

REPORT TITLE: BARTON FARM / KINGS BARTON IMPLEMENTATION UPDATE

22 MARCH 2018

REPORT OF PORTFOLIO HOLDER: Councillor Caroline Brook, Portfolio Holder for Built Environment

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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 [chughes@winchester.gov.uk](mailto:chughes@winchester.gov.uk) and telephone: 01962 848 375 (ext 2057).

10.3 **CALA COMMUNITY BURSARY**

10.4 CALA has launched their 2018 Community Bursary Scheme. Applications are sought from charities and local groups for a share of the £10,000 bursary. The closing date for applications is Friday 23 March 2018. Further details can be found at:

<https://www.cala.co.uk/cala-group/our-company/sustainability/bursary/surrey-sussex-and-hampshire-bursary>

10.5 **CONSTRUCTION UPDATE**10.6 **Phase 1B**

10.7 Construction of dwellings, installation of associated infrastructure and landscaping continue at Phase 1B.

10.8 Phase 1B comprises 233 dwellings at the northern end of the site. At date of writing there are 90 occupations, including 30 affordable homes. The following location plan shows the availability of homes, these are predominantly located to the east of the main avenue. The homes at the southern end of the site are affordable units.



- 10.9 Phases 1B and 1A will be built concurrently until summer 2019, when 1B will be completed.
- 10.10 Landscape planting has been undertaken around the northern boundary of the site, as per the landscape conditions of the Reserved Matters application, in order to enhance the habitat and amenity quality of the area. Planting of this nature will continue in each phase in the first available planting season – this will help to create the natural corridors that were devised during the masterplanning stage.
- 10.11 **Phase 1A**
- 10.12 The reserved matters application for Phase 1A was approved in 2014 (alongside Phase 1B). CALA is in the process of finalising the detail required to fulfil the planning conditions set out in the planning permission for 1A.

WCC Delopment Management and CALA will work together to discharge the various conditions associated with the Phase over the coming months with a view to CALA commencing construction in the first half of 2018.

10.13 As nearly four years have passed since the Reserved Matters application was approved, the following section provides an overview of the layout and structure of Phase 1A.

10.14 **Location**

10.15 Phase 1A is located to the southern end of the site closest to Winchester City centre. It comprises the provision of 200 dwellings and measures approximately 12.09 ha. The following map shows the position of Phases 1A and 1B (1A being located at the southern end of the site).



10.16 When completed, Phase 1A will be accessed via a two armed junction from Andover Road and Stoney Lane that connects the site to the surrounding area. For a temporary period, during construction works, access will be provided via a signalled controlled junction off Andover Road.

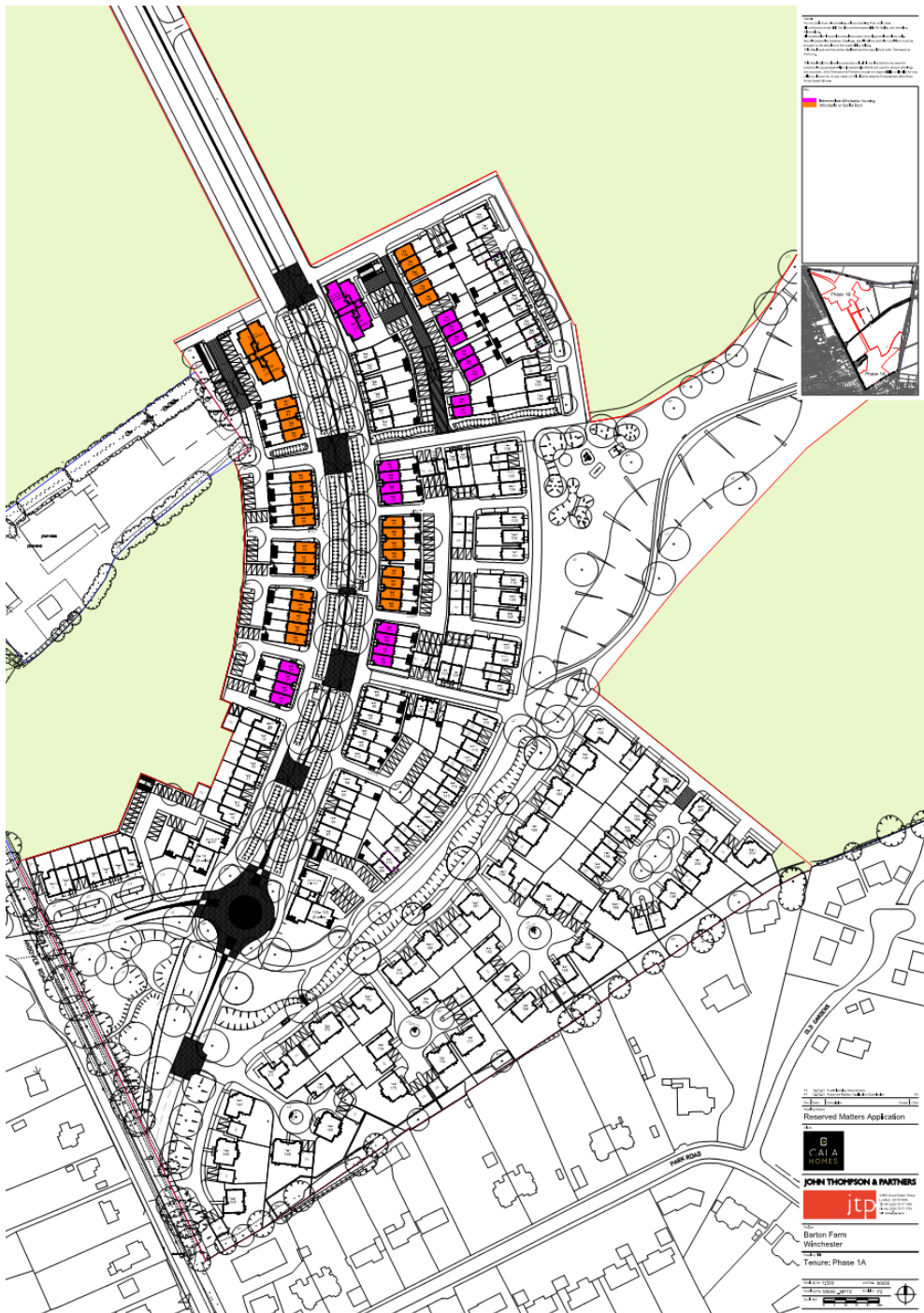
10.17 The temporary access into the 1A site is largely complete: the junction has been formed and traffic signals installed, ready for use. The details of these temporary highway works have been the subject of approval by Hampshire County Council through a Section 278 Legal Agreement.

- 10.18 Phase 1A is located on existing dry valley which runs roughly southwest to northeast, through to the railway line underpass. It will form part of the SuDS system and open space serving the development. It will also incorporate a footpath/cycle link to Barton Meadows.



### 10.19 **Affordable Housing**

10.20 75 of the total 200 dwellings in phase 1A will be affordable housing (37%) and would be mainly located alongside the main avenue and to the north east of the site. The percentage of affordable units is lower than 40% because the provision in Phase 1B was 43%. The location of the affordable units is shown in the following plan.



### 10.21 *Landscape and open space*

10.22 The major landscape features and open space elements in Phase 1A will be:

- Existing retained trees and bank along Andover Road;
- New tree planting associated with The Avenue;
- Stoney Green open space;
- Winterbourne Meadows open space, including a LEAP play area;
- Footpaths and cycleways connecting to the land east of the railway.



### 10.23 *Form and character*

10.24 There are a total of seven character areas identified in the Design Code that are contained within the first phase ranging from urban to rural typologies. These are based upon the character areas established through the Design and Access Statement (DAS) in the outline consent and detailed below.



- **Suburban** (edges of the Andover Road character area in DAS): Lower density mix of terraced, semi-detached and detached housing with regular gaps between dwellings
- **Formal Urban** (The Andover Road Character Area in DAS): Higher density mix of terraced and semi-detached buildings with landmark elements marking junctions and corners. Uniform and formal buildings lines. Buildings become simpler with cleaner formal lines; greater symmetry and regular openings
- **Avenue** (Main Street Character Area in DAS): A sequence of different character typologies running along the Avenue to provide a graduated response to changing densities and building heights. Constant rhythm of roofline and plot with a range of taller buildings to provide interest
- **Suburban Picturesque** (The middle section of the development taking in the Northern Fringe, Solar Village and Southern Fringe Character Areas in the DAS): Medium density informal layout with curving streets and spaces characterised by natural landscape features
- **Meadow Courts** (the very southern edge of the development. Part of the Southern Fringe Character Area in DAS): Lower scale buildings; clustered for a sense of enclosure.
- **Rural Edge** (the rural edge of development): Low Density housing creating an organic edge with large gaps between dwellings. Car barns and individual garages between buildings. Transition between built form and the adjacent countryside.

10.25 The Design Code specifies the street design hierarchy for the networks of streets of different character and provides cross section drawings and a list of highway and landscape features that make up the typology of the street. It is noted that the Design Code does not fix the alignment of mews or parking courts within any residential parcel

10.26 All street characters are represented in phases 1A and 1B and consist of:

- **The Avenue** –The primary access through the site linking the northern and southern access points. New streets within the site will link to the main route. Its character will change along its length through a difference in edge treatment and degree of enclosure. The avenue is located at the southern and northern sections of the first phase. The main feature will be the avenue of large tree species (London Plane) set within wide grass verges.
- **Neighbourhood Street** – Provides the principal public transport link through the development and has been realigned so that it runs through the residential areas, rather than around the periphery of development. The street follows a similar route to that illustrated at outline stage and connects to the main Avenue in similar locations. In terms of street hierarchy, its proposed location is more appropriate as a key route and it preserves the concept of the overall masterplan. The northern section of the neighbourhood street would be provided in phase 1B.
- **Residential Street** – The residential streets form the secondary routes through the site. Their character varies through the site, with a higher

degree of enclosure and minimal set back in the “formal urban” character area with gradually decreasing enclosure and larger set backs in the “suburban” and “suburban picturesque” character area and along the “meadow courts”. Phase 1A has one Residential Street running along the northern edge and Phase 1B has a Residential Street running along the northern edge which will provide vehicular access from Andover Road.

- **Lanes** – Provide direct access to dwellings and connect to the primary and secondary routes across the site. Lanes are provided in both areas 1A and 1B of this phase of development.
- **Green Lanes** – A variant of the lanes but are narrower and located along edges fronting open green edges of the development. Green lanes are provided in this phase of development, although it is proposed to substitute these with the lane typology in the “meadow courts” within phase 1A in order to accommodate better traffic flows.

## 10.27 **EDUCATION**

### 10.28 ***Kings Barton Academy***

10.29 Hampshire County Council continue to review the demand for the new school at Kings Barton. The contractors for the build of the school are in place (Wilmot Dixon Construction Limited) and the site is available to begin construction. The build schedule is 13 months but a start date has not yet been set.

10.30 Children living at Kings Barton will be offered places at other local schools. When it is completed, parents will be given the option to transfer their children to the new school when the Kings Barton Academy opens, following the usual transfer procedure.

## 10.31 **HIGHWAYS AND SUDS**

10.32 CALA continue to work with HCC Highways to deliver a high quality, functional road network for Kings Barton.

10.33 Discussions between Southern Water, CALA, HCC and WCC continue in order to confirm the long term maintenance regime of the SuDS system on Kings Barton.

## 11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 N/A

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

BFF17. Barton Farm Forum Implementation Update. Report of the Corporate Director 8 November 2017

Other Background Documents:-

None

APPENDICES:

None