

Analysis of feedback: Barton Farm Community Consultation, 12th June 2013

Two-hundred and thirty-nine people attended CALA Homes' exhibition, held on Wednesday 12th June at the Guildhall in Winchester. A total of 81 feedback forms have been received, 47 of which were submitted at the event with a further 34 being received by post.

In addition to the feedback, a further 48 people asked to be registered for email updates on Barton Farm with 26 others indicating that they had already registered for updates.

Outlined below in the following tables are the responses to each question on the feedback form and include all comments and queries that were raised.

Overall, the key themes that have emerged from the feedback are:

The masterplan

- A majority support the key changes that have been made to the masterplan since the Information Day event in January. Of the 54 people who answered the question, 32 people stated support for the changes, one form stated an objection (although it was stated that this was specifically due to the proposed cycle and pedestrian footpath) and six forms stated some concerns with the changes. An additional fifteen people neither supported nor objected.

The landscaping

- The landscaping proposals for Phase 1a and the masterplan enjoyed majority support of 53%, although Phase 1b achieved only 49% support. However, as only one to three people objected to the three questions relating to landscaping with many opting not to declare an opinion, there is an indication that the proposals are accepted by the community overall.

Housing

- Similarly to the landscaping questions, although very few if any objected to the housing proposals, virtually equal numbers of people opted not to declare an opinion as they did to support. Of those that indicated an opinion either way, there was overwhelming support for the proposals.
- In regards to housing types, the majority view was to keep the proposals the same except for in the case of apartments, where a majority would like to see fewer and in the case of semi-detached houses, where a majority would like to see more. With regards to two-bedroom homes, an equal number of people would like to keep the proposals the same as those who would like to see more.

Sustainability

- Photovoltaic / solar thermal panels and CHP are the preferred options to meet the renewable energy condition.

Highways and movement

- There is majority support of 63% for the proposed pedestrian and cycle routes through the site
- There is also majority support for the re-designed Andover Road / Stoney Lane junction (58%) with a minority of 22% opposed
- A preference for the bus route to be looped rather than direct.

General comments

- Whilst there is still opposition to the diversion of Andover Road, this is now a reduced minority with many people strongly supporting the re-design of the road
- Twelve people strongly object to the proposed pedestrian / dog-walking / cycle path
- Many people would like to see all three options of sustainable energy delivered
- People would like to see affordable homes well integrated in the development to avoid social division
- People would like to see greater clarity on how open space will be used
- There is concern over the level of disruption caused to commuters and residents during the construction phase
- A number of people commented that the community consultation was informative and the consultants on hand sufficiently answered their questions.

QUESTION 1 – The masterplan

What are your views on:

The key changes that have been made to the masterplan since the Information Day event in January?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 15 | 17 | 15 | 6 | 1 | 54 |

QUESTION 2 – The landscaping

What are your views on:

The proposals for landscaping and open space in Phase 1a?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 12 | 20 | 15 | 11 | 2 | 60 |

The proposals for landscaping and open space in Phase 1b?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 12 | 15 | 18 | 9 | 1 | 55 |

The overall proposals for landscaping and open space on the masterplan?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 11 | 19 | 9 | 15 | 3 | 57 |

QUESTION 3 – Housing

(a) What are your views on:

The proposed mix of homes in Phase 1a?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 8 | 16 | 21 | 6 | 0 | 51 |

The proposed mix of homes in Phase 1b?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 7 | 16 | 23 | 5 | 0 | 51 |

The proposed mix of affordable homes in Phase 1a?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 6 | 15 | 25 | 5 | 1 | 52 |

The proposed mix of affordable homes in Phase 1b?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 6 | 15 | 22 | 8 | 1 | 52 |

The proposed elevations and street scenes in Phase 1a?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 7 | 12 | 18 | 10 | 3 | 50 |

The proposed elevations and street scenes in Phase 1b?

| 1 | 2 | 3 | 4 | 5 | |
|-------------------------|----------------|-----------------------------------|----------------------|---------------|-------|
| Strongly support | Support | Neither support nor object | Some concerns | Object | Total |
| 7 | 13 | 19 | 9 | 3 | 51 |

3 (b) Would you like to see more or less of the following?

| | More | Less | No change | Total |
|-----------------------------|-------------|-------------|------------------|-------|
| Apartments | 7 | 25 | 17 | 49 |
| Terraces | 18 | 7 | 24 | 49 |
| Semi-detached houses | 24 | 4 | 18 | 46 |
| Detached houses | 17 | 12 | 18 | 47 |
| Two-bedroom homes | 21 | 5 | 21 | 47 |
| Three-bedroom homes | 19 | 5 | 22 | 46 |
| Four-bedroom homes | 19 | 11 | 20 | 50 |
| Five-bedroom homes | 12 | 13 | 25 | 50 |

QUESTION 4 – Sustainable energy

Which of the options for the sustainable energy proposals do you prefer? (Please tick most preferred option)

| Photovoltaic panels on apartments and solar thermal panels on houses | Combined Heat and Power (CHP) to the local centre | Individual biomass boilers to a selection of houses | Total |
|---|--|--|--------------|
| 28 | 28 | 17 | 73 |

** Please note the numbers recorded above also include the 11 respondents who ticked more than one option: six people ticked all three options and five people ticked a combination of two options.*

QUESTION 5 – Highways and movement

What are your views on:

The pedestrian and cycle routes through the site?

| 1 Strongly support | 2 Support | 3 Neither support nor object | 4 Some concerns | 5 Object | Total |
|-------------------------------|----------------------|---|----------------------------|---------------------|--------------|
| 20 | 20 | 7 | 9 | 7 | 63 |

The re-designed Andover Road / Stoney Lane junction?

| 1 Strongly support | 2 Support | 3 Neither support nor object | 4 Some concerns | 5 Object | Total |
|-------------------------------|----------------------|---|----------------------------|---------------------|--------------|
| 21 | 14 | 6 | 6 | 13 | 60 |

Which of the routes for the bus do you prefer?

| Loop | Direct | Total |
|-------------|---------------|--------------|
| 33 | 25 | 58 |

** Please note, an additional four respondents ticked both options*

Further comments:

Based on the questions above, do you have any more comments?

| Answer | Response rate |
|--|----------------------|
| HIGHWAYS AND MOVEMENT | |
| <p>Opposed / still have concerns about the closure of Andover Road and diversion through the site based on:</p> <ul style="list-style-type: none"> - flow of traffic including the bus service that picks up residents from Andover Road and Mountbatten Court and emergency services - safety grounds - measures to restrict speed and make the new road good for pedestrians and cyclists could be applied to the old road - Andover Road can be kept as it is as well as providing Barton Farm with its main road - the impact this will have on Stockbridge Road – could there be a discussion with the council about how the junction with Chilbolton could be improved? | 14 |
| <p>I object to the proposed pedestrian / dog-walking / cycle path from existing railway underpass to Worthy Road on the following grounds:</p> <ul style="list-style-type: none"> - Light and traffic pollution and privacy / security loss to residents on Colley Close / Worthy Downlands - Exit onto Worthy Road is unsafe - Waste of money when existing footpath to Courtenay Road could be upgraded - Alternative route should end in Stoke Road via Courtenay Road - Any circular path around Worthy Downlands should be as natural as possible - Any lighting used for new pathway should be low-level and only switched on for part of the day | 12 |
| Strongly support the re-design of Andover Road on the grounds of integration, safety and traffic flow | 7 |
| There is still a lot more to do with regards cycle and pedestrian routes, particularly with access to city centre | 5 |
| Still concerned about traffic flow in general / along Park Road | 3 |
| <p>Park & Ride should be moved:</p> <ul style="list-style-type: none"> - to Andover side of the site - closer to the school as a communal centre point - because whilst it is a great a great idea to have another site here it is a contradiction to have a large expanse of car parking in the north and a large expanse around the local centre | 3 |
| Park & Ride should be larger or reserve sufficient space for an extension | 2 |
| What about the Park and Ride bus? | 1 |
| Parking should be free at the Park & Ride so that this method of transport is encouraged | 1 |
| Cycle and pedestrian routes should be separated | 1 |
| Cycling routes proposed are brilliant | 1 |

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| Would like to see more information on cycle routes | 1 |
| Would like to see a double loop for the bus route | 1 |
| Proposed traffic lights at the junction of Harestock Road and Wellhouse Lane will cause long queues so build a roundabout instead | 1 |
| Do not like the concept of the proposed 'square-about' | 1 |
| Support Stoney Lane junction but feel space needs to be well-framed by enclosing buildings | 1 |
| Large scale connections should be reviewed – the encouragement for some residents to walk or cycle just once a week will make a big difference to the overall traffic levels and environmental impact | 1 |
| The new traffic lights will be placed adjacent to our rear garden on Harestock Close which will create additional noise and pollution – we would therefore like to see some highway verge planting to provide a buffer and offset the effect of this | 1 |
| Infrastructure, such as trams, should be implemented for movement from one side of the site to the other | 1 |
| Please add speed bumps to Park Road | 1 |
| A defined footpath to an exit underneath motorway bridge and Park Road would be good | 1 |
| The plans did not illustrate the road access for existing properties on Andover Road, only for pedestrians and cyclists | 1 |
| Change the existing dual and single carriage-way into a 'linear park' connecting Winchester with Harestock Road / Wellhouse Lane / Barton Farm northern entrance road | 1 |
| Reduce speed limit to 30mph on Springvale Road to prevent vehicles heading towards Basingstoke and London using it as a new commuter road | 1 |
| I welcome more green areas but functions and links need more consideration – Stoney Green in particular | 1 |
| Concerned about the development of the dual carriageway between Henry Beaufort School and the Wellhouse Lane junction into a cycle and pedestrian walkway and access route for residents on Andover Road North and Harestock Close | 1 |
| The North-South and East-West connections need to be revised as otherwise the 'Roman Road' could be quite empty | 1 |
| What measures are being put in place to mitigate impact of increased traffic (in particular Park Road with its dangerous tight corners – making a portion of the road one way would make this road safer)? | 1 |
| SUSTAINABLE ENERGY | |
| Why not deliver all three options of sustainable energy? | 5 |
| Do individual biomass boilers to a selection of houses mean wood burning stoves? | 1 |
| Avoid individual biomass boilers | 1 |
| Use district heating or local group heating to meet the 10% sustainable energy requirement | 1 |
| Construct an estate-wide exemplary CHP/DH scheme | 1 |
| Would like to see as much green energy as possible | 1 |

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| Pleased that sustainable energy will be implemented | 1 |
| HOUSING | |
| Affordable homes (particularly apartments) should be integrated and spread around the development to avoid social division | 2 |
| Would like to see more one bedroom apartments in Phase 1a | 1 |
| The University of Winchester would be interested in the affordable family homes for staff and mature students who currently have to commute due to high house prices in the area and because the university does not offer family accommodation on campus | 1 |
| Would like to see affordable 3 and 4 bed homes (in the private sector) | 1 |
| Unclear on the requirement for housing but concerned that there will be an oversupply of affordable homes which will then be filled by people from outside the city | 1 |
| Two bedroom affordable homes should be partitioned so room can be split into two rooms and then people don't have to move due to lack of space | 1 |
| Build more 3 and 4 bedroom affordable homes | 1 |
| What is the rationale for apartments? | 1 |
| Following your excellent analysis of housing configurations, your drawn examples of housing types seem to use an arbitrary change of materials and without underlying rationale which will result in an absence of authenticity | 1 |
| There seems to be an overwhelming presence of large houses | 1 |
| Phase 1 proposals show good mix of houses | 1 |
| LANDSCAPING | |
| Almost too much open space between homes and not clear who will use it and how it will be used | 2 |
| More open space next to Andover Road would be better | 1 |
| Would like to see green open spaces filled with vegetable plots and fruit trees / bushes | 1 |
| A pity that roads separate houses from the open green spaces | 1 |
| Landscaping looked OK without the cars | 1 |
| Concerned about relationship between open space use and edge treatment | 1 |
| We like the allotments and the 'Green Fingers' which are sympathetic to the surroundings | 1 |
| Avoid gaps between detached houses by replacing them with terraced houses which are more energy and space efficient and avoids unnecessary maintenance for the gaps | 1 |
| Not enough landscaping | 1 |
| Too many trees in open spaces could be dangerous | 1 |
| Concerns about tree removal along Andover Road North as it will expose other properties | 1 |
| DESIGN | |
| Roofs not facing south for PV / solar panels | 1 |

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| Housing design not contemporary enough | 1 |
| The following should be included into the design codes: <ul style="list-style-type: none"> - The chimneys illustrated are attractive and potentially useful for vents or even wood burning stoves - PV or thermal panels and how they will be positioned on roofs Will roof structures allow for loft conversions? This should also be included | 1 |
| Integral garages are a waste of space as they will not be used | 1 |
| I think the design team is heading in the right direction - the development should be homogenous with its surrounding, such as local red facing brick and native timber boarding | 1 |
| Design codes should steer away from setting aesthetic codes and focus on the cognitive understanding of a space | 1 |
| I commend the delivery of Code Level 4 but feel that some insertion of Code Level 5 could be achieved | 1 |
| Most parking appears to have been designed to be hidden but there is nothing wrong with making it more visible | 1 |
| Footways and drives should be of permeable materials to add natural drainage | 1 |
| GENERAL COMMENTS ABOUT MASTERPLAN & OTHER | |
| Exhibition and all the consultants on hand were very helpful and informative and answered my questions | 4 |
| Concerned about level of disruption to commuters during the construction phase, particularly on evenings during the week and on Saturdays – would like to see greater consideration shown to existing residents and commuters | 2 |
| Would like to know more about how the commercial space will be used and divided | 2 |
| Proposals for Phase 1 are going in the right direction | 1 |
| The whole project looks fantastic | 1 |
| Would like to see a photographic demonstration of how proposed landscaping will look to surrounding countryside | 1 |
| Would have been useful to see the old masterplan to see how the scheme has subsequently evolved | 1 |
| Shopping facilities reflect old ideas and should be adaptable to future needs | 1 |
| Concerned about the site's impact on local services and also increased pollution from extra vehicles | 1 |
| What is the status of the Worthy Downlands proposed land-use and future protection from development? | 1 |
| Would like to have seen higher density as this would be better for the city in delivering long-term strategic housing need and would also achieve greater sustainability - the new local centre and CHP would also be more economically viable | 1 |
| Building for Scouts / uniformed youth groups is needed in addition to community facility already proposed | 1 |

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|--|---|
| Would like to see information on water table management and flow of sewage at future events (including plans for sewage works on Wellhouse Lane) | 1 |
| Would like to see information on lights at Harestock Road | 1 |
| Kitchens for homes should be large | 1 |
| More than 2000 dwellings could be developed if more terraced and semi-detached houses were built, by utilising the green space adjacent to the railway and also the land which has a farm and other buildings on it at present | 1 |
| A presentation seminar to the local community ahead of the next consultation event would be appreciated | 1 |
| Please build a swimming pool | 1 |
| Provide a school 'drop off' with a 'candy trail' to the school | 1 |
| Not happy about change of road name | 1 |
| Gated areas of housing are not necessary | 1 |
| I am concerned about unadopted roads and the additional service charges to households that this is likely to cause | 1 |
| The Avenue is a very large expanse and more thought needs to be given as to how easy and at what frequency this can be crossed and also how it will be framed (four residential floors would be appropriate) | 1 |
| How were invitations to this exhibition distributed as I did not receive one? | 1 |
| Residents on Courtenay Road should be kept updated with planned changes to fields that back onto their gardens (i.e. proposed cycle / footpaths) | 1 |