

BARTON FARM FORUM

22 March 2018

Attendance:

Councillors:

Winchester City Council

Berry (Chairman)

Ashton
Burns
Horrill
Hutchison

Learney (P)
Prince (P)
Scott (P) (Vice-Chairman in the Chair)
Tait (P)

Hampshire County Council

Warwick

Tod (P)

Headbourne Worthy Parish Council

C Duncan

Littleton and Harestock Parish Council

H Saunders (P)

Other Members in attendance:

Councillor Porter

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

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Forum held on 28 November 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.

Councillor Learney declared a personal (but not prejudicial) interest in respect of Item 4 below, due to her role as Governor of Harestock Primary School as local schools were a matter for consideration.

3. **PUBLIC PARTICIPATION**

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

Councillor Porter stated that she had previously raised the matter of improvements to footpaths and lighting along the Andover Road at the Forum in November last year. However, there remained an ongoing issue with an area of approximately 0.5km of inadequate footpath with no street lighting provision available. This was deterring residents from using the road as a pedestrian access and cycle route. Councillor Porter requested that this matter be raised with Hampshire County Council accordingly.

Councillor Porter also sought clarification on the following matters:

- (i) The expected timetable for the provision of the access link onto Worthy Road.;
- (ii) A clear future for families requiring education, including pre-school provision and confirmation of para 10.30, as set out in the Report;
- (iii) The installation of a community hub building – currently unofficially using the sales office as a meeting venue. However, this is soon to close and be relocated, therefore an alternative temporary facility was sought on site to ensure community activities could continue until the community buildings were in situ as part of Phase 2;
- (iv) the provision of play facilities on the site – when would these and the village centre become available?
- (v) the limitations of the current broadband provision; and
- (vi) the provision of temporary post box facilities for residents.

The Chairman stated that the points raised above would be answered under consideration of Report BFF18.

Having previously raised the matter at the last meeting of the Forum, Patrick Davies reiterated his concern regarding indications that the future closure of Andover Road could be reviewed.

He stated that election material had been disseminated which in his opinion contained inaccurate information and stated that he had looked at the Inspector's report from the enquiry held in 2011 and that of the Secretary of State in 2012 which clearly set out the road infrastructure of Andover Road, which was approved and conditioned within the final planning application.

Mr Davies reiterated 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.

In response to Mr Davies, Mr Tilbury confirmed that there had been no change in the planning situation and Cala Homes were constructing the scheme in accordance with the approved planning consent as they were required to do. He clarified that the location and junction of the road network could not be changed except by due process and with the formal consent of the proper authorities. Hampshire County Council as Highway Authority would be responsible for initiating any proposals to change the road layout.

Mr Tilbury clarified that there were currently no discussions taking place in relation to this matter. He added that the Winchester Movement Strategy would be the key evidence base for determining whether any amendments might be considered.

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

4. **BARTON FARM/KINGS BARTON – IMPLEMENTATION AND UPDATE**
(Report BFF18 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.

Mr Hughes outlined the details of the Cala Community Bursary Scheme for 2018 which was due to close for applications on 23 March 2018 and had previously been advertised and circulated to Members of the Forum.

Progress in Phase 1B of the scheme was reported. Approximately 90 occupations were on site to date, including 30 occupations of affordable housing, planting to the northern boundary of the site and land had been made available to form a barrier between the road and the site.

In relation to the next stage of development at Phase 1A, it was noted that there would be similarities to housing stock in Phase 1B with 200 dwellings to the southern end of the site (land east of the railway line), with a series of Sustainable Urban Drainage System (SUDS) and swales. Affordable housing

provision on Phase 1A would be 75 units of the 200 dwellings available (37%). Phase 1B had achieved 43% affordable housing delivery to meet the s106 agreement overall.

Mr Hughes advised the Forum that the construction of the school had been delayed until 2019 and was now due to open in 2020. This was as a result of the number of children on site being lower than anticipated so there was not the demand at this stage. The provision of a pre-school would be delivered as part of Phase 2 of the development to meet planning conditions. Mr Hughes was asked to invite HCC Education Services to attend the next meeting of the Forum.

The Forum noted that the Council, Cala and Hampshire County Council would continue dialogue with Southern Water regarding long term highway and SUDS management and maintenance.

In relation to the concerns expressed regarding lighting on the Andover Road, Mr Hughes reported that there was no requirement in the planning consent or s106 agreement for improvements to this route to be made although he agreed it would be desirable. The concerns raised by Councillor Porter were noted and this issue would be addressed with Hampshire Highways at the next meeting. A letter would also be sent on behalf of the Forum to seek action on this matter which County Council representatives on the Forum indicated they would fully support.

In response to the points raised by Councillor Porter, Mr Hughes agreed to pursue the matter of temporary letterbox provision on site.

The timetable for cycle access was set to 650 occupations and would be brought online as Phase 1A developed, over the period of the next two to three years.

Mr Westwood reported that the design of the play facilities on site had been agreed. The key issue was to ensure safe access was provided to these facilities which overlooked the school area. As a result, it was expected that this would be achieved and open for public access during mid 2019.

Mr Westwood informed the Forum that the broadband provision on site was via provider GTC who operated an open network but some residents had chosen not to use this service. It was confirmed that this should not impact on the schools broadband access going forward.

In response to Members questions, Mr Westwood clarified that it was agreed that the Andover Road would not be diverted prior to 650 occupations on site (currently approx. 100 occupations) which at this stage would take approximately three years.

Mr Hughes confirmed that construction of the community hub would follow as part of Phase 2 of the development and once Phase 1A had progressed, work

on the planning of Phase 2 would commence. The house build for Phase 1A was due to start during Summer 2018.

Mr Hughes reminded Members that ownership of Barton Meadows via lease had not yet been transferred over to the Council and that once this had taken place further improvement would occur over the next 12 month period.

The Forum noted that there had been a slower rate of sale but that building was taking place on site at a quicker pace which Cala considered should increase the occupancy rates going forward as the site and community developed.

Members expressed a wish to see the necessary transport infrastructure come forward at an earlier stage, particularly bus services through the development and the provision of the park and ride service to the north of the Town Centre, in order to address existing traffic concerns.

In conclusion, the Chairman thanked representatives of Cala Homes 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; and
3. 'That the Barton Farm Forum write to the Executive Member for Environment and Transport at Hampshire County Council to provide an urgent update on necessary improvements to pavements and lighting to encourage pedestrian access along the Andover Road.'

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

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

Chairman