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KINGS BARTON FORUM

Tuesday, 5 November 2019

Attendance:

Councillors
Rutter (Chair)

Cllr Cunningham, Winchester City Council	Cllr Porter, Winchester City Council
Cllr Horrill, Winchester City Council	Cllr Prince, Winchester City Council
Cllr Learney, Winchester City Council	Cllr Warwick, Hampshire County Council
	Cllr Tod, Hampshire County Council

Apologies for Absence:

Cllr Godfrey (Winchester City Council), Cllr Griffiths (Winchester City Council), Cllr Duncan (Headbourne Worthy Parish Council) and Cllr Saunders (Littleton & Harestock Parish Council)

Officers in attendance

Steve Tilbury, Strategic Director
Christopher Hughes, Major Developments Team Leader

1. CHAIRPERSONS ANNOUNCEMENTS

The Chair thanked Members of the Forum and the Public for their attendance and welcomed Nicola Wells, Head teacher, Barton Farm Academy and Adrian Lee, Senior Technical Officer and Viv Hill, Senior Design and Planning Manager of CALA Homes to the meeting..

2. MINUTES

RESOLVED:

That the minutes of the previous meeting held on the 15 July 2019 be approved and adopted.

3. PUBLIC PARTICIPATION

During public participation, Mike Toosey and Caterina Zucca (Chairman of the Kings Barton Residents' Association) addressed the meeting on the following matters, as summarised below:

In summary, Mr Toosey stated that he was concerned regarding the levels of mud and dust from the site and the impact this was having on resident's properties and vehicles. It was acknowledged that CALA had endeavored to

rectify this issue. However, further interventions to minimise dust and dirt on site were sought. In response, officers advised that the situation would continue to be monitored and with the recent installation of a cattle grid to the junction and road surfaces within the site anticipated to be down during the next six months, it was expected that dust would significantly reduce going forward.

Prior to the meeting, the Kings Barton Residents Association had notified officers of the questions they intended to ask in respect of Report KBF24 below.

Officers had consulted with colleagues at Winchester City Council, Hampshire County Council and CALA to provide initial responses to those questions. The key issues raised were summarised by Ms Zucca, together with the responses received, as set out below:

- (a) Measures to prevent non-residents parking in residential areas in Phase 1A:

In response, the Strategic Director advised that although CALA had some power as private landowner to install signage, issue letters etc, this would be limited until the roads were adopted when support could be initiated for a Resident's Parking Scheme to control and limit non residents parking. A consultation process would be required prior to implementation.

- (b) Provision of benches at the play park in Phase 1B:

A strategy had been agreed to install a number of items of street furniture such as benches and litter bins to Phase 1B to coincide with the opening of the play park. In addition, it was reported that the play park was almost complete and ready to open. Safety checks had been carried out. CALA would liaise with the Major Developments Team Leader on this matter.

- (c) Installation of public litter bins, primarily to be located in the play park and at the Manley Road entrance to the development when litter accumulates:

It was reported that primarily bins would be installed in the play park and at the Manley Road entrance where litter accumulates in ditches.

- (d) Maintenance update for footpaths along Andover Road and Andover Road North (i.e. lighting, clearance of debris and leaves etc);

It was noted that a regular maintenance programme would be made available of when and how often footpath clearance would occur.

- (e) Retention of the Manley Road Car Park:

CALA would discuss this matter further with the Council which needs to be considered in light of the landscape approach. However, this area

could be looked as for a temporary community use on site. The Strategic Director clarified that the Council would have no objection to CALA leaving this area as car parking for the time being. At adoption, the Council would then need to explore future use and its commitments further at this stage.

- (f) Once adopted, would streetlights be turned off at night in Phase 1B and confirmation that streetlights were still to be replaced by LED lights:

If adopted, HCC Highways would be responsible for street lighting. The main link from the development was lighted throughout as this was the main road into the City. In respect of the use of LED lighting and column alignment, Mr Hill clarified that street lighting was required to meet HCC adoptable standards and that the alignment and location of all lamp posts on site had been determined by HCC Highway Engineers. The Major Developments Team Leader stated that he was happy to receive any concerns regarding lighting going forward.

The Strategic Director clarified that at this stage CALA could consider an adjustment to lighting levels. The Major Developments Team Leader advised that when planning consent was agreed, it was confirmed that Phase 1A would use LED lighting and that it was proposed to also change the lighting in Phase 1B to LED lights in due course.

- (g) Progress update regarding the footpath linking Andover Road North to the Harestock shops or will Henry Beaufort School retain the land for future outdoor space:

It was reported that there was no change to the position in respect of Henry Beaufort School as this was deemed as a safeguarding risk by the school. The Major Developments Team Leader clarified that other routes could be investigated that may not be as direct but would be safer. These would be made available to the Forum and residents in due course.

- (h) Update on the post of Community Development Worker.

The Strategic Director reported that the role would be advertised shortly and that the Residents Association would be advised once the advertisement had gone live.

In conclusion, the Chair thanked members of the public for their contributions. It was agreed that all future questions submitted by the Kings Barton Resident's Association, together with the responses received, be circulated to Members of the Forum in advance of the meeting.

4. **PRESENTATION FROM THE HEAD TEACHER OF BARTON FARM ACADEMY**
(Presentation)

The Forum received a presentation from Nicola Wells, Head teacher of Barton Farm Academy which was due to open in September 2020.

The presentation provided an overview of the background and plans, the trustees and the ethos, vision and values of the new academy school. The school had been sponsored by the University Academy Trust which also offered invested experience and a wealth of teacher training, engagement with other aspects of the University and pupil access to their facilities.

Ms Wells clarified that the academy school would open in September 2020 initially with 30 spaces available for Year R children which would steadily increase year on year until it reached its total of 420 pupils ranging from Year R to Year 6 children in future.

It was reported that the school build was on track and was due to be handed over in June 2020 to allow time for the school to be made ready in time to accommodate pupils in September.

In response to questions, Ms Wells confirmed that admissions for 2020 would be part of the HCC admissions website portal and that she was working closely with the admissions team. The rationale for providing places for Year R initially was due to the school being built to meet demand for new school places and HCC had confirmed that there was adequate availability in the education system to accommodate movement of pupils in other year groups within existing schools. Staggered pupil intake was an approach regularly taken by new schools.

Safe and appropriate walking routes for school pupils were in the process of being established and included routes along The Avenue and the hedge line along the North of the site.

Mr Hill advised that the consideration of how to deliver this as a wider strategy would be brought forward to the next meeting of the Forum.

Ms Wells stated that the recruitment of staff would commence once the total number of admissions had been confirmed which closes in January 2020 and the interview process would consist of a selection process where prospective employees would be required to demonstrate their commitment to support the vision and ethos of the school.

In conclusion, the Chair thanked Ms Wells for her informative presentation and her attendance and contribution to the meeting.

RESOLVED:

That the presentation be noted

5. **CALA HOMES - THE LOCAL CENTRE**
(Presentation)

The Forum received a presentation from Viv Hill and Adrian Lee of CALA Homes which provided a progress update in respect of the local centre.

The presentation set out details of the next stage of development in Phase 2B and Phase 2A (current live application) and included completion of The Avenue.

The development was currently midway through Phase 2A to meet the trigger of 650 dwellings and CALA would be supporting the opening of the Barton Farm Academy School as the next step. Mr Hill stated that the community centre and the food store were scheduled to come forward after 800 occupations and 1,000 occupations respectively.

The presentation referenced to the wider illustrative plan (revised plan circulated by the Major Developments Team Leader), the neighbourhood primary school, the design principles, the architecture approach, the masterplan, Gateway building, Pavilion buildings and special buildings.

Following questions in respect of the matters raised during the presentation, Mr Hill and the Strategic Director responded accordingly, as set out below:

- Mr Hill clarified the number of occupations required to bring forward the food store and the community centre and reported that The Avenue would be opened by 650 occupations which would then trigger the mixed uses. In respect of provisional dates for delivery, Mr Hill confirmed that Phase 2A was half complete and it was anticipated that completion would take a further two years to bring The Avenue into operation. Upon its opening a view would be taken but it was expected that Andover Road North would close at this stage.
- Interest had been expressed by a number of supermarket operators in relation to the food store.
- In respect of the Extra Care Scheme, the brief would be taken from that achieved at Chesil Lodge. It was noted that HCC had indicated their interest to see the extra care scheme on site progressed.
- In respect of design parameters, Mr Hill emphasised that in accordance with new legislation, junctions and gateways would be developed and designed to adoptable standards.
- Mr Hill advised that shared space would remain flexible to cater for all events.
- It was reported that a time limit would be placed on car parking in the main place to prevent unauthorised parking on site and retail units would have a dedicated car parking allocation.
- The Strategic Director advised the Forum that the option for a full scale Park and Ride to the north of Winchester was to be explored as part of the Winchester Movement Strategy. It had never been intended that the small scale Park and ride 'light' facility at Kings Barton would serve a strategic purpose due to the small amount of space available. If a full service park and ride site is eventually created to the north of Winchester then the function of the Kings Barton facility would be reviewed and if necessary amended to ensure that it is used in the best way.

The Strategic Director emphasised that funding was available via the s106 agreement to provide initial support for the bus services running through Kings Barton and serving the Park and Ride service which ensure that this can be delivered but eventually these would have to be commercially sustainable.

- In respect of electric charging points on site, Mr Hill reported that vehicle charging points would be installed as required as part of the planning consent and any relevant changes to Building Regulations. For any full service park and ride site operated by the Council, the nature of the vehicles to be used to provide the bus service could be defined and controlled but the choices in relation to the commercial fleet were a matter for bus operators.

In conclusion, the Chair thanked Mr Hill and Mr Lee for their informative presentation and their attendance and contribution to the meeting.

RESOLVED:

That the presentation be noted.

6. **KINGS BARTON IMPLEMENTATION UPDATE REPORT**
(Report KBF24 refers)

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

The Major Developments Team Leader reported that Phase 1B of the development was complete with remaining highway and open space adoption to follow. Phase 1A was underway and progressing in a timely manner with a couple of occupations in place and the temporary sales office in situ.

In respect of the implications of the seven year limit, officers clarified that a reserve matters application was submitted by 2 September 2019 and planning consent was secured to enable progress to proceed as planned. The centre was scheduled to be delivered within Phase 2B, via several different applications rather than one large application which would include the input of the Forum and the Kings Barton Resident's Association.

In response to Members questions, the Strategic Director emphasised that further detailed workshops and consultations would be carried out in due course in respect of the neighbourhood centre.

RESOLVED:

That the report be noted.

The meeting commenced at 6.30 pm and concluded at 8.30 pm

Chair