

CALA Homes response to

Kings Barton Residents Association Winchester

Kings Barton Forum 13th July 2021

KBRA Questions (CALA Response in blue)

1. Environmental Health

The issue of sewage smells emanating from several manholes in phase 1B was escalated at the last KB Forum. CALA performed a site survey and put in place a temporary measure by sealing all the manholes which had been reported as producing foul odours, while reassuring the residents that an investigation was taking place. Following this, there have been reports of sewage smells from manholes which hadn't been included in the previous notifications. What further steps has CALA taken in their investigation and have they developed a working hypothesis? Can CALA provide a timeline for the next steps?

CALA teams are continuing to monitor the sewage smell problems together with residents to determine the root of the problem. Some temporary measures have been put in place on the manholes immediately off The Avenue to assist this process and further investigations are in place with Southern Water who installed the main sewer to identify a permanent solution. A further meeting to discuss this is scheduled on 14th July.

2. Highways

a. Could we receive a timeline for the installation of a signalised crossing point on Andover Road by the ridge way and for the change to the speed limit on Andover Road / Andover Road North?

Hampshire County Council (HCC) to provide a response as this is not a CALA obligation.

b. Could we receive an update on the resurfacing of the footpath from Andover Road to the Barton Farm Primary Academy?

Hampshire County Council (HCC) to provide a response as this is not a CALA obligation.

c. We are aware that the redesign of the layout of Winchester Avenue is under consideration by HCC. Could details of the new layout be shared with the residents, particularly for what concerns pedestrian and cycling traffic safety? What is the current timeline for finalising all road surfacing in phase 1B and for the final handover of roads that will be adopted by HCC?

Good recent dialogue has taken place with HCC to agree the revised finishes and details of The Avenue. Discussion is centred around the central median strip, raised tables at junctions and implementation of a signalised crossing in the Neighbourhood Centre. Once the principles of the changes have been agreed with HCC CALA would be happy to share these with residents.

CALA and HCC are continuing to engage regularly on gaining technical approval of all other estate roads in both Phase 1a and 1b so the final road finishes can be completed. Confirmation of the timeline to undertake these works can only be confirmed once HCC have approved the details.

d. CALA had assured us that speed limit signage (10mph) would be installed in the shared spaces along Winchester Avenue, but this hasn't happened yet. We have also requested that speed limit signage (20mph) be installed on the major roads of the development due

to frequent speeding. Can CALA explain the delay and provide a reliable timeline for completion of it? What measures of traffic speed control are planned to be installed along the length of Winchester Avenue?

The shared surface signs have now been installed along the service roads adjacent to Winchester Avenue in the agreed locations.

The design speed of Winchester Avenue has always been 20mph with the speed limit at 30mph. Measures to reduce vehicular speeds include the raised tables, material changes, road width and no white linings. The Neighbourhood centre will adopt a slightly different strategy with more street furniture installed close to the road to assist speeds reduction where there will be increased pedestrian and cycle activity.

3. Street Furniture

Despite the frequent requests we have submitted via this Forum and directly, and the assurance that this would have been carried out imminently as of four months ago, CALA has not yet installed any street furniture (i.e. benches, litter bins and dog bins) anywhere on the development. Can CALA provide a reliable timeline for completion of this?

The lead-in times for the street furniture continues to be lengthy, however all items are expected to be delivered to site within a fortnight. Subsequently the installation should be possible by mid-August.

4. Footpaths and Access

a. The steps leading from Stoney Lane to Andover Road in phase 1A need clear markings to highlight their presence to people with poor eyesight, as they are currently not safe to use. Can CALA provide their proposal to improve this feature and carry out the improvement itself?

As these steps are only a temporary feature to assist connectivity to Andover Road from Phase 1a, we are proposing to paint a 50mm contrasting white line on each tread to add the visually impaired.

b. A new footpath has been created in the field to the South of the tree-lined ridge, but its connection to the ridgeway and to phase 1A has not been completed. Can CALA provide an update on this important connection between the north and south areas of the development?

The new temporary footpath does connect into the ridge through the remnants of the existing path. The permanent solution will be delivered through the delivery of Phase 2a which has just started on site.

A wider connection between the north and the south will be created through the delivery of the Winchester Avenue through the Neighbourhood Centre. A possible temporary route may be possible to be delivered across the front of the school to the ridgeway.

c. The railway underpass on Wellhouse Lane should have been completed at 200 occupations, but we understand that the final project has not been approved yet. Could you provide us with an update on this and a timeline for its completion? Could CALA also provide a timeline for the creation of the footpath linking phase 1B to Wellhouse Lane?

CALA are awaiting approval of the drawings from HCC and Network Rail for commencement of these works.

CALA have assessed the possibility of creating a route from Phase 1b to Wellhouse Lane and believe this could be provided alongside the existing hedge and field boundary. This would connect into the

footpath works 'zig-zag' path and steps to Wellhouse Lane which will provide a direct route to the ridgeline.

5. General Amenity

a. We think that it would be in CALA's marketing interests to provide electric vehicle charging points both for public use and for dwellings that do not have direct and private access to where their cars are parked (e.g. flats). Does CALA have any plans to implement EV charging points across the development?

CALA confirm we will be providing future residents with EV charging facilities in line with our wider strategy to be a more sustainable business.

b. Some of the landscaping around the whole development has been disregarded over the past couple of years, since we have repeatedly requested that dead and diseased trees and hedge plants be replaced. Recently there were instances in phase 1A where unplanted trees were left lying on the ground. CALA tells us that they have prepared a full landscape remediation report, but no progress has been seen yet. Can CALA provide a timeline for areas and works that they are going to address?

CALA confirm a full remediation report has been prepared and is being discussed with our landscape contractor. Much of the replacement planting will need to be implemented in the next planting season which will be Autumn 2021.

6. Development Timeline

Following the delay caused by Covid-19 and now that construction work seems to have resumed at full pace, we would like an update on completion of some major works around the development. Could you provide us with the current estimated dates for the following?

Our development obligations are by occupations rather than a timeline. Occupations across the development is currently at circa 330 dwellings.

- Opening of Winchester Avenue all the way from North to South, 650 occupations - Although desire to deliver this sooner subject to approval of the technical details for The Avenue
- Completion of the new roundabout at the crossing of Andover Road, Winchester Avenue and Wellhouse Lane, 650 Occupations - The approved details do not include for a roundabout rather a signalised junction.
- Completion of the community centre with shops and pub, 1000 Occupations - Desire from CALA to deliver this sooner, although prejudiced on the delivery of The Avenue as per the occupation trigger above.
- Opening of the playing fields north of Manley Road, This sits within the infrastructure of Phase 2b, so would be anticipated to be delivered alongside the delivery of The Avenue connection to the north.
- Opening of the Park and Ride Light, 650 Occupations
- Closure of Andover Road to traffic. 650 Occupations

Update on other works across the development and phasing

- Cordon off and removal of thistles in the Phase 1b play area underway
- Urban Wildlife Strategy is being rolled out by CALA across all new developments which will include Swift bricks in new homes alongside other bird and bat boxes, hedgehog highways and invertebrate bricks.
- CALA are seeking to deliver the next residential phases as:
Phase 3a – 200 Homes
Phase 2b – Road Infrastructure and 230 Homes.
- Engagement with residents and members on the Phase 2a play area design is to be arranged.
- Engagement with residents and members on future phases is to be arranged.