queries relating to Kings Barton. Email chughes@winchester.gov.uk and telephone: 01962 848 375 (ext. 2057).

10.3 **ARCHAEOLOGY – OPERATION NIGHTINGALE**

10.4 Operation Nightingale is part of the Ministry of Defence initiative which aids the recovery and skill development of service personnel injured in conflict. The veterans were invited to the development to participate in the excavation

of two 18th century militia camps; one established in 1756 by the Hessian militia recruited to defend Britain from an invasion by France at the start of the Seven Year's War and one set up by the Hampshire militia in 1761.

- 10.5 Former military personnel, now attached to Operation Nightingale visited Kings Barton on 17th-19th July to take part in the second phase of archaeological works to the south of the ridge on the site.
- 10.6 Richard Osgood, Senior Archaeologist for the Ministry of Defence and co-director of Operation Nightingale, said: "Operation Nightingale not only provides much needed respite and encourages comradery between ex-military personnel but also offers access to opportunities that they may not otherwise experience. With each of the veterans now studying for degrees in archaeology at Winchester University, it was fantastic to work on a local site with such an impressive military history and we were thrilled to witness the findings first-hand."



- 10.7 The above image shows members of Project Nightingale working on the excavation of part of the militia camp at Kings Barton.

10.8 **COMMUNITY DEVELOPMENT**

- 10.9 As the population at Kings Barton continues to grow, the community does likewise.
- 10.10 Kings Barton lies within the Headbourne Worthy Parish and the Parish Council has actively tried to ensure the new residents feel part of the wider community of which they are now part. The Parish Council has made regular newsletter drops to the residents and residents of Kings Barton have begun to attend Parish Council meetings.

- 10.11 In order to help foster this growing sense of place, CALA has donated a community notice board to the Parish to allow them to provide the local community with information. It is now in situ on Manley Road, which will be the main route in and out of the area until the diversion of Andover Road.



- 10.12 The Community Notice Board on Manley Road.

10.13 **KINGS BARTON RESIDENTS ASSOCIATION**

- 10.14 On 14 October 2018 the Kings Barton Residents Association (KBRA) was formally constituted following a series of informal meetings to discuss what kind of association would be appropriate for local people. The committee now has 14 members with representation from across Phase 1B, including representation from VIVID housing association tenants.

- 10.15 The stated aims of the Association as set out in the constitution are:

- a. To represent and to promote the interests of all residents living in our area.
- b. To organise social events to bring the community closer together.
- c. To seek to improve conditions for residents in the area.
- d. To work in partnership with the developer, council and other agencies to achieve our aims.
- e. To represent the interests of residents in consultation with the developer, local authority and other bodies.

- 10.16 Membership is open to anyone over the age of 18 living in Kings Barton and any private landlords with properties on the development. The committee will also be appointing Road Wardens who will be representative members of the

association tasked with engaging the community and supporting the association where required.

- 10.17 Timescales permitting, future Forum reports will contain updates from the KBRA.

10.18 **COMMUNITY GOVERNANCE REVIEW**

- 10.19 On 8 October a request was received from Headbourne Worthy Parish Council to consider increasing the number of parish councillors representing the parish. There will now follow discussion between Council officers and the Parish Council as to when and how best we proceed with this request.

- 10.20 This discussion will not prejudice any future community governance reviews that will examine the Parish structure in Kings Barton and the surrounding areas.

10.21 **ANDOVER ROAD NORTH**

- 10.22 Following work by local elected members and the correspondence between the Kings Barton Forum and HCC, the County Highways team undertook works to improve the surfacing of the pedestrian route on Andover Road North.



- 10.23 The eastern footpath has been resurfaced and widened to a width of approximately 1.2m.



10.24 **CONSTRUCTION UPDATE – 1B**

10.25 Construction continues at the northern end of the Kings Barton site at Phase 1B. The build of 223 dwellings is scheduled to be completed in summer 2019.



10.26 The above map shows the private units that remain available as of 18 October 2018. Brown/beige shaded units are affordable homes.

10.27 **1B AFFORDABLE HOUSING**

10.28 All the affordable units for Phase 1B will be handed over to VIVID by the end of January 2019. This comprises a total of 89 affordable homes.

10.29 Final defect checks are currently being carried out on properties that were handed over twelve months ago; this process will continue into early 2020 when checks on all homes subsequently handed over will be completed.

10.30 **CONSTRUCTION UPDATE – 1A**

10.31 The earthworks for Phase 1A, at the southern end of the Kings Barton site, were completed in late September, approximately two months ahead of schedule. Piling work is now well underway and the first foundations for new dwellings have been laid.

10.32 Phase 1A comprises a total of 200 dwellings, 74 of which will be affordable units.



10.33 View west towards Andover Road from the southern boundary of the site.



10.34 View north towards the Bargate Barton Farm development from the southern boundary of the site.

10.35 **PHASE 2A**

10.36 CALA is currently in pre-application discussions with Winchester City Council about the next reserved matters application, Phase 2A. It is anticipated that consultation events, public engagement will be undertaken later this year with the submission of the application to follow.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 Not Applicable

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF19. Kings Barton Forum Implementation Update. Report of the Corporate Director 26 June 2018

<https://democracy.winchester.gov.uk/documents/s1253/KBF19%20-%20Kings%20Barton%20Implementation%20Report.pdf>

Other Background Documents:-

LR511. Comments following consultation of Community Governance Review – Littleton and Harestock Parish Council. 13 September 2018

<https://democracy.winchester.gov.uk/documents/s2031/LR511-%20Comments%20following%20consultation%20CGR%20Littleton%20and%20Harstock%20PC.pdf>.

APPENDICES:

None