

REPORT TITLE: BARTON FARM IMPLEMENTATION AND UPDATE

BARTON FARM FORUM

14 DECEMBER 2016

PORTFOLIO HOLDER: COUNCILLOR WESTON, DEPUTY LEADER AND
PORTFOLIO HOLDER FOR BUILT ENVIRONMENT

REPORT OF INTERIM MANAGING DIRECTOR

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WARD(S): GENERAL

PURPOSE

To provide the Forum with an update on progress at the site and in the development process; and to outline future proposals.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:1 COMMUNITY STRATEGY OUTCOME

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

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 EQUALITY IMPACT ASSESSMENT

6.1 N/A

7 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property Minimal</i>	n/a	
<i>Community Support Minimal</i>	n/a	
<i>Timescales Minimal</i>	n/a	
<i>Project capacity Minimal</i>	n/a	
<i>Financial / VfM Minimal</i>	n/a	
<i>Legal Minimal</i>	n/a	
<i>Innovation Minimal</i>	n/a	
<i>Reputation Minimal</i>	n/a	
<i>Other N/a</i>	n/a	

8 SUPPORTING INFORMATION:

8.1 **Implementation Officer**

8.2 The new Implementation Officer, Chris Hughes, began in post in late October 2016. He takes over as the first point of contact for Member's queries relating to the project.

8.3 His email is chughes2@winchester.gov.uk and telephone: 01962 848 375 (ext 2057).

8.4 **Site Visit for Forum Members**

8.5 A visit to the Kings Barton site was held on 5 December 2016. Nine representatives of the Forum, three WCC Officers and representatives from CALA provided a brief tour of the sales office and construction site.

8.6 CALA has indicated that another site visit will be arranged in early 2017 for any members that were not able to attend the visit.

8.7 **Construction on site – Phase 1B**

8.8 Building on site began on Phase 1B in June 2016. To date around 70 plots are active, at varying stages of construction. Around 80 construction staff work on the site, although the number varies significantly depending on the processes being undertaken

8.9 The site sales office, located off Andover Road just south of Well House Lane, opened in early November 2016. The show homes associated with the office are scheduled to be opened in January 2017.

8.10 The first occupancies for Phase 1B are scheduled for late April 2017, by when approximately 15 homes will be completed.

8.11 Houses currently on sale range in price from £380,000 - £710,000 for two, three and five bedroom houses (four bedroom homes will be available in the New Year).

8.12 At date of writing, five homes had been sold off-plan.

8.13 The first phase of affordable housing is also being constructed on site, on schedule to provide the initial tranche. The housing has the same style and characteristics as the other housing.

8.14 **Education**

8.15 CALA is obliged to make the site for the new school available to Hampshire County Council at the time of the first occupancy at Kings Barton – this is scheduled to be in late April 2017. The County Council has obtained planning consent for the new school and an update will be given at the meeting.

8.16 Phase 1A

8.17 Initial discussions regarding the formal transfer of land between Winchester College and CALA have already taken place. More formal negotiation is scheduled to take place in December 2016/January 2017.

8.18 Land East of the Railway

8.19 WCC has discharged the planning condition relating to the LEORL since the last Forum meeting. The associated S106 requirement was also discharged.

8.20 Discussions have taken place between CALA, elected members, the Headbourne Worthy Parish Council, HIWWT, and WCC Officers regarding the future name of the site – Barton Meadows Nature Reserve has been identified as the probable name for the area.

8.21 CALA, WCC and HIWWT are seeking to finalise the agreement for the long term management of the site in the near future. This will allow works to improve to improve the ecological and public access value of the site to begin in early 2017.

8.22 Transport and Highways

8.23 CALA will be submitting detailed design proposals to Hampshire County Council to allow preparatory works for Phase 1A will begin in January/February 2017. Works to allow access to the site, including the removal of several trees on Andover Road, will require to be undertaken in the New Year to allow progress to be made in the next stage of development.

8.24 It is not anticipated that there will be any need to close Andover Road whilst removing the trees, but there will likely be temporary traffic management required.

8.25 The junction at Andover Road to enter Phase 1A is scheduled to be constructed in summer 2017 to help minimise the potential impact on traffic.

8.26 Community Facility

8.27 The Community Facility will be an integral part of the Phase 2 development, the initial designs for which are likely to be produced in summer 2017. The consultations and discussions that have already taken place will be integral in informing the facility's design, and how it connects with the surrounding area.

8.28 Sustainable Urban Drainage

8.29 CALA remain in positive negotiation with SSE regarding the future adoption of the SUDS network at Kings Barton.

8.30 Archaeology

- 8.31 On site archaeologists continue to work closely with WCC Historic Environment staff. A variety of finds have been made, examined and catalogued.
- 8.32 Of the most recent finds was a potential 'henge' possibly constructed of animal antlers. This is a relatively unusual feature in the Winchester locale and has been carefully excavated to maintain the find. WCC Historic Environment Staff have been closely involved in the management of the find and will attend the forum to provide an update.

9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 N/A

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

BFF13. Barton Farm – Implementation and Update: Report of the Corporate Director. 13 July 2016

Other Background Documents:-

None

APPENDICES:

None