

BARTON FARM FORUM

13 JULY 2016

BARTON FARM – IMPLEMENTATION AND UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 848 256
stilbury@winchester.gov.uk

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The report summarises the latest progress on the Barton Farm development and the key issues to be addressed in the next phases of work.

RECOMMENDATIONS:

That the content of the report be noted.

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DETAIL:

1 Introduction

1.1 Start of Works on site - Update.

Following the much delayed outcome of negotiations between the landowner and CALA homes, the site developer, work on the first phase of the development started early in July. A full update will be provided at the meeting as details are not to hand as this report is being compiled.

Update on Highway Works – Phase 1

The highway works to the Phase 1B junction (to the north end of the site) are complete and the traffic signals will be operational when the site becomes active.

Construction of the Phase 1A highway junction (to the south of the site) is most likely to start between Easter and Summer 2017. In preparation for this, the tree removal for the Phase 1A junction is likely to be undertaken at the end of Summer 2016, or in the October 2016 half term to minimise traffic disruption and avoid disturbance to nesting birds.

It is expected that the trees can be removed from adjoining land which will avoid having to fully close the Andover Road with a manual stop/go board being used to control the traffic. A traffic management plan will be submitted to Hampshire County Council for approval prior to the works starting on site. The Implementation Officer will send updates ahead of the works starting and update the Barton Farm blog.

1.2 Land East of the Railway Line (LERL)

As reported at the last Forum, the current long term proposal is that the Council will take on the LERL under a long term lease (125 years) at a peppercorn rent probably at the same time as the first tranche of open space is transferred to the Council. The land will be managed and maintained by the Hampshire & Isle of Wight Wildlife Trust (HIWWT) on a sub-lease.

The reversion works (fencing and seeding) will be undertaken once the last season's crop has been harvested and the farmer has vacated the land. Once there is a fixed start date on site then this matter can progress, but for the time being it has been put on hold to tie in with the farmer's crop being taken and the following planting season.

1.3. Affordable Housing

Due to the Government rent reduction policy, reducing affordable housing rents by 1% over the next 4 years, a small amendment to the affordable housing tenure mix for the first phase of Barton Farm is required to enable the continued viability of the scheme. The change to the affordable housing tenure mix is for phase 1b only and increases the amount of intermediate affordable housing whilst decreasing the amount of rented affordable housing. This change will still enable the scheme to provide 40% affordable housing overall. Affordable rented housing will proportionally increase in future phases (whilst intermediate affordable housing decreases) so that the overall tenure split across the scheme will remain the same.

1.4 Archaeological Works

Further archaeological excavations across the phase 1 area will take place during initial ground works to strip soil from the site.

1.5 Sustainable Urban Drainage Scheme (SUDs)

As reported at the last meeting, the changes in the Government approach to the management and adoption of SUDs has created considerable difficulty for all involved in major development. Hampshire County Council (HCC), as Lead Flood Authority, has no obligation to adopt and maintain the SUDs and therefore a mix of arrangements for adoption of the SUDs system is being discussed involving public authorities and a private management company.

1.6 Planning Consent 16/00719/AVC.

The Council has approved an application for advertisement consent for signage to the temporary Sales & Marketing Office and Customer Reception together with a number of freestanding signage boards at the site entrance. The application was granted consent on the 16th June 2016. Further details are available on Winchester City Council's website.

1.7 On site work Opportunities

Since the last Forum, CALA has teamed up with the Prince's Trust and has been running Pilot schemes at their Mill Hill (North London) and Edinburgh sites. These are free schemes open to 16-25 unemployed with an interest in the construction industry for a 5 week programme. As they have been very successful schemes CALA intend to roll these out over more sites. We're waiting for confirmation that Barton Farm will be one of the sites.

Further information on the course content is available on:

<https://www.cala.co.uk/cala-group/careers/get-into-construction-with-the-princes-trust>

As stated by CALA at the last Forum there will be an intake of apprentices employed via sub-contractors in various trades available and graduate opportunities once the site set up is completed and works have started on site.

2. Community Facilities Update

- 2.1 Following routine discussions with officers and other stakeholders John Thompson & Partners (JTP) Architects on behalf of CALA will be presenting their initial thinking for the neighbourhood centre which forms part of Barton Farm Phase 2 to the Forum.
- 2.2 A planning application for Phase 2 is not expected until spring 2017 so there is ample time to ensure that the proposals reflect the settled views of all those involved.
- 2.3 Members of the Forum are reminded that the planning application 15/01891/HCS, for the new primary school (a 2FE single storey primary school with associated parking and external works) was granted consent by the County Council on the 22nd October 2015.
- 3.0 The design of the Old Andover Walk (the existing Andover Road) and the linear route.
- 3.1 WCC officers, HCC officers, CALA Homes and their design team have been progressing the design concept of the Old Andover Walk. JTP Architects will be presenting the emerging design concept at the Forum.
- 4. Conclusion
- 4.1 It is extremely pleasing to report that development is now underway. Not only does this reduce uncertainty on infrastructure works, but also enables serious consideration of the community infrastructure which will be 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.
- 5.2 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

RESOURCE IMPLICATIONS:

None

RISK MANAGEMENT ISSUES

None

BACKGROUND DOCUMENTS:

None