

BARTON FARM FORUM

2 DECEMBER 2014

BARTON FARM – IMPLEMENTATION AND UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 848 256

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The report summarises the key issues currently being addressed and dates for works to start on the Barton Farm development.

RECOMMENDATIONS:

That the content of the report be noted.

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DETAIL:

1 Introduction

1.1 Planning Conditions and S106 Update.

CALA have been busy submitting details for the pre-commencement planning conditions and S106 obligations in preparation for starting works on site in 2015. Meetings are held at Winchester City Council (WCC) to review the status of all of the planning conditions and the Section 106 legal agreement obligations. There have been recent discussions between CALA Homes, WCC Officers and Hampshire County Council (HCC) Officers in order that a collaborative approach is followed to ensure high standards for the development and so that good progress is being made towards starting the works on site.

1.1.1 Archaeological programme of works: Details of recent site investigations are with the City Council's Archaeology Officer for consideration. Once details have been agreed with the Council then the archaeological works can start on the site, this is likely to be in the New Year. The website Barton Farm blog will be updated to reflect this once confirmation that these works are about to commence on site is received.

1.1.2 Landscape & Open Space Strategy (LOSS): This was approved by the Council in February 2014. This document is available to view on the WCC website (go to 'Planning', and select 'associated' documents tab against planning ref 13/01694/FUL). Discussions remain on going between the Council and CALA for the management and maintenance of the land to the east of the railway.

1.1.3 The Residential Travel plan (a HCC S106 obligation): This has been agreed with Hampshire County Council. Details of this Travel Plan are available also to view on the Winchester City Council website.

1.1.4 Affordable Housing: Planning permission has been given for the affordable housing in the first phases (1a and 1b) of the development. These will be developed alongside and at the same time as the market housing. A mix of houses and flats and a range of dwelling sizes are being provided. The developer is currently in discussion with a number of Registered Providers regarding detailed delivery arrangements.

1.2 Draft Construction Management Plan (CMP) Overview

On the 19.11.2014 CALA Homes presented their draft construction management details in preparation for formal submission in compliance with condition 13 of 13/01694/FUL. A brief summary of part of the contents are outlined below:

Noisy Works: in sensitive locations such as the piling in phase 1a there will be monitoring. WCC have requested more information on this.

Working Hours: are between 07:00 and 18:00 Monday to Friday, 08:00 and 13:00 Saturday. NO works on Sundays or Bank Holidays unless written approval is granted by WCC. 24 contact details for the site will be displayed.

Site Set Up: Main compounds will provide offices, toilets, canteen, drying room and main storage area for materials. Contractors will be encouraged to stay on site for the working day with the provision of an on- site canteen serving hot and cold food.

Parking: will be provided on site for site staff, visitors and sub-contractors with a turning space for delivery vehicles to minimise disruption to the Andover Rd.

On Site Traffic Management – wheel wash facilities are to be set up on site to ensure no vehicles leave the site with dirty wheels. When required road sweepers will be employed to ensure all main carriageways are kept free from mud and debris.

A holding area will provided on the haul road to enable Lorries to park and wait to be unloaded. All deliveries will be supervised by a banks man within the site boundary.

Off Site Traffic Management – specific routes will be marked for delivery Lorries and will be communicated in all main and sub contractor packages.

- Traffic from the south west, west and north to approach the Harestock junction from the A303 and M4 –A34.
- Traffic approaching from the south and south east to exit the M3 junction 9 heading north on the A34 to the Harestock junction on the A34.

Temporary fencing – will comprise of 2.4 m high timber hoarding, 2.4 chain link fencing and 2 m portable metal mesh fence panels.

Temporary lighting – will be used to illuminate the site compound. WCC have asked that they should prevent light glare at sensitive locations (e.g. domestic residence) from security lighting through a combination of orientation and blank/screening plates. Pedestrian walkways and access roads will be lit until the permanent street light design is implemented. PIR sensors, PV panels and low levels will be used where practical to limit light pollution.

Dust management – a series of controlled measures are proposed to minimise dust issues.

- 1.3 The Phase 1B Highway Works to create a new signalised temporary junction in Andover Road North is due to start in the January 2015. Arboricultural works will start on site week commencing 1st December; this is in preparation for the road works starting in January 2015. There will be a letter drop to local residents to notify them. The contact numbers for the works are O'Halloran O'Brien Ltd with any traffic management issues, please call 07920 299242 during normal working hours or 07917 467316 for 24 hour emergency assistance.
- 1.4 Once complete they will enable work on Phase 1B to commence in April 2015 and Phase 1A approximately six months later. These phases of development will be carried out by CALA themselves.

In terms of the development starting on site, it is hoped that initial enabling works i.e. utility connections and highway access roads, can start around March with the first houses being completed around 6 months later.

The temporary junction for Phase 1b (northern phase) will include a signalised pedestrian crossing which for safety reason requires the installation of street lighting and a temporary 30mph speed limit in the vicinity of the works. It is intended that the temporary junction will be in place for around 3 years to enable the building of Phase 1b. Following that the junction will be redesigned to become a local access point and the street lighting will be removed.

- 1.5 Implementation Officer - Yvonne Keyworth has been appointed on a 2 year secondment. She has worked for the past ten years in Planning Enforcement monitoring new developments for the discharge of planning conditions, compliance with the legal agreements and carrying out checks on site to ensure developments are completed in accordance with the approved planning drawings. Yvonne is the first point of contact if you have any concerns or any queries relating to the site. Yvonne can be messaged via the WCC Barton Farm blog website or emailed: ykeyworth@winchester.gov.uk
- 1.6 There has been some recent interest from a developer to build 16 dwellings on the smaller site of Barton Farm itself. This is in addition to the 2000 dwellings (to include 40% affordable housing) already given planning permission.

2. Community Facilities

- 2.1 The second phase of development at Barton Farm is particularly important because it contains most of the community facilities grouped as a 'community core' opposite Henry Beaufort school.
- 2.2 There is a continuing dialogue between local community organisations, the City Council and CALA Homes to ensure that the proposals that come forward for the community facilities meet the requirements of the new community and provide a link to established neighbourhoods. This will help to ensure the people moving into Barton Farm are welcomed into the area and are quickly able to establish themselves.
- 2.3 A planning application for Phase 2 is not expected until well into next year so there is sufficient time to ensure that the proposals reflect the settled views of all those involved.
- 2.4 Recently WCC officers, Cala and their designer visited a new community building at Pickett Twenty, a new development in Andover of 1,200 dwellings. The purpose of the visit was to look at the design and layout of the building and how it is being used. This single storey building had only been open for a couple of weeks so it was still in the process of being occupied. Here, natural daylight was transmitted into the main activities room via sun tubes in the ceiling and this gave it a very light and airy feeling. The multi-functionality of the building was commended. Cala's designer took photographs of the building to assist with the designing of the Barton Farm community building and to look at where improvements might be made.
- 2.5 Of particular significance to the new community is the primary school to be built by the County Council and operated as an academy trust school by the University of Winchester. A short update on the school proposals will be provided orally at the meeting.

3. Representation Issues

- 3.1 The City Council has agreed to recommend to the Electoral Commission that Barton Farm should be incorporated into a town ward.

4. Conclusion

- 4.1 Next year will see the construction of the first houses at Barton Farm. Although this will not be welcomed by all, it does represent the largest provision of new homes in Winchester in a generation including a substantial number of affordable houses. The role of the Forum in monitoring progress will be important as it provides the primary formal interface between elected members, the developer and members of the public.

OTHER CONSIDERATIONS:

5. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

5.1 Barton Farm is a significant new community in Winchester and supporting its physical and social development is a key priority.

6. RESOURCE IMPLICATIONS:

6.1 None

7. RISK MANAGEMENT ISSUES

7.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

None