

BARTON FARM FORUM

7 October 2015

BARTON FARM – IMPLEMENTATION AND UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 848 256  
[stilbury@winchester.gov.uk](mailto:stilbury@winchester.gov.uk)

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.

## BARTON FARM FORUM

7 October 2015

### BARTON FARM – IMPLEMENTATION AND UPDATE

#### REPORT OF CORPORATE DIRECTOR

##### DETAIL:

##### 1 Introduction

##### 1.1 Planning Conditions and S106 Update.

It continues to be a very busy period on the Barton Farm project, with officers holding frequent meetings with the CALA Homes team and Hampshire County Council (HCC) and to finalise the detail of the pre-commencement conditions. Great attention is being paid to the detail of these to ensure that the development is built to a high standard and in compliance with the Design Code and the Landscape and Open Space Strategy (LOSS).

Since the last Forum, WCC has discharged 2 pre-commencement conditions on planning permission 13/01694/FUL:

Condition 13: Construction Management Plan.

Condition 16: Earthworks Strategy (addendum to the LOSS document).

Most of the pre-commencement obligations in the Section 106 legal agreement have been satisfied and good progress is being made to satisfy those that remain.

CALA has now commenced work on Phase 1B (to the north end of the site). The works to connect up the traffic signals and completion of the Phase 1B junction is scheduled for completion in October. The Phase 1A highway junction (to the south of the site) is programmed to start in summer 2016 with the building works following on in the autumn. More extensive construction is still delayed by the continuing arbitration on land valuation between CALA and Winchester College. There is nothing the City Council can do directly to require the settlement of what is a purely commercial matter.

##### 1.2 Update on the Community Lettings Plan.

At the Barton Farm Forum on 25<sup>th</sup> February 2015, Members were presented with the draft Community Lettings Plan (CLP) for Barton Farm. It was requested at the Forum that a further meeting be arranged with members local to the development to discuss in more detail the key principles of the community profile as outlined in the CLP and in particular the Community Connections criteria. A meeting took place on 29th July 2015 and it was

agreed that the CLP would be amended to include further clarification on these issues and also that an analysis by phase would be undertaken by the Allocations team to monitor the lettings against the community profile so that if necessary, subsequent revisions could be made to the CLP to address any issues that may arise from previous lettings phases. The revised CLP is attached for information. Amber Russell (Tenancy Service Manager) and Olu Fajuyitan (Senior Housing Needs Officer) will be present at the Forum meeting.

### 1.3 Land East of the Railway Line (LERL)

Discussions remain ongoing between the Council and CALA Homes for the management and maintenance of the large area of land to the east of the railway. The current proposal is that the Council will take on the LERL under a long term lease (125 years) with a peppercorn rent. This is likely to be in 2016/2017, when the first tranche of open space is transferred to the Council.

The land is to be managed and maintained by the Hampshire & Isle of Wight Wildlife Trust (HIWWT) on a sub-lease. This will ensure the successful ecology of this site and will include conservation grazing by native cattle within re-created calcareous grassland fields. The HIWWT have a very informative website on how they manage and maintain existing reserves in the area: <http://www.hiwwt.org.uk/itchen-valley-conservation-grazing>.

At the last meeting Headbourne Worthy Parish Council raised concerns about lack of contact to discuss the management proposals and a constructive discussion has taken place. Unfortunately it has not been possible to give immediate agreement to all of the requests the Parish Council have, but they do have a better understanding of the aims and objectives of the LERL and how it will be protected in the long term.

### 1.4 Affordable Housing

The detail of the affordable housing strategy has been approved and Cala Homes are still concluding the final selection of the registered housing provider/s. There is no proposal for any reduction in the percentage of affordable housing under consideration by the Council.

### 1.5 Archaeological Works

The pre-commence archaeological works for phase 1 have been completed but further archaeological excavations across the phase 1 area will take place during initial ground works to strip soil from the site.

### 1.6 SUDs Drainage

The strategy for the surface water drainage at Barton Farm has been designed as a sustainable urban drainage scheme (SUDS), which accords with Planning Policy WT2 (Strategic Housing Allocation) for North Winchester, which states that:

*the development should provide a fully integrated Sustainable Drainage Strategy to mitigate against any potential flood risk sequential approach to development across the site and ensure adequate separation from the Harestock Waste Water Treatment Works.*

In practical terms, this is a surface water management scheme that aims to manage the flow rate and volume of surface water runoff to reduce the risk of flooding and water pollution and is in line with Government's guidance on best practice. The surface water runs off via ground infiltration into the underlying chalk strata and SUDs features such as swales, infiltration basins, filters drains, permeable paving and soakaways. The swales are designed to be naturalistic features, laid to grass within the communal and open spaces around the site.

### Adoption and Maintenance of the SUDS

From the outset of the scheme it had been intended that all of the SUDs system would be adopted and maintained by HCC on the basis that they would be the new SUDS Approval Body (SAB). HCC had initiated a number of SAB Pilot schemes on a voluntary basis, one of which is Barton Farm.

Following recent changes in the Government legislation on SUDS, HCC has been left in a position where it believes that it cannot practically adopt and maintain the SUDS due to the lack of accompanying Government legislation and the on going resource requirements. The County Council has agreed to take responsibility for sections of the highway drainage system within Barton Farm but not all of the SUDS features and associated pipe system which will require on going maintenance. This includes the drainage pipes which are sited underneath the swales along the main avenue as these take household surface water (ie roof runoff) as well as highway water.

This means that the new residents of Barton Farm could be required to pay into a private management company to provide maintenance of the SUDS which is not considered ideal. The extra costs to individuals may not be significant as they should be able to claim a 'no surface water' discount from Southern Water, but there is the possibility that disputes may arise in years to come as to which party is responsible for faults in the system. Southern Water has been approached but is also not agreeable to adopting the SUDS. It should also be made clear that there is no similar problem with foul drainage which is conducted on a completely separate system which is to be adopted by Southern Water.

The City Council has attempted to find a better solution to this issue. One option which has been considered is to ask residents to pay a surface water management charge to the City Council which would then be passed to HCC for any necessary works so that it could maintain the drainage system on the Council's behalf. HCC officers have now indicated that they do not consider this acceptable.

It therefore appears the only solution may be for the surface water drainage system to be put under a private management company.

- 1.6 Yvonne Keyworth (Barton Farm Implementation Officer) is the first point of contact for any other enquiries relating to the site. Yvonne can be contacted via the WCC Barton Farm blog website or emailed at [ykeyworth@winchester.gov.uk](mailto:ykeyworth@winchester.gov.uk)
- 1.7 Planning consent has now been granted (ref:14/02731/FUL) for the redevelopment of Barton Farm itself. The proposals submitted by Bargate Homes consist of 17 dwellings together with associated access car parking, landscaping and pedestrian/cycle route through the site as well as relocation of car park for exiting farmer's union building following demolition of the existing.
- 1.8 Rob Westwood (CALA) will provide an update to the Forum on local employment opportunities on the site.

## 2. Community Facilities Update

- 2.1 Members will be updated on the stakeholder community facilities meeting held on the 2<sup>nd</sup> October at the Forum.
- 2.2 A planning application for Phase 2 is not expected until well into next year so there is ample time to ensure that the proposals reflect the settled views of all those involved.

CALA has recently appointed a new Design & Planning Manager, Mr Viv Hill. Viv knows the detail of Barton Farm site well as he has worked at John Thompson Partners (JTP) for the past ten years working closely on the design of Barton Farm. Viv will be involved in the design for Phase 2 of Barton Farm and will ensure that the high standards of good design are maintained.

- 2.3 Hampshire County Council has now submitted a planning application in relation to the new Primary School which can be viewed via the links on the Barton Farm blog. The planning reference is: 15/01891/HCS.

## 3. Representation Issues

- 3.1 The recent announcement by the Local Government Boundary Commission of its proposals for Winchester District has thrown up an interesting issue for political governance and facility management of the new development. The Commission proposals, if finally approved, will require that Barton Farm is not a part of a Winchester Town ward and it will therefore remain either as a parished area or have to become a 'stand alone' non parished area. Unless and until some positive decision is taken about this, all but a tiny fraction of development will be within and represented by Headbourne Worthy Parish Council.

4. Conclusion

- 4.1 Satisfactory progress is being made towards the commencement of development at Barton Farm and on the very important consideration of the community infrastructure which is a major feature of Phase 2.

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

Appendix 1 Community Lettings Plan (CLP)



**Winchester**  
City Council

*In Conjunction with the Registered Provider(s)*

# COMMUNITY LETTINGS PLAN

*for*

Barton Farm  
Andover Road  
Winchester  
SO22 6AX

September 2015

## 1. Community Lettings Plan

- 1.1 The Council has the power under s167 (2e) of the Housing Act 1996, as amended by the Homelessness Act 2002, to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories or not.
- 1.2 This community lettings policy is for 530 affordable rent social housing units at Barton Farm provided by [insert RP name once confirmed]. It has been jointly agreed by [insert RP name once confirmed] and Winchester City Council.
- 1.3 Barton Farm is a new development which will establish an attractive new community of 2,000 homes to the north of Winchester.
- 1.4 The 530 affordable rent social housing units at Barton Farm is a new housing development approved to meet housing needs for the Winchester District as a whole, and not for any particular parish or area within Winchester.

## 2. Objectives of the Community Lettings Plan

- 2.1 The objectives of the Community Lettings Plan are:
- (a) Create an integrated and sustainable community which can contribute to meeting the wider housing need of the Winchester District.
  - (b) Assist with a proactive approach to the future management of properties, to reduce Anti-Social Behaviour and turnover at the development.
  - (c) Ensure sensitive initial lettings are made to contribute towards the success of the scheme.

## 3. Development Details

- 3.1 The developer, CALA Homes will provide 2,000 homes, some of which will be social rented or affordable units, intermediate affordable units, and private units. The development will be completed in a series of phases. It is anticipated that the development will be completed by MM/YYYY.
- 3.2 The total of 530 affordable rent social housing units agreed with Winchester City Council are as follows:

1 bed flat	=	118
2 bed flat	=	26
2 bed house	=	96
3 bed house	=	160
4 bed house	=	90
5 bed house	=	10
1 bed extra care flat	=	15
2 bed extra care flat	=	15



3.3 In Phases 1A and 1B, 102 affordable rent social housing units will be provided and will comprise of the following:

Phase 1A:		Phase 1B:	
1 bedroom	= 4	1 bedroom	= 4
2 bedrooms	= 11	2 bedrooms	= 21
3 bedrooms	= 14	3 bedrooms	= 27
4 bedrooms	= 13	4 bedrooms	= 8
Total units	= 42	Total units	= 60

3.4 A total of 8 wheelchair accessible flats are proposed for Phase 1 (4 in each block of flats at ground floor) and are of the following sizes:

- 1 bedroom 2 person flat – 54.4 sq m
- 2 bedroom 3 persons flat – 72.5 sq m

3.5 All the 530 social rented homes are to be let at a Social or Affordable Rent. An Affordable Rent is a rent of no more than 80 per cent of the local market rent, including service charges where applicable. See Appendix 1 for the *Registered Provider's Rent Policy* (if available).

3.6 The proposed rent for the property types is as follows:

1 bed flat	=	£
2 bed flat	=	£
2 bed house	=	£
3 bed house	=	£
4 bed house	=	£
5 bed house	=	£
1 bed extra care flat	=	£
2 bed extra care flat	=	£

3.7 Details of likely costs to tenants including service and management charges cannot be ascertained as of time of writing.

3.8 Please note the rents detailed in 3.6 may increase with inflation by the time the scheme is completed.

#### 4. Community Profile

4.1 The new community living in the social rented homes will seek to mirror the social and economic mix of the existing communities in Winchester. The table in Appendix 2 shows the profile of Winchester and includes comparisons of key characteristics with England based on data from the 2011 Census.

4.2 The Community Letting Plan will mirror some of these characteristics in putting forward tenants for the social housing. A perfect match will not

always be possible. However the overall intention is to gradually build up the community profile in the affordable rent social housing units over the period of the whole development.

- 4.3 The key principals of the Community Lettings Plan are detailed below and set out in Appendix 3. The proposed percentages are unlikely to be achieved due to the make up of the applicants on Hampshire Home Choice. So these are aims only and where the aims cannot be met, the remaining property units will be offered to households in order of housing need priority in accordance with the Hampshire Home Choice Allocations Framework.

## **5. Eligibility**

- 5.1 The properties will be advertised via Hampshire Home Choice and will be let in accordance with Hampshire Home Choice eligibility criteria. However, in order to comply with this Community Lettings Plan, applicants may be considered not in band order.

## **6. Community Connections**

- 6.1 We aim to prioritise 100% of the units to households who have a local connection to the Winchester District in accordance with the Hampshire Home Choice Allocations Framework.

## **7. Employment**

- 7.1 We aim to prioritise a proportion of the units to applicants that are in employment (See Appendix 3: Key principals of the Community Lettings Plan). The definition of employment as set out in the Hampshire Home Choice Allocations Framework will be applied.

## **8. Applicant Age**

- 8.1 We aim to achieve a mix of applicant ages from 18 upwards.

## **9. Household Types**

- 9.1 We aim to achieve a mix of household types including single people, couples and families with children.

## **10. Age of Children**

- 10.1 Households to include children with a range of ages and to make an allowance for future natural increase in family size i.e. older teenage children and adults living at home with parents as well as families with babies and young children. A maximum number of children for each age group will be considered.

## **11. Vulnerable Households**

- 11.1 A proportion of households may have support needs. Allocations to properties will be sensitive to the mix of applicants with identified support needs. Where a support need is identified, appropriate support will be provided by [insert RP name once confirmed] to all such households.

## **12. Transferring Tenants**

- 12.1 We aim to achieve a mix of transferring tenants, tenants from the private rented sector and applicants who are getting a tenancy for the first time.

## **13. Under-occupation**

- 13.1 Properties will normally be allocated in line with the occupation criteria as stated in the Hampshire Home Choice Allocations Framework, Winchester City Council's Allocations Scheme and *the Registered Provider's* Allocations Policy.
- 13.2 However, some under occupation of properties may be necessary to meet the overall household profile as detailed in clauses 9 and 10. Tenants in receipt of Housing Benefit may be subject to the bedroom size criteria and therefore may not receive full benefits if under-occupying.

## **14. Ethnicity (BME)**

- 14.1 We aim to reflect the different local BME community within the allocation of these properties.

## **15. Refusing Nominations**

- 15.1 Applicants (and members of their household) who have a record of anti-social behaviour, tenancy breaches or monies owed to any social or private landlord may be refused under HHC Allocations Framework and the policy of [name of RP once confirmed]. Applicants refused have the right to appeal to [name of RP once confirmed].

## **16. Affordability**

- 16.1 Affordability is a key consideration with Affordable Rents and the introduction of Housing Benefit size criteria. *The Registered Provider(s)* will conduct financial checks on applicants to ensure that the property is affordable and the tenancy is sustainable. If the property is deemed not to be affordable for the applicant, *the Registered Provider(s)* will offer support, such as benefit advice and budgeting skills training in order to maximise the applicants' income and ensure that there is sufficient income for the rent.

16.2 *The Registered Provider(s)* may refuse an applicant if the property is deemed not to be affordable, or if they do not engage with the support offered. Applicants who have been refused have the right to appeal to *the Registered Provider(s)*.

**17. Tenancies**

17.1 All new social housing applicants will be issued with a probationary Fixed Term tenancy in line with the Registered Provider's Tenancy and Lettings Policy. Tenants transferring from council or other housing association homes will be issued a tenancy type dependant on their individual circumstances. See *Appendix 4 for the Registered Provider's Tenancy Chart* for details.

**18. Review**

18.1 This Community Lettings Plan will only be used for first lettings and not to any subsequent lettings. Subsequent vacancies will be offered in line with the provisions and lettings process outlined in Hampshire Home Choice Allocations Framework and Winchester City Council's Allocations Scheme and *the Registered Provider's* Allocations Policy.

18.2 We aim to meet the objectives of this Community Letting Plan by the end of the final phase of the development. To achieve this, we will undertake a review of the:

- (i) profile of the tenants who have moved into the first mini phase and compare against the principles of the Community Lettings Plan, and we may make necessary amendments to the adverts and/or lettings plan as a result,
- (ii) lettings after each of the handover of the main phases and make any necessary adjustments to subsequent adverts and/or lettings plan.

Signed by: .....

Cllr Caroline Horrill, Portfolio Holder for Housing  
On behalf of Winchester City Council

Dated: .....

Signed by: .....

Richard Botham .....  
On behalf of Winchester City Council, Housing Services

Dated: .....

DRAFT

## Appendix 2: Winchester Profile and comparison with England

Profile heading	England	Winchester	Winchester: Social housing
Employee: Part-time	8.8%	7.6%	11.7%
Employee: Full-time	42.9%	44.7%	29.7%
Self-employed	11.5%	14.3%	7.7%
Unemployed	3.3%	1.3%	0.6%
Full-time student	1.0%	1.3%	3.9%
Long-term sick or disabled	3.6%	1.7%	7.9%
Retired	24.9%	27.1%	33.1%
Ethnicity: BME	11.0%	2.7%	2.6%
<b>Age</b>			
0-4	6.3%	5.6%	
5 – 7	3.4%	3.4%	
8-9	2.2%	2.2%	
10-14	5.8%	6.0%	
15	1.2%	1.2%	
16-17	2.5%	2.8%	
18-19	2.6%	2.9%	
20-24	6.8%	6.4%	
25-29	6.9%	4.8%	
30-44	20.6%	18.9%	
45-59	19.4%	20.4%	
60-64	6.0%	6.6%	
65-74	8.6%	9.6%	
75-84	5.5%	6.3%	
85-89	1.5%	1.8%	
90+	0.8%	1.0%	
<b>Household</b>			
One person household: Aged 65 and over	12.4%	13.4%	
One person household: Other	17.9%	14.0%	
One family only: All aged 65 and over	8.1%	10.6%	
One family only: Married or same-sex civil partnership couple: No children	12.3%	15.4%	
One family only: Married or same-sex civil partnership couple: Dependent children	15.3%	19.3%	
One family only: Married or same-sex civil partnership couple: All children non-dependent	5.6%	5.1%	
One family only: Cohabiting couple: No children	5.3%	5.5%	

One family only: Cohabiting couple: Dependent children	4.0%	3.0%	
One family only: Cohabiting couple: All children non-dependent	0.5%	0.4%	
One family only: Lone parent: Dependent children	7.1%	4.3%	
One family only: Lone parent: All children non-dependent	3.5%	2.3%	
Other household types: With dependent children	2.6%	1.7%	
Other household types: All full-time students	0.6%	1.1%	
Other household types: All aged 65 and over	0.3%	0.3%	
Other household types: Other	4.5%	3.7%	

### Appendix 3: Key principals of the Community Lettings Plan

Note: The proposed percentages are unlikely to be achieved due to the make up of the applicants on Hampshire Home Choice. So these are aims only and where the aims cannot be met, the remaining property units will be offered to households in order of housing need priority in accordance with the Hampshire Home Choice Allocations Framework.

Profile:	Proposed	HHC
Economically active	50%	11%
Economically inactive, sick, disabled, and unemployed	15 - 30%	88.62%
Economically inactive retired	5 - 10%	15.50%
Note: Extra care provision amounts to 5.6% of the development.		> 65
Age of children:		
0 - 4	5 - 10%	
5 - 9	10 - 20%	
10 - 15	10 - 20%	
16 -19	10 - 20%	
Note: 72% family accommodation available on the development.		
Household/Applicant age:		
18 - 19	0 - 5%	1.80%
20 - 29	5 - 15%	14.20%
30 - 44	15 - 25%	31.10%
45 - 59	15 - 25%	32.33%
60 - 74	10 - 20%	12.90%
75+	0 - 10%	7.67%
Household		
Single people	10 - 15%	37.57%
Couples	10 - 15%	30%
Families with children	50 - 75%	32.43%
Pensioner households	0 - 10%	15.50%
Note: the development comprises: (i) 22% 1bed GN units, and (ii) 72% 2bed plus GN units.		
Established households		22%
BME	0 - 5%	4.80%



Appendix 4: *The Registered Provider's Tenancy Chart*

DRAFT