

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

26 JUNE 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 become a premier business location:** creating employment opportunities and developing infrastructure.
- 1.2 **Delivering quality housing options:** building private and affordable housing in the Winchester district.
- 1.3 **Improving the health and happiness of our community:** promoting new leisure facilities in Winchester town that meet the needs of a cross section of the community.
- 1.4 **Improve the quality of the District's environment:** enhance and increase the availability of usable open space in Winchester, and create a new nature reserve.
- 2 FINANCIAL IMPLICATIONS
- 2.1 None
- 3 LEGAL AND PROCUREMENT IMPLICATIONS
- 3.1 None
- 4 WORKFORCE IMPLICATIONS
- 4.1 None
- 5 PROPERTY AND ASSET IMPLICATIONS
- 5.1 None
- 6 CONSULTATION AND COMMUNICATION
- 6.1 None
- 7 ENVIRONMENTAL CONSIDERATIONS
- 7.1 N/A
- 8 EQUALITY IMPACT ASSESSEMENT
- 8.1 None
- 9 DATA PROTECTION IMPACT ASSESSMENT
- 9.1 None required

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i>		
<i>Community Support</i>	n/a	
<i>Timescales</i>	n/a	
<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>		

11 SUPPORTING INFORMATION:11.1 **IMPLEMENTATION OFFICER**

11.2 The Team Leader for MDA Implementation, Chris Hughes is the first point of contact for queries relating to Kings Barton. His email is chughes@winchester.gov.uk and telephone number: 01962 848 375 (ext 2057).

11.3 **BARTON FARM ACADEMY**

11.4 As advised at the March Forum meeting, the primary school is now scheduled to open in September 2020, with construction on site due to begin in Spring 2019. The University of Winchester Academy Trust has appointed Nicola Wells as 'head teacher designate' for the school. The County Council and Academy Trust have been invited to present to the Forum meeting to provide an update on progress with the school. Further information on the respective responsibilities of Hampshire County Council and the University of Winchester Academy Trust in relation to the school is given at Appendix 1.

11.5 **CONSTRUCTION UPDATE**11.6 **Phase 1B**

11.7 Construction of Phase 1B is around 50% complete with approximately 100 homes occupied (combined private and affordable) with a further 15x private completions due this month and 10x shared equity completions scheduled for 13 June.

11.8 A further 26 affordable rental units are will be completed later this year.

11.9 The following plan shows the current occupations (affordable units are shown in brown/beige):



11.10 Phase 1A

11.11 CALA has submitted the detailed designs for the road layout of Phase 1A to Hampshire County Council Highways department. Meetings to discuss the proposals will take place over the summer. The layout of the roads is identical to that agreed at the Reserved Matters planning stage.

11.12 Discussions between WCC Planning and CALA continue to allow the discharge of the conditions already set in the Phase 1 Reserved Matters decision.

11.13 Construction of Phase 1A is scheduled to begin in summer 2018, with the first occupations likely to be in summer 2019.

11.14 **Future Phases and Trigger Points**

11.15 CALA has had early discussion with WCC and HCC regarding the next reserved matters application at Kings Barton. Further detail will be reported to the Kings Barton Forum as it emerges over this summer.

11.16 A development as large and complex as Kings Barton has a large number of trigger points that, when reached, require relevant parties to deliver specific outputs in order to comply with planning decisions and/or the s106 legal agreement. Key forthcoming trigger points include:

- To agree the specification of, and employ a Community Development Worker by **200** occupations
- Not to occupy more than **250** units unless the permanent access to the primary school is complete and to pay the second primary education contribution to HCC.
- To open the new Winchester Avenue by **650** occupations.
- To open the Park and Ride Light and open Courtney Road cycle link by **650** occupations.
- To transfer the ownership of the Community Centre to WCC by **800** occupations.
- A review of the Design Code must be undertaken by **1000** occupations.
- The local centre (A class use facilities) to be completed and available for use by **1000** occupations.

11.17 **ARCHAEOLOGY**

11.18 A second phase of archaeological excavations are currently underway just to the east of the Andover Road, to the north of Barton Farm. These are again being undertaken by Pre-Construct Archaeology Ltd (Winchester) on behalf of CALA and their archaeological consultant, CgMs.

11.19 Within the excavation area, stripping of the cultivation soil and sub-soil down to the natural chalk is still ongoing at the time of writing, so the following information is an interim statement on the findings to date.

11.20 A key area of focus in the current phase of work is the 18th century militia camps; one set up 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.

11.21 Contemporary illustrations, geophysical survey and the excavation of a north-south aligned corridor excavated through part of the Hessian camp in the Phase 1 excavations have revealed the type and nature of features present relating to these camps

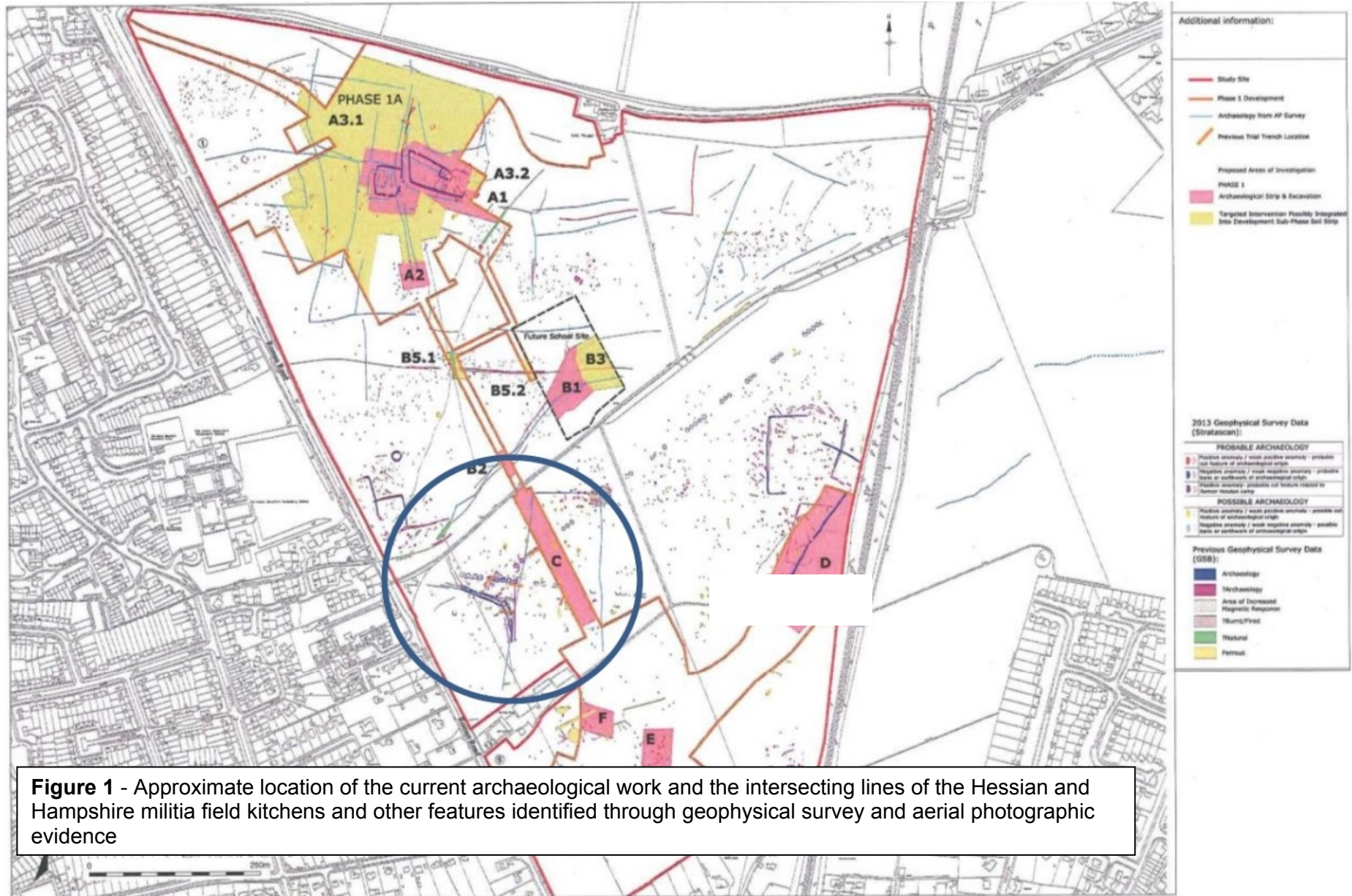


Figure 1 - Approximate location of the current archaeological work and the intersecting lines of the Hessian and Hampshire militia field kitchens and other features identified through geophysical survey and aerial photographic evidence

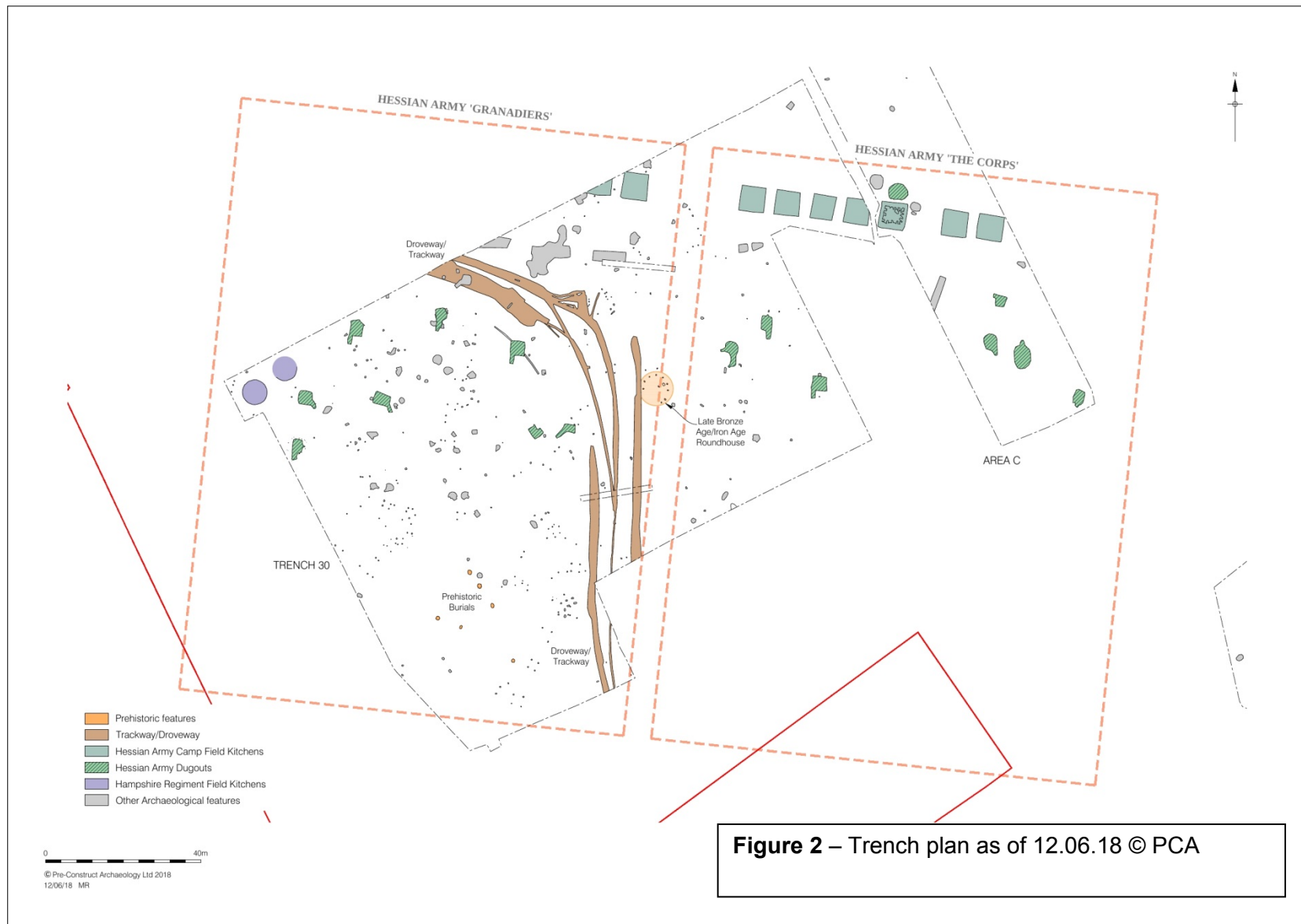


Figure 2 – Trench plan as of 12.06.18 © PCA

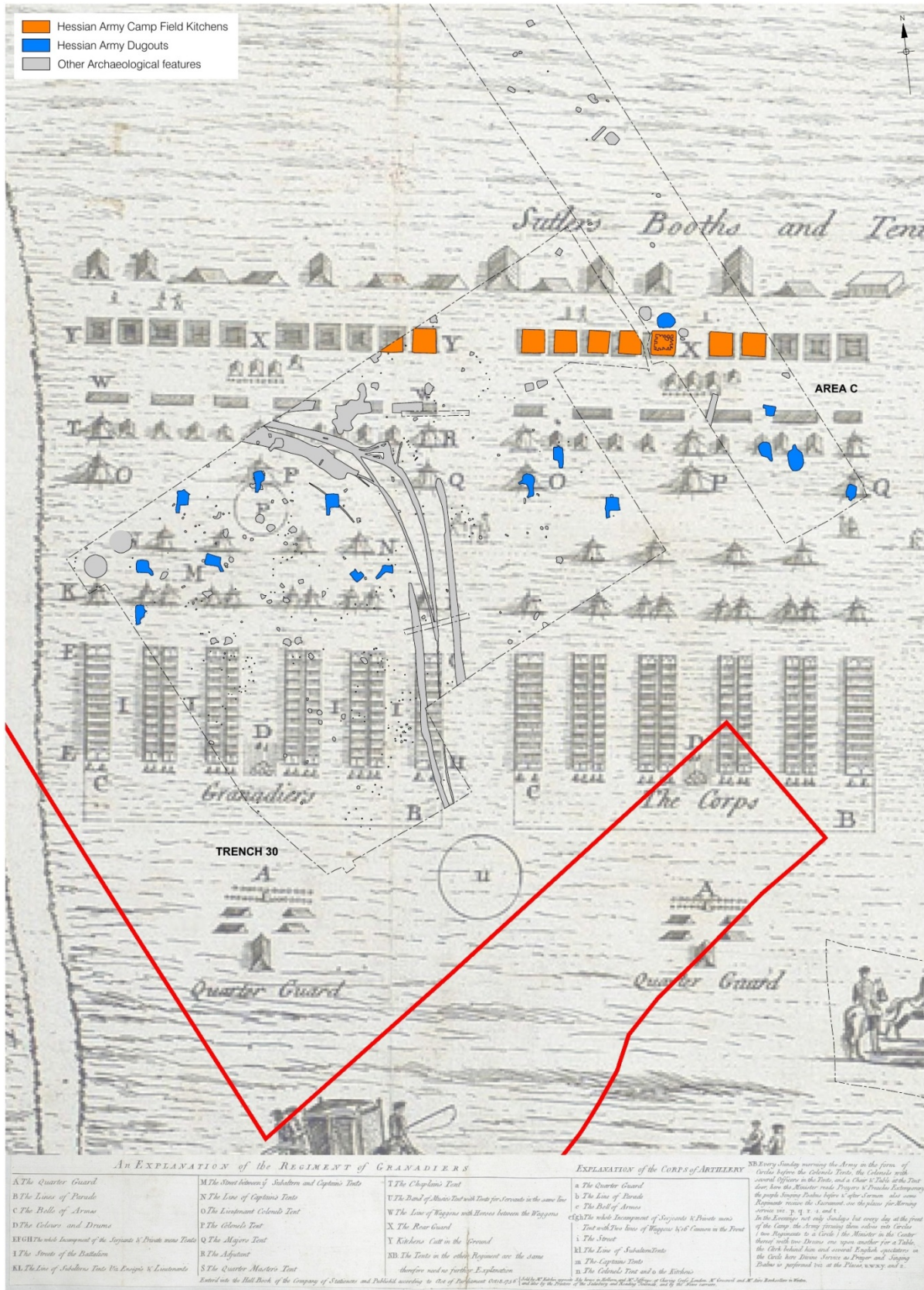


Figure 3 – Hessian camp features overlay onto part of William Godson’s contemporary plan of the camp © PCA

- 11.22 The clearest archaeological evidence for both camps comprise lines of field kitchens, square 'Hessian' kitchens and round 'Hampshire' kitchens. The Hessian soldiers wintered on Barton Farm and 'dug in'; circular and rectangular features represent these dug outs, which were referred to in contemporary news reports but as to what these represented was unknown prior to the archaeological work.
- 11.23 Examples of large circular dug-outs (excavated in Phase 1) may represent the shelters of regular soldiers. They are located further from the field kitchens than more 'luxurious' dug-outs, which were for higher ranking soldiers / officers. These latter examples comprise both circular and rectangular dug-outs which were equipped with steps and a fireplace vented through a hole dug through the chalk.



Photo 1 - View looking south towards Winchester. In foreground is a circular field kitchen (Hampshire militia) with 13 fire pits; beyond is the faint outline of a large square dug-out and beyond that a small circular dug-out under excavation. © PCA



11.24 Photo 2 – Close up view of the small circular dug-out under excavation, note the steps leading down in the foreground and the fireplace hole just to the right. © PCA

11.25 Archaeological remains of other dates have also been found and these continue to indicate that the Kings Barton site formed part of a settled landscape during prehistoric times. Of particular note are a series of small oval or circular pits cut into the chalk. The photo below shows one of these pits which was found to contain the remains of one probably complete crouched inhumation burial and the partial remains of at least two other individuals, represented by two lower jaw bones and other skeletal remains. At least 6 similar burial pits been identified so far on the site.



11.26 Photo 3. © PCA

11.27 The burials are particularly interesting as the tightly positioned skeletons may indicate a degree of decomposition of the flesh before burial, possibly a deliberate practice known as excarnation. The fact that the skeletons are largely intact indicates that full decomposition (e.g. of ligaments) may not have occurred. The very tight body position also suggests that the skeletons may have been placed in bags or 'shrouds' at the time of burial.

- 11.28 A lack of finds means that the burials are not closely dateable at this time; however the expectation is that they are of Bronze Age / Iron Age date (i.e. approximately 2500 years ago). If so, they are broadly contemporary with other finds at the site, including round houses and pits containing pottery and animal bone. Scientific techniques such as radio carbon dating and potentially isotope analysis will hopefully tell us more about these burials in the future.
- 11.29 There will be more information to come as the current phase of archaeological work progress which we hope to publicise in due course.
- 11.30 WCC Street Naming Team has reflected the historic use of the area as a Hessian Camp in naming the streets in Phase 1A.

11.31 **BARTON MEADOWS**

11.32 **Capital works**

- 11.33 Southern Water has formed the new connection in order to supply water troughs, with an underground pipe installed by contractors earlier this year. The vehicular access via Worth Road has been reinstated on the former agricultural location for use by site managers and the Education team. Hard surfacing has been provided to ensure that educational use can include minibuses. A pedestrian link is expected to be completed w/c 11 June.
- 11.34 External fencing has been installed along the eastern boundary adjoining Barton Marks and the permissive footpath/education area. A further field gate and pedestrian kissing gate has been installed on the RoW on the south western boundary. This is in response to concerns by HIWWT & residents from anti-social behaviour with off road vehicles/motor bikes and following consultation with the HCC Rights of Way Team.
- #### 11.35 **Nature Reserve establishment**
- 11.36 This is the first spring/summer after seeding in Oct 2017. Common poppy has emerged from the arable seed bank and formed a swath of scarlet across the reserve, interspersed with daisy mayweed & oxeye daisy. The colourful display has been of great interest to local residents and social media has received much attention. Establishment by target flora is variable but at the expected level in Yr1 for a scheme of this type. This does include regeneration of planted cereals from the former crop but this is also common for such long running arable land and it will exhaust itself.
- 11.37 Management of this year's 'crop' is under discussion and is requiring a rethink on expected conditions due to the amount of cereal regeneration. It may include introducing cattle in year 1 rather than sheep, as planned, in order to reduce the end of season biomass.
- 11.38 A separately planted area along the southern, residential boundary, outside of the meadow compartments has formed an explosion of red and white (poppies and daisy).

- 11.39 Several skylark territories have been recorded within the reseeded areas, with yellowhammer and linnet breeding in the central hedgerow. These are typical farmland birds all of which have declined due to agricultural intensification but which have shown a marked increased on site since the reserve establishment. A colony of house sparrows utilising the central hedge and southern gardens is notable with adult birds observed feeding on 'weed' & cereal seeds within the meadow. It is expected that the exhausted cereals will provide a bumper feeding bank for finches in the autumn and winter.



View to North West corner of Barton Meadows



View east from southern residential boundary



View south west from educational area

11.40 **Volunteering**

11.41 A monthly volunteer work party has been established. To date it has focussed predominantly on winter activities. Attendance from local residents has been lower than hoped but a renewed recruitment drive is to take place later this summer. Ad hoc volunteer groups have included students from Winchester College. Several hundred hedge plants have been planted to increase scrub habitats in the peripheral areas.

Education & engagement

11.42 A hedgerow has been planted within the new education area to 'zone' public access and encourage dogs not to use the area. A log circle seating area has also been installed and all paths cut. Fundraising by the local HIWWT group has been spent on educational equipment for use at Barton Meadows. As the site develops, HIWWT will begin to use the site to run wildflower ID courses and to run a monthly Wildlife tots group.

11.43 HIWWT will continue to run guided walks and offer visits to local schools and groups. A programme of activities this season includes:

- 28th February – Site visit with Sparsholt College, Ecology & Conservation Management Degree students
- 14th March – Presentation about the site to HIWWT Local Group & general public
- 9th May – Guided walk for general public, organised by HIWWT Local Group. (Fully booked with lots on a waiting list for the next walk)
- 13th June – 6th Winchester Cubs Group to build an insect hotel in the education area on the site.
- 19th June – Site visit with a local Guides group to learn about the meadow habitat.

- 22nd June – Guided walk for the general public.

11.44 HIGHWAYS

- 11.45 At the March 22 meeting of the Barton Farm Forum, the following resolution was passed:

“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 Andover Road”

- 11.46 The letter was sent to on 20 April (copy in Appendix 2). An initial response from the Executive Member was received on 25 April stating that HCC officers had been tasked with providing an update before the June Forum meeting.

- 11.47 The HCC Highways Project Manager, Strategic Transport – Delivery (under £2m Capital Programme) provided the following update:

“Progress update:

An onsite meeting took place on 29.5.18 with Cllr Jackie Porter, Cllr Malcolm Prince and Chris Hughes from Winchester City Council.

At this meeting, the following points were discussed:

- *Requirement for a footpath upgrade along Andover Road. Requirement comes from 2 needs: children needing safe walking access to The Henry Beaufort School, foreseen increased pedestrian movement from Barton Farm to the city centre*
- *Anticipated future closure of Andover Road – this might be up to 4 years time*
- *Anticipated future footpath through Barton Farm development – this might be up to 4 years time*

With this in mind, it was discussed that we would need to see which possible solution is fit for purpose also from a financial point of view.

Hampshire County Council Engineering Consultancy have been asked to assist with the following:

- *Site visit and investigations*
- *Option layout sketches*
- *Cost estimation for the options*

This will allow us to see the initial cost estimates for all considered options (east side footpath and west side footpath). I am hoping to have some results back wc 25.6.

Following this, we will see what funding is available and report back.”

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 Not applicable.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

BFF18. Barton Farm Forum Implementation Update. 22 March 2018

Other Background Documents:-

None

Appendices:

Appendix 1 - Responsibilities of Hampshire County Council and University of Winchester Academy Trust

Appendix 2 – Letter to Hampshire County Council (Councillor Humby)

Appendix 1

**Responsibilities of Hampshire County Council and University of Winchester
Academy Trust**

Hampshire County Council (Local Authority)	University of Winchester Academy Trust (Academy Sponsor)
<ul style="list-style-type: none"> • Capital project – design, procurement, build, capital funding, planning consent • Capital funding for ICT/major equipment • Working with Academy Trust to ensure adequate ICT infrastructure as part of capital project • Revenue funding for school – start up funding (to cover run in costs such as staffing/equipment) • Revenue funding for school – growing schools funding (to allow for diseconomies of scale as school grows) • School places planning for the county • Managing admissions process in second and subsequent years of opening • Special Educational Needs & Disability – SEND statutory assessments and statements, monitoring SEN provision across schools • Home to School Transport 	<ul style="list-style-type: none"> • Name of the school • Catchment area (although we will work cooperatively with HCC on this) • Admissions policy (although we will work cooperatively with HCC on this), and admissions appeals • Managing admissions process in first year of opening • Decisions on which classes to open and when • Appointment and employment of staff, including decisions on staffing structure, pay and conditions, payroll/pensions • Agreeing revenue funding for the school with the Department for Education (the school will be funded on the same basis as all other Hampshire schools, but funding is received direct from central government rather than via the local authority). Also budget setting, financial procedures, VAT, insurance, audit etc • Procurement of goods and services (including ICT, equipment, catering services, facilities services, energy, legal/finance etc) • Building and grounds operation and maintenance after completion and handover of capital project (premises leased from HCC on a 125 year lease) • Vision, values and ethos • Curriculum • School improvement • School policies (behaviour, school uniform, health and safety, etc) • Free school meals • Arrangements for pupils with Special Educational Needs & Disability • Appointment/responsibilities of Local Governing Body

Appendix 2



Councillor Rob Humby
Executive Member for Environment
and Transport
Hampshire County Council

Your Ref:
Our ref: CH/BFF18
Contact: Chris Hughes
Direct Line: 01962 848 375
Email: chughes@winchester.gov.uk

20 April 2018

Dear Councillor Humby,

Barton Farm Forum resolution - Andover Road North pavement and lighting

At the March 22 meeting of the Barton Farm Forum it was resolved:

"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 Andover Road."

I have been asked to write to you on behalf of the Forum.

As background to the resolution, in debate the Forum identified a concern it had regarding pedestrian access from the development area towards the station and the city centre. A member raised the reported poor quality and narrowness of the pavements on both sides of the road between the entrance to Kings Barton, and Henry Beaufort School. Residents that regularly use the routes report difficulties in doing so, particularly during dark winter months and/or with push chairs. As we are all anxious to promote walking as a means of access, this is obviously a matter of concern.

Andover Road North is outside of the area under the developer, CALA's, control and there was no planning condition placed on them to improve the surfacing or lighting on the highway. The Forum hopes that the County Council might be able offer some prospect of improvements and I would be grateful if you could ask one of your officers to provide an update in time for the next Barton Farm Forum which is scheduled for 26 June.



Yours sincerely,

Chris Hughes
On behalf of the Barton Farm Forum

Team Leader Major Development Implementation
Barton Farm Implementation Officer