



Kings Barton, Winchester

Determination to deliver





Executive summary

Kings Barton is one of Cala's most high profile developments, bringing a new suburb to the north of the historic city of Winchester.

An exemplar in placemaking, Kings Barton will create an impressive new gateway into the city and deliver a range of facilities to be enjoyed by new residents and the wider Winchester community. Once complete, the development will comprise 2,000 new homes, 800 of which are affordable (40%), along with a range of amenities including 24 hectares of recreational and public open space, and a new 32 hectare nature reserve.

Originally identified in the Hampshire County Structure Plan as a 'Major Development Area' back in 1997, Cala Homes (Thames) diligently pursued a 15-year planning process to persuade the City Council, and subsequently the Secretary of State, to release the site for development.



“Cala has always embraced creativity and innovation. We have worked with an established team of like-minded professionals to create a bespoke development for this unique site located to the north of Winchester city centre. The collective ambition has been to raise standards and ensure that the development responds to its context and the special character of the area, embracing the best of traditional and contemporary design in terms of layout, form, materials and detailing. It is our ambition that Kings Barton will create a community that over time fits seamlessly into the historic City of Winchester, and provides high quality housing and facilities for generations to come.”

Nick Twine, Regional Chair, Cala homes

Kings Barton demonstrates Cala's tenacity and determination to secure planning permission. Cala originally identified the development potential of Barton Farm and acquired the site back in 1994. In 1997 it was identified in the Hampshire County Structure Plan as a 'Major Development Area'. A long process of engagement followed between 1997 and 2012, to persuade initially the City Council and

subsequently the Secretary of State, to release the site for development. Winchester City Council did not oppose the allocation or principle of the site's development, but was seeking to delay the timing of its release, due to emerging changes in the local planning policy framework. The planning strategy pursued required a thorough and detailed understanding of the legal processes involved.

After two applications, followed by appeals and judicial reviews – including a widely-quoted High Court judgement in 2010 on the abolition of Regional Spatial Strategies (the 'Cala Homes case') – planning permission was finally secured in 2012.

The Cala Homes case: Cala Homes (South) limited vs. The secretary of state for communities, local government and Winchester city council [2010]

When Cala purchased Barton Farm, the planning system was based on a two tier system of County Structure Plans and Local Plans. North Winchester was identified by Hampshire County Council in the Hampshire Structure Plan and by Winchester City Council in its Local Plan as a reserve housing allocation.

When a new system of plan-making was introduced in the mid-2000s comprising Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF), North Winchester was retained as a proposed area for development in the RSS – The South East Plan. It would be for the Winchester LDF to allocate a specific site.

In 2010, however, as Cala was progressing planning negotiations on Barton Farm, the Secretary of State advised all Local Planning Authorities of the Government's intention to abolish RSS with immediate effect and instead allow City and District Councils to determine their own housing targets. No transitional guidance was put in place for developers and potential developments already engaged in the planning process. Cala believed that the transitional period between one development plan system and another would dramatically delay planning consents, curtailing development in many areas - including those where there was a clear housing need - and stifling long-term investment in communities.

Subsequently, Cala lodged a Judicial Review into the Secretary of State's decision to abolish RSS on the grounds that it was unlawful – a challenge that would affect the

delivery of homes throughout England and the entire housebuilding industry.

The case was taken to the High Court where Cala presented compelling evidence of the suitability of the Barton Farm site to meet the need for new homes in Winchester, in line with the South East Plan. Cala's case was supported by letters from the wider housebuilding industry, including the Planning Director of the Home Builders Federation (HBF).

The High Court found that the Secretary of State had acted unlawfully and effectively reinstated the RSS until the new LDF were in place.

As a result of the High Court judgement, Cala was granted permission for 2,000 homes at Barton Farm.



Demonstrating a local need in a sustainable location

Central to the successful planning challenge was demonstrating that the development was essential to meeting local and wider housing needs. This required detailed empirical research into demographics, labour markets and migration patterns, which is rarely carried out by developers for individual sites.

Sustainability was a principal advantage of the site's location. Less than a mile from the city centre, with its extensive employment base, including major institutions such as both the City and County Councils, Police Headquarters and Law Courts, it is a comfortable walk to many places of work. Even closer to the train station, and directly on both existing and developer-funded new bus routes, the site's accessibility to public transport is also excellent.

Whilst planning for integration, both physically and socially, with adjacent communities, it was important to establish the new development's identity and demonstrate its ability to serve the new population without burdening existing services.

To this end, the development includes a local centre that will accommodate a primary school, community centre, a pre-school nursery, public house, extra care facility, 200 car park and ride facility and a supermarket.





A consultative approach

A collaborative approach was adopted in developing the Design Code for the site, which was then used to guide the detail of the planning application.

While the timing of the release of the site was opposed in principle by the council, Cala's team worked diligently with officers to gain their support for the detailed proposals. The Barton Farm Forum set up by Winchester City Council (WCC) provided an opportunity for representatives of WCC and Hampshire County Council (HCC), along with members of the public to discuss and debate key topics relating to Kings Barton.

Design Code workshops with local architects were extremely productive in defining the scope and content of the code, and agreeing the implementation and enforcement strategy. The evolving document was presented to the South-East Design Review Panel. Regular meetings held between members of WCC, HCC, Cala and the design team helped to

identify issues to be addressed in the code, as well as the ability to review, comment and shape the regulatory plan and Design Code document.

The input received from this comprehensive consultation exercise has made a valuable contribution to the shaping of Kings Barton.

This process will continue as Cala develops the design of later phases of the development, encouraging the community to play an integral role in creating the development.



A consultative approach cont'd

Wider public consultation has also been vital to Cala's success. The development team engaged extensively with the influential City of Winchester Trust and Winchester Action on Climate Change (WinACC), as well as with local residents, interest groups and design professionals. This considerably reduced opposition to our plans and yielded praise from the City of Winchester Trust. The engagement undertaken and the positive spirit that it engendered enabled the detailed aspects of the planning permission (the reserved matters) to be approved locally.



Consultation highlights

- The distribution of newsletters and creation of a bespoke website inviting comment and feedback on proposals as they progressed
- Three public exhibitions held at different stages in the evolution of the development
- Two design workshops involving a variety of community representatives, interest groups and local architects
- Two study visits with the professional design team and officers and members of WCC
- One-to-one meetings with key local stakeholders
- The establishment of a Kings Barton Forum attended by WCC and parish council members and open to public participation



The masterplan

The development will be built out in five phases over a 12 year period. A full range of housing types will meet the diverse needs of all socio-economic and age groups, while The Neighbourhood Centre includes a primary school, food store, smaller retail units, a community centre, healthcare facilities, a public house, preschool nursery, extra care facility and a park and ride, which will include new bus routes into the city centre.

24 hectares of the land at Kings Barton will be public open space comprising a central square

and park, play areas designed by pupils from a local school, recreational sports pitches, land for allotments and sustainable drainage. In addition, a 2km circular route footpath will be provided around the development for pedestrians and cyclists to enjoy. The development includes new road infrastructure too, most notably the diversion of Andover Road to connect the new neighbourhood to Winchester City Centre.

Cala has appointed Hampshire & Isle of Wight Wildlife Trust (HIWWT) to manage 32 hectares

of meadowland adjacent to the development, which will form the new Barton Meadows nature reserve. The reserve was conceived during the planning process as a way to create a new habitat for wildlife displaced by the development, as well as provide new access to the countryside for local people. The reserve will include a 2.75 km circular path around the perimeter.



View north towards the 'place'



View south along the avenue



Placemaking Highlights

- High quality placemaking providing a wholly new integrated community for Winchester
- Genuine sustainable, mixed-use development providing new homes, community, social, education, care and retail facilities, with strong emphasis on public realm, permeability and open spaces
- Delivery of 40% affordable housing meeting planning policy requirements
- Strong emphasis on Design Coding to ensure consistent high quality design of development, public realm and infrastructure
- Wide range of housing mix, typologies, tenures and pricing points in order that the overall development functions as an inclusive part of the wider Winchester community and not an exclusive residential enclave for incomers
- A new 32 hectare nature reserve

Architectural approach

Construction started on site in July 2016, with the first phases of the development, 1A and 1B, set to deliver 423 homes ranging from one bedroom apartments to five bedroom detached homes, 40% of which will be affordable.

Phase 1a is at the southern end of the development closest to Winchester City centre. The development will be set within the context of the retained mature trees along Andover Road and the significant new open space and play area.

A lower density edge of detached houses is proposed along the southern boundary of the site to provide an appropriate transition to the adjacent road. Subtle variations of materials, to roofs, porches, windows and balconies across different character areas help provide variety. Each of these variations will define a particular character area and respond to location.

The aesthetic of the architecture is broadly contemporary, with a consistent palette of materials across all dwellings.

A red/orange stock brick is primarily used along with one that is similar to the local vernacular of Winchester and its suburbs.

The buildings adopt simple forms with modern interpretations of features such as chimneys, balconies, bay windows and verandas that are recognisable from traditional housing typologies.

Black stained timber boarding is also used as a commonplace material to bring a richness and distinct appearance to the development.



Phase 1b is at the northern end of the Barton Farm site and provides the setting for the arrival point into Winchester from the countryside to the north.

The Avenue has a more urban feel, defined by three storey homes, although the character of development is similar to that of Phase 1a in terms of scale, appearance and architectural language.

Buildings along key vistas or on prominent corners incorporate features that add interest and frame views.



Tertiary streets consist of predominantly larger detached dwellings incorporating more tactile features such as timber balconies, chimneys and bay windows, and pitched roofs above porches. Consistent brick detailing is proposed to all homes around windows, eaves and gables providing interest to each individual dwelling.

This phase will see the implementation of a 'pocket park', to serve the immediate neighbourhood and incorporating an equipped play area.



Phase Highlights

- All affordable housing designed to Lifetime Homes standards
- Revised Stoney Green junction design to enhance the public realm to a form more fitting to the character of the development
- First phase of the new tree-lined avenue through the site
- Pedestrian and cycle routes through the development and connectivity to the adjacent neighbourhoods
- All dwellings designed to Code Level 4 – 10% on site renewable energy provided through flush integrated roof mounted solar thermal and photovoltaic panels.
- Two equipped play areas for all local children
- Secure and covered cycle storage for each home
- Distinct architectural character
- Flood attenuation through sustainable drainage systems, swales and water infiltration basin design
- Advance tree and shrub planting to strategic locations





A flourishing new community

Kings Barton was launched off-plan in November 2016 and has since enjoyed great sales success. In February 2017 over 200 people attended the first showhome opening ceremony, hosted by TV personality, Amanda Lamb.



First time buyers Darren Wright and Rhiannon Kerridge-Johns were the first people to reserve a home at the development. Cala invited the couple to have the date plaque added at the top of their new home to mark the first home to be completed on this landmark new development.



“ This is our first home together and it’s been very exciting to be able to watch the whole building process right from the beginning. Adding the date brick was a fabulous touch, it feels like we’re making our own little mark on the history of Winchester. ”

Darren Wright

Strengthening ties with our neighbours

At Cala , we understand the importance of integrating our developments into the local community and as a result, we have supported community events and projects with local schools. In addition, our annual Community Bursary has provided much needed funding for local community projects.

Cala has donated **'Be Safe Be Seen'** packs to Western CofE Primary School, which include high

visibility vests for taking children on school outings, educational activity booklets and clip on reflective badges for all pupils to help them be visible on the journey to and from school.

The school has also received gardening equipment and an 'insect hotel' to encourage wildlife into the school gardens.



Kings Worthy Primary School received £500 funding from Cala Homes for new life saving defibrillator



Cala donated £5,000 to sponsor the 2016 Winchester Christmas Lights spectacular. In 2018, we contributed £1,500 to the 2018 Winchester Festival, a major arts celebration which showcases talent from across Hampshire



Western CofE primary



Western CofE primary

Helping local young people into employment

Cala's partnership with The Prince's Trust began in 2015. In 2017, eight local young people secured an apprenticeship with Cala or one of our subcontractors through a four week 'Get Into Construction' programme at Kings Barton. Run by The Prince's Trust, in partnership with Cala and Southampton City College, the programme develops unemployed young people's skills in a specific sector, which can lead to progression opportunities, such as employment, training and education.

The group, all aged between 18 and 25, spent two weeks at Southampton City College completing basic training on construction skills, health and safety, and gaining their CSCS card, enabling them to work on construction sites. The group then undertook two weeks of vocational training at the development in Winchester, where they gained hands-on experience across a diverse range of trades.

Tom Mansfield was one of the young people on the course and has now gone on to secure an apprenticeship in bricklaying



“I really can't thank Cala and The Prince's Trust enough. The 'Get Into' programme has given me a fresh new start and the opportunity to pursue a career in construction which I never thought would be possible. I feel like I've already learned so much working with the Cala team at Kings Barton, and to be given an apprenticeship at the end of it is like a dream come true. I'm feeling extremely positive about the future.”

Darren Wright



The future of Kings Barton

Cala continues to take a collaborative approach the development of Kings Barton, keeping the local community and stakeholders abreast of key milestones.

In July 2018, Winchester MP, Steve Brine, visited Cala's Kings Barton development two years on from when construction began. The MP met with Cala's Regional Chair, Nick Twine, and Project Director, Rob Westwood, to undertake an exclusive tour of the site. He also received a briefing on the development's masterplan and heard about key development milestones achieved to date, as well as how a second phase of homes has been accelerated to meet demand.

Cala will make a reserved matters application in 2019, once the design team have been able to consider comments from existing residents of Kings Barton, together with the adjacent neighbourhoods and other key stakeholders.



Winchester MP, Steve Brine (left), Cala's Technical Director, Rob Westwood (centre) and Nick Twine, Cala Homes MD on site at Kings Barton.





For more highlights from the
Cala Thames team visit
cala.co.uk/thamesland

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