



## Information Day: Response to Feedback

### Design

#### **Q. How far back from the road through the estate will the houses be set?**

The detailed design of the development will be a matter to be agreed with Winchester City Council and will be subject to the design codes that CALA is currently drawing up in consultation with the council. CALA will also consult on the specific design elements of each phase as part of its reserved matters consultation.

#### **Q. What materials will be used on the construction of the homes?**

As noted above, the detailed design of the development will be a matter to be agreed with Winchester District Council and will be subject to the design codes that CALA is currently drawing up in consultation with the council. CALA will also consult on the specific design elements of each phase as part of its reserved matters consultation, which will include consultation on the design and materials to be used for the homes.

#### **Q. What is a design code?**

A design code is a set of illustrated rules and requirements, which instruct and advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a master plan or other design and development framework for a site or area.

A design code is a technical document which primarily serves as a quality benchmark for the whole development. Design codes should be read alongside other documents, which set out a clear vision, principles and character for the development, such as the Design and Access Statement. Codes should develop the design vision, and provide a clear set of requirements to achieve and deliver this vision.

#### **Q. What features will the houses incorporate to ensure they are energy efficient and sustainable?**

CALA is committed to developing Barton Farm to Code Four of the Code for Sustainable Homes. This will be achieved through a number of different means, which will be consulted upon as part of the reserved matters consultation.

#### **Q. How will you ensure that distinct character areas in the vision statement are followed-through when the development is built?**

The detailed design of the development will be a matter to be agreed with Winchester District Council and will be subject to the design codes that CALA is currently drawing up in consultation with the council. The design codes are specifically to ensure that such character areas that appear in the vision statement are subsequently developed as the plans progress.

#### **Q. Who will enforce the design codes? How will they be enforced?**

The design codes will be controlled and enforced by Winchester City Council, which will determine the reserved matters planning applications. If the applications do not conform with the approved design codes permission will not be granted and CALA will not be able to develop the scheme.



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### Highways

**Q. Why divert heavy traffic through a new residential area and close to a new primary school?**

Please refer to the Andover Road Q&A.

**Q. How will vehicles access the A34 and the M3 south with the road diversion?**

The development will not have any impact on access to either the A34 or the M3.

**Q. How will vehicles access the residential properties on Andover Road and the adjoining roads with the road diversion?**

Andover Road will remain accessible to vehicles to access the houses on it, but will cease to become a through road. Access to those homes will either be available from the southern point or the northern point where the road will be diverted.

**Q. Is there any thought to linking the development further to Worthy Lane?**

The development is proposed to link through to Worthy Lane via a footpath and cycle way, but not to vehicles.

**Q. Could traffic lights be provided on the railway bridge in Park Road?**

As part of the Section 106 agreement for the outline planning permission, CALA made financial contributions for offsite highways improvements for Park Road, Wellhouse Lane and/or Springvale Road of which part could be used for traffic lights on Park Road. However, this is a matter for Hampshire County Council as highways authority, not for CALA Homes.

### Traffic impact

**Q. Was the traffic impact considered as part of the outline planning application? How wide did the transport assessment consider the impact of the development?**

As part of the outline planning application, a comprehensive Transport Assessment was submitted which was reviewed by Hampshire County Council (HCC), the highways authority. The traffic assessment comprised the highway network from Three Maids roundabout in the north, to the B3430 Andover Road signal junction with City Road, Sussex Street, Station Hill and Stockbridge Road in the south. Junction 9 of the M3 motorway was also considered. This concluded that the development of Barton Farm would have no significant adverse impact on traffic in the area, further to transport measures that will be introduced.

**Q. Can I view the Transport Assessment?**

The Transport Assessment is available to view from CALA's dedicated Barton Farm website: [www.bartonfarmwinchester.co.uk](http://www.bartonfarmwinchester.co.uk).



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### Parking

**Q. Will there be roadside parking in the development?**

This will be a matter that the design code addresses, though it is likely that the development will contain some roadside parking.

**Q. Will there be a multi-storey car park or underground parking available on site?**

A multi-storey car park or underground parking is not currently proposed.

**Q. Will any new parking be provided in the town centre?**

Any increase in parking provision within the Winchester city centre is a matter for Winchester City Council and Hampshire County Council to consider.

**Q. Will there be parking on the new Andover Road?**

As noted above, this will be a matter that the design code addresses, though it is likely that the development will contain some roadside parking which will include parking along Andover Road.

**Q. Can the park and ride be increased in size?**

Following feedback received from the Information Day, CALA is reviewing the size of the park and ride. The size of the park and ride is subject to the detailed design of the reserved matters application is still being considered.

### Impact on Winchester

**Q. What impact will the development have on Winchester in regards to character, traffic, congestion, flooding, pollution, resources and wildlife?**

As part of the outline planning permission, a number of detailed studies were undertaken by CALA, including a Transport Assessment, a Flood Risk Assessment and various ecological reports. In granting outline consent for the site, the principle of the development has been established, a decision that was taken with the wider impact in mind.

### Affordable housing

**Q. Will CALA guarantee it will not try and re-negotiate the 40% affordable housing provision?**

The level of affordable housing was fixed as part of the outline planning consent granted in 2012, and will not be renegotiated. CALA is committed to providing 40% (800 homes) affordable housing on Barton Farm.



## Information Day: Response to Feedback

### Facilities, services and infrastructure

#### **Q. Could another road bridge over the railway be constructed?**

As part of the Transport Assessment for the outline planning application it was not considered to be necessary to provide an additional bridge. However, the proposed access strategy includes shuttle signals to improve operation at Wellhouse Lane.

#### **Q. Could a railway siding for goods deliveries be constructed?**

This was considered as part of the outline planning application but was not considered necessary. Any deliveries made to the site will be made via the new Andover Road.

#### **Q. What public transport will be provided?**

A Park and Ride (Light) site will be provided as part of the development. A new bus route will run through the site, intended for both those using the park and ride and also residents travelling into Winchester. The bus route will be a loop between the development, the railway station and city centre and will serve the local centre and P&R site.

#### **Q. What authority will provide the public transport?**

The new bus route will be commissioned by Hampshire County Council, and operated with funding provided by CALA. The final provider of the services is still to be determined.

#### **Q. What provision will be provided for commuters to London?**

Should any works be required at Winchester Train Station then it will be a matter for Network Rail, not for CALA Homes.

#### **Q. Who is the park and ride intended to be used by?**

The park and ride is intended to be used by any commuters or visitors to Winchester entering the city from the north.

#### **Q. What sports and leisure facilities will be provided on site?**

A range of formal and informal recreational spaces will be provided, which are likely to include playing pitches, changing facilities and equipped play areas for children. This has not been finalised and will be subject to further consultation over the course of coming months, so CALA would welcome any feedback from the community on what should be included.

#### **Q. Is there adequate capacity in Winchester's secondary schools?**

At the time that CALA received outline planning permission (October 2012), Henry Beaufort School had a surplus supply of approximately 145 spaces. As part of the reserved matters planning application, CALA is engaged in on-going discussions with the education authority at Hampshire County Council, and if a deficit of places in secondary education is identified CALA will be required to make a financial contribution through a legal Section 106 agreement.



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### **Q. Can Peter Symonds College admit more students?**

Further education is not something that is required to be considered as part of the planning system, so CALA is under no specific requirement to take this into account. However, CALA has always sought to proactively engage Peter Symonds College, given its proximity to the site, and will continue to do so throughout the course of the reserved matters planning applications.

### Acquisition of CALA

### **Q. What impact will the acquisition of CALA Homes have on the Barton Farm development?**

It has been announced that Patron Capital Partners, the private equity group, and Legal & General Group plc, the insurance, savings and investment management company, have acquired the CALA Group. This positive news illustrates confidence in CALA's future prospects and provides the company with a strong platform for growth. This in no way affects the CALA's long-term aspirations for Barton Farm and we remain fully committed to creating a new community that we can all be proud of.

### Consultation

### **Q. Will the material from the Information Day be available on the website?**

The material from the Information Day is available on the website, alongside documents relating the outline planning consent granted in October 2012. The website will be updated throughout the course of the project and all consultation material will be available to view and download.

### **Q. How was the event advertised?**

CALA issued more than 3,500 invitations to properties surrounding Barton Farm, and had an advertisement and press release in the Hampshire Chronicle. Everyone who attended the Information Day who was not previously invited to the event will be invited to the next event, alongside everyone who has registered for updates through the website. Information on the next consultation event will be uploaded onto the website as soon as the date has been confirmed.

### **Q. Will an elevation plan or a 3D model be available at the next consultation event?**

At this point in time CALA cannot confirm what information will be available at the next consultation event. This will be confirmed in due course.

### **Q. Will the feedback from the Information Event be available to view?**

CALA will publish an overview of the feedback received from the Information Event on the Barton Farm website and will respond to specific points raised at the next consultation event. A comprehensive Statement of Community Involvement will also be submitted as part of the planning application, which will detail all of the feedback received throughout the course of the public consultation.



## **Information Day: Response to Feedback**

### Construction

**Q. Where will construction workers come from?**

CALA sub-contracts all of its construction workers, and would look to recruit from the local area at the appropriate time.

**Q. How many construction workers will you employ?**

The number of construction workers engaged on site at any one time will be dependent upon the rate at which building takes place. This will in turn depend on market conditions at the time of construction.