

REPORT TITLE: BARTON FARM / KINGS BARTON IMPLEMENTATION UPDATE

8 NOVEMBER 2017

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](mailto: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 be a premier business location:** developing employment opportunities; and developing infrastructure
- 1.2 **Delivering quality housing options:** providing good access to affordable housing options across a range of tenures.
- 1.3 **Improve the health and happiness of our community:** Promoting new leisure facilities in Winchester Town that meet the needs of a broad cross section of our community.
- 1.4 **Improve the quality of the District's environment:** enhance and increase the use of open space in both towns and the more rural areas of the District.

### 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 N/A

### 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 N/A

### 8 EQUALITY IMPACT ASSESSMENT

- 8.1 None

9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<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>		

10 SUPPORTING INFORMATION:10.1 **IMPLEMENTATION OFFICER**

10.2 The Implementation Officer, Chris Hughes, is the first point of contact for queries relating to Kings Barton. His email is [chughes2@winchester.gov.uk](mailto:chughes2@winchester.gov.uk) and telephone: 01962 848 375 (ext 2057).

10.3 **AFFORDABLE HOUSING**

10.4 The Section 106 agreement (s106) requires that 40% of dwellings on Barton Farm to be affordable. The precise proportion of affordable housing delivered on each phase will vary slightly – however, each phase will yield between 35% and 45% affordable housing.

10.5 30 units of Extra Care Housing will be provided the development. These are scheduled to be delivered during Phase 3.

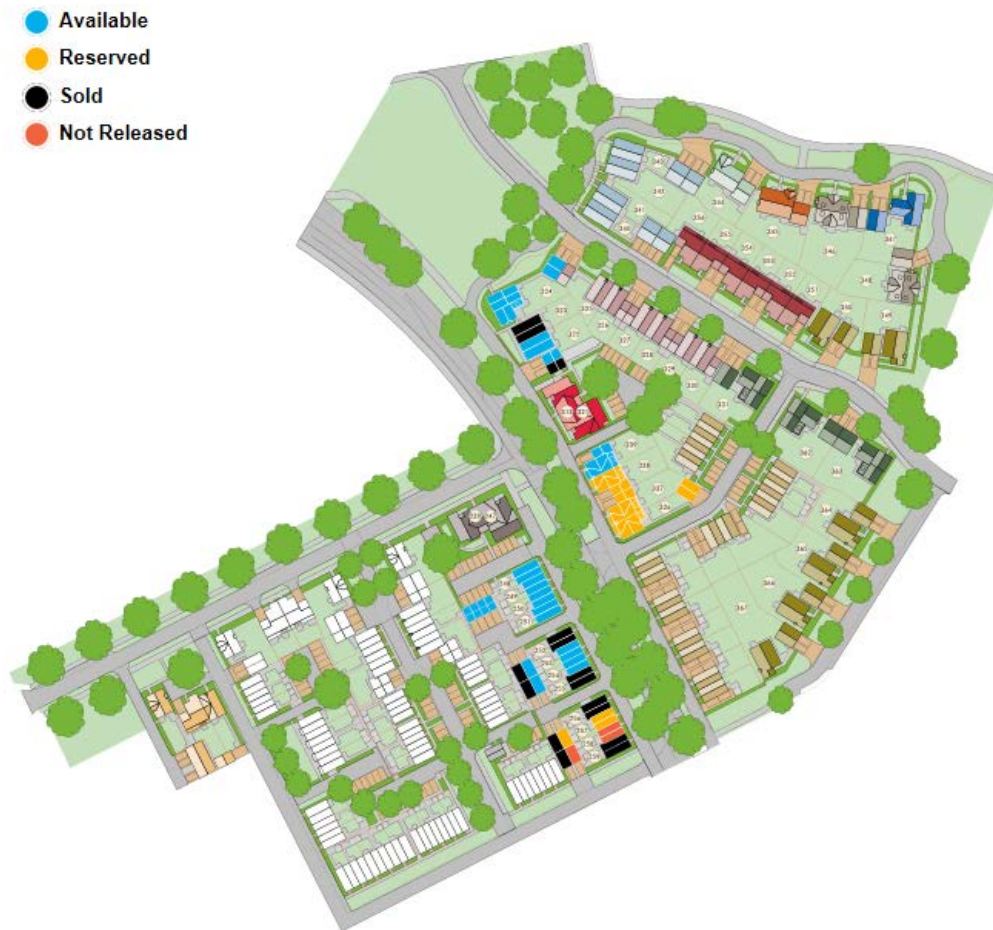
10.6 All affordable housing is being build simultaneously with the private sector housing, and is constructed to the same specifications. It is a requirement of the s106 that all of the affordable units will be completed an available for occupation before 75% of the private homes have been sold.

10.7 VIVID Housing Association (formerly Sentinal Housing Associaiton) is the Registered Provider for Phase 1B. VIVID has worked closely with WCC Housing in order to ensure the first block of flats are properly adapted for use by disabled users.

10.8 The Affordable Housing Master Plan Strategy is appended at the end of this report.

## 10.9 CONSTRUCTION UPDATE

- 10.10 The construction of Phase 1B (at the northern end of the site) continues on schedule. A third show home, located on the Andover Avenue, opened in October 2017. A section of the new Andover Avenue has been constructed around the show home and is now accessible to the public.
- 10.11 The foundations for all of the 233 dwellings in Phase 1B have now been laid ahead of construction.
- 10.12 The following location plan shows the current occupation and sales map in Phase 1b (as of end October 2017). Note that the housing on the southern edge of the plan is part of the affordable allocation.



- 10.13 CALA and their consultants are in the process of finalising the reserved matters information for Phase 1A. WCC expect this documentation to be provided in November 2017 in order to allow a start on site in early 2018.

## CALA COMMUNITY BURSARY

- 10.14 Earlier this year, CALA sought applications from local organisations for a share of a £5000 Community Bursary. A range of applications were received and judged by CALA. The following table outlines the successful organisations and the purpose of the awards.

Rainbows Pre-School	Maintenance of garden fence
Trinity	Refit disabled shower room
Kings Worthy	Purchase of defibrillator and training for use
Stepping Stones	Funding for six months of activities
Friends of Lanterns	Art supplies
Stefano Unit	Garden equipment
Portsmouth Down Syndrome	Funding
The Playhouse	Funding

## 10.15 BARTON MEADOWS NATURE RESERVE

- 10.16 The Hampshire and Isle of Wight Wildlife Trust (HIWWT) continue the development and management of the site as per the requirements of the approved management plan. Barton Meadows is conceived to be a natural and social resource for both existing communities and the future community at Kings Barton. The site being managed by HIWWT on a Farm Tenancy Agreement from CALA prior to a 100 year lease being agreed between the developer and Winchester City Council in 2019.

- 10.17 The following activities have taken place, and are planned in the coming months.

### 10.18 *Capital Works and Infrastructure*

- 10.19 The final grain crop has now been harvested from the site and replanted with a wildflower meadow mix from a local supplier. HIWWT has met with Southern Water to identify a suitable location for the installation of a water supply. This is likely to be brought in from Courtenay Road.

- 10.20 The agricultural access into the site from the B3047 Worthy Road will be reinstated during winter 2017/18. This will allow livestock and machinery to be brought onto the site without disruption to the residents of Courtenay Road. It will also provide an access for school minibuses using the site for educational purposes. The reinstatement of the gate will include a pedestrian access.

### 10.21 *Volunteering*

- 10.22 The volunteer programme at Barton Meadows has commenced. Activities are being advertised by posters on site and targeted adverts on the HIWWT

Facebook page. This has led to the establishment of a regular, monthly, Wednesday Group which receives occasional support from other HIWWT volunteer groups on other days.

10.23 Activities have so far focussed on non-native buddleia and scrub removal in the set aside/educational zone. Hedge planting and scrub planting is being planned as an activity for the wider site. .

10.24 ***Education and Engagement***

10.25 The Trust are in dialogue with the Kings Barton Academy sponsors to ensure that educational links are created from day one of the school. Notwithstanding the fact that the school will initially open in the grounds of Henry Beaufort, it is hoped that the first class of pupils will be able to use Barton Meadows as a resource for their curriculum.

10.26 Activities that have taken place include:

- X2 bat walks for 3<sup>rd</sup> Winchester Cub Scouts
- X1 guided walk for local HIWWT members
- X1 guided walk for City of Winchester Trust

10.27 **EDUCATION**

10.28 ***Kings Barton Academy***

10.29 Following a re-tendering process Hampshire County Council has awarded the contract for the construction of the new Kings Barton School to Wilmott Dixon Construction Limited. Work is scheduled to begin in February / March 2018 and will take approximately 13 months.

10.30 The school will open in temporary accommodation in the grounds of Henry Beaufort school in September 2018.

10.31 ***Henry Beaufort School***

10.32 Later this year, a Geography class from Henry Beaufort School CALA and WCC will facilitate a visit to Kings Barton. The aim of the visit will be to demonstrate the planning process in action and to garner opinion from the next generation about what kind of development they would like to see.

10.33 Feedback from the visit will be presented at a future Forum meeting.

10.34 **HIGHWAYS AND SUDS**

10.35 Works to begin the construction of the junction into Phase 1A of Kings Barton (at the southern end of Andover Road) were delayed because of a burst watermain outside another construction site. Works will continue until the Christmas embargo set by Hampshire County Council – 20 November. A

further period of traffic management at the 1A junction area will be put in place in January 2018 to allow the works to be completed.

10.36 Discussions between CALA, HCC, WCC and other parties continue to identify the best solution to the long term maintenance and management of the Sustainable Urban Drainage System (SUDS) at Kings Barton.

#### 10.37 **WINCHESTER MOVEMENT STRATEGY**

10.38 Winchester City Council and Hampshire County Council are jointly developing a new strategy to examine the traffic and transport issues facing the city and its immediate surrounds. The aim of the strategy is to identify opportunities to improve access over the next 20 years or more.

10.39 Information to inform the development of the strategy has been gathered since January 2017 and has included:

- traffic flow measurement;
- journey time and simple trip pattern data for motorised traffic using key routes;
- key junction turning counts and traffic signal data;
- pedestrian counts for busy crossing points;
- real-time information for buses and car parking data;
- major development traffic impact assessments; and
- travel to school data and congestion information.

10.40 The study will involve early engagement with the residents, businesses and visitors as well as with transport and other stakeholders/ interest groups to understand what they consider are the main issues which affect movement in and around the city and how the situation could be improved. This information, along with the data collected, will inform the development of the strategy. The engagement process includes an open consultation which provides an opportunity for any one interested in the project to provide their comments and this runs from 30 October to 8 December 2017 and can be accessed online at:

<https://www.hants.gov.uk/winchestermovementstrategy>

## 11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 N/A

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

BFF16. Barton Farm Forum Implementation Update. Report of the Corporate Director 12 July 2017

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Barton Farm Affordable Housing Masterplan Strategy



## Appendix 1

**Barton Farm, Andover Road, Winchester**

**AFFORDABLE HOUSING MASTERPLAN STRATEGY**

**FINAL November 2015**

1. Introduction

- 1.1 This statement forms part of various submissions for approval of reserved matters, and the discharge of conditions and obligations pursuant to outline planning permission granted on appeal in 2012 (appeal ref APP/L1765/A/10/2126522, application reference 09/02412/OUT), as varied by s73 application 13/01694/FUL.
- 1.2 It addresses those obligations set out the Section 106 Agreement dated 8<sup>th</sup> March 2011 that accompanied the original outline permission, and in particular the specific provisions in clause 3.7 that require the submission prior to the commencement of development of a draft Affordable Housing Masterplan Strategy for the Council's approval. A new Section 106 Agreement has now been entered into pursuant to the s73 application but the provisions relating to this statement are unchanged.
- 1.3 This document should be read in conjunction with other submissions, notably the site-wide phasing and affordable housing reserved matters strategies.

2. Affordable housing provision

- 2.1 The Section 106 Agreement (hereinafter referred to as "the S106") requires 40% of the dwellings to be affordable (clause 3.1) which are to be provided in accordance with an Affordable Housing Tenure Mix of 66% social or (subject to the Council's agreement) affordable rented units and 34% intermediate tenures.
  - 2.2 Unless otherwise agreed with the Council, each phase shall ensure that between 35% and 45% of the units are affordable.
  - 2.3 Although the S106 prescribes, in Schedule 1, a specific mix of units, represented in the form of a matrix of unit sizes and tenures, this has been slightly modified at the Council's request to better reflect current affordable housing needs.
  - 2.4 In summary, the specific balance between different tenures is maintained as is the broad range of unit types and sizes, including extra care provision. Very minor adjustments are proposed to the mix in unit sizes in response to circumstantial changes since 2011, including various government initiatives and regulatory changes.
  - 2.5 The S106 agreement requires, and this strategy provides for, the regular reviewing of the mix of affordable housing units. It is proposed that such
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reviews take place prior to and as part of the each reserved matters submission for a particular phase of the development.

- 2.6 The table below compares the amended mix, following changes made to the Phase 1b Reserved Matters mix with the previously agreed revised mix and with the original prescribed S106 mix;

Unit type	S106 prescribed mix	Previously agreed revised mix	Amended revised mix
<u>Social or affordable rented</u>			
1 bed apartment	118	120	120
2 bed apartment	26	30	30
2 bed house	96	100	100
3 bed house	160	170	170
4 bed house	90	80	80
5 bed house	10		
Extra care – 1 bed	15	15	15
Extra care – 2 bed	15	15	15
Sub-total	530	530	530
<u>Intermediate</u>			
1 bed apartment	36	46	46
2 bed apartment	78	87	87
2 bed house	78	87	71
3 bed house	48	20	36
Extra care – 1 bed	15	15	15
Extra care – 2 bed	15	15	15
Sub-total	270	270	270
Grand total	800	800	800

- 2.7 The proposed dwelling mix is further detailed in the accompanying Indicative Phasing Schedule appendix 2). The schedule demonstrates that each development phase will deliver the requisite proportion of affordable housing, namely between 35% and 45%. Notwithstanding the Indicative Phasing Schedule illustrates there may be scope for provision outside this range on certain development phases, the acceptability of this will be considered as part of reserved matters submissions.
- 2.8 The Masterplan 00555\_TD\_001 demonstrates the site can readily accommodate 800 affordable homes in total as required by S106 para 3.7.1, together with an indicative layout of all the homes as required by para 3.7.2. The site layout and detailed mix of dwelling types, sizes and tenures and quantity of affordable housing in each development phase will be agreed as part of each reserved matters application and accompanying Reserved Matters Strategy. Detailed submissions will take account of Design Code objectives, in particular Section 4.1 which requires affordable housing to be designed to encourage integration and social cohesion.
- 2.9 It is the intention that the Extra Care accommodation is provided in the phase indicated on the Indicative Phasing Schedule(S106 para 3.12)
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- 2.9 It is the intention that the Extra Care accommodation is provided in the phase indicated on the Indicative Phasing Schedule (S106 para 3.12)
- 2.10 The Indicative Phasing Schedule also indicates an approximate programme across the life of the project which is at this stage for guidance and subject to change dependent upon many external factors beyond our control. (S106 para 3.7.3). Regular updates (not less than bi-annually) will be provided to Winchester City Council.
3. Affordable housing delivery
- 3.1 Details of delivery arrangements have yet to be finalised. The developer is currently liaising with a number of Registered Providers (RPs), all of whom manage existing property portfolios in the District and are partners of Hampshire Home Choice. The selected RP(s) will either be a Hampshire Home Choice partner or otherwise approved by the Council in accordance with clause 3.20.3 of the S106.
- 3.2 With each Reserved Matters application and accompanying Affordable Housing Reserved Matters Strategy details of the selected Registered Provider will be submitted where available but in accordance with the s106 no later than the commencement of development (S106 para 3.7.4).
- 3.3 Similarly details of likely costs to occupiers including service and management charges cannot be ascertained until the provider has been selected. Details will be submitted prior to commencement of each phase or sub phase.
- 3.4 Affordable Rent levels that are agreed with the Council will be no higher than 80% of prevailing market rents in Winchester, or 45% of the Universal Credit Cap, or the Local Housing Allowance rates set by the Governments Valuation Office Agency, whichever is the lowest.
- 3.5 Rent levels and the tenure of the intermediate housing will be agreed with the Council before commencement on a phase by phase basis.
- 3.6 It is expected that the affordable homes will be built simultaneously with those to be sold in the open market. In any event all of the affordable units will be completed and available for occupation before 75% of the private homes have been sold in accordance with the S106.
- 3.7 The delivery of affordable housing will accord with the draft programme of delivery of development at Kings Barton as submitted with each Reserved Matters application and with clause 3.16 of the S106.
- 3.8 In the event that the developer elects to dispose of any part of the site, contractual safeguards will ensure that purchasers comply with this Affordable Housing Masterplan Strategy and the relevant Affordable Housing Reserved Matters Strategy (S106 para 3.7.5).
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4. Conclusion

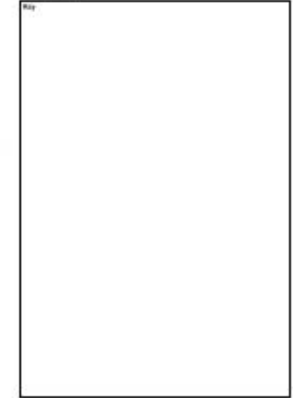
- 4.1 This Strategy reflects information available at the time of the Council's consideration of the application for approval of reserved matters for phase 1. It is acknowledged that further details are required and must be approved by the Council before development may commence.
- 4.2 Moreover, it is expected, and this strategy expressly acknowledges, that the provision of affordable housing will be the subject of continuous monitoring and will be reviewed on a phase by phase basis as part of each reserved matters application (S106 para 3.7.6).
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**APPENDIX 1: INDICATIVE PHASING MASTERPLAN**





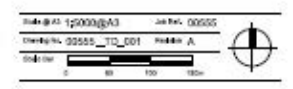
**Notes**  
 1. This is an indicative masterplan only.  
 2. All contractors must refer to the site and be responsible for any and all existing conditions.  
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 4. Any changes to the masterplan must be agreed with the client and the relevant authorities.  
 5. The client and the contractor must refer to the site and be responsible for any and all existing conditions.  
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A 300116 - Barton Farm 001  
 B 300116 - Barton Farm 001  
 For Information



Project:  
**Barton Farm**  
**Winchester**  
 Indicative Phasing Masterplan



## **APPENDIX 2: PHASING SCHEDULES**



Barton Farm Housing Mix 01/12/2015

Indicative Phasing Schedule 1



Dev Phase	Phasing (years)	Gross Area	Net Area Real	Road Infrastructure	Total no. of dwellings	Private	AK	AI	Non-resi uses	POS(Ha)	Other Infrastructure	no.	aff. Split %	phase split %
1A	2015-2017	12.09	6.07	1.67	200	126	42	32		4.35		423	37.0	39
1B		13.18	6.58	2.20	223	134	37	52		2.60	1.80 Ha Primary school		39.9	
2A	2017-2019	4.97	4.67	0.08	243	146	66	31		0.22		412	39.9	43
2B		9.96	2.77	0.20	169	87	32	50	1.74 Ha (Food retail 2000m2, A1-A5 1000m2, B1 office 2000m2, D1, D2 comunity & pre-school nursery 930m2)	4.30	0.95 Ha Park and Ride facility		48.5	
3A	2019-2021	6.96	5.80	0	212	128	73	11		1.16		408	39.6	44
3B		5.71	3.48	0	196	99	64	33	Affordable Extra Care with in Phase 3b	2.23			49.5	
4A	2021-2023	7.20	5.75	0.35	211	123	60	30		1.10		403	42.7	38
4B		7.48	5.36	0.46	192	129	47	16		0.66	1.00 Ha School Expansion		32.8	
5A	2023-2025	10.75	4.61	0.27	164	100	56	8		5.87		354	39.0	35
5B		8.62	6.61	0.17	190	130	53	7		1.84			51.6	
<b>Total</b>		<b>86.92</b>	<b>51.7</b>	<b>5.4</b>	<b>2000</b>	<b>1200</b>	<b>530</b>	<b>270</b>	<b>1.74</b>	<b>24.33</b>	<b>3.75</b>	<b>2000</b>		<b>40</b>



Barton Farm Housing Mix 01/12/2015

Indicative Phasing Schedule 2

denotes Affordable Extra Care



Dev Phase	Private								Affordable -Social Rented					Affordable Intermediate					TOTAL	affordable proportion per phase	
	1BR FLATS	2BR FLATS	2BR H	3BR H	4BR TH	4BR H	5BR H	Total	1BR FLATS	2BR FLATS	2BR H	3BR H	4BR H	Total	1BR FLATS	2BR FLATS	2BR H	3BR H			Total
1A	0	20	13	15	37	28	13	126	4	8	3	14	13	42	4	8	6	14	32	200	39%
1B	0	19	13	45	26	22	9	134	4	8	9	8	8	37	4	8	18	22	52	223	
2A	0	0	47	37	36	26	0	146	66	0	0	0	0	66	16	15	0	0	31	243	43%
2B	0	39	8	17	18	5	0	87	32	0	0	0	0	32	8	42	0	0	50	169	
3A	0	0	28	38	16	36	10	128	0	0	24	44	5	73	0	0	11	0	11	212	44%
3B	0	32	32	12	10	13	0	99	15	15	0	12	22	64	15	15	3	0	33	196	
4A	0	0	21	39	10	45	6	121	10	6	17	27	0	60	10	6	14	0	30	211	38%
4B	0	0	28	47	12	26	16	129	4	8	15	20	0	47	4	8	4	0	16	192	
5A	0	0	14	40	26	17	3	100	0	0	16	24	16	56	0	0	8	0	8	164	31%
5B	0	0	22	60	10	23	15	130	0	0	16	21	16	53	0	0	7	0	7	190	
Total	0	110	226	350	201	241	72	1200	135	45	100	170	80	530	61	102	71	36	270	2000	40%
% values	0.00%	9.17%	18.83%	29.17%	16.75%	20.08%	6.00%	100.00%	25.47%	8.49%	18.87%	32.08%	15.09%	100.00%	22.59%	37.78%	26.30%	13.33%	100.00%		

