



Meeting	Kings Barton Forum
Date and Time	Tuesday, 11th March, 2025 at 6.00 pm.
Venue	This meeting will be held virtually and members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel - youtube.com/WinchesterCC

S U P P L E M E N T A R Y A G E N D A

Agenda Item.

5. Public Participation
 - Report of Headbourne Worthy Parish Council's Kings Barton Committee (Pages 3 - 4)

6. Officer updates
 - S106 legal agreement – Key Obligation Tracker March 2025 (Pages 5 - 20)

City Offices
Colebrook Street
Winchester
SO23 9LJ

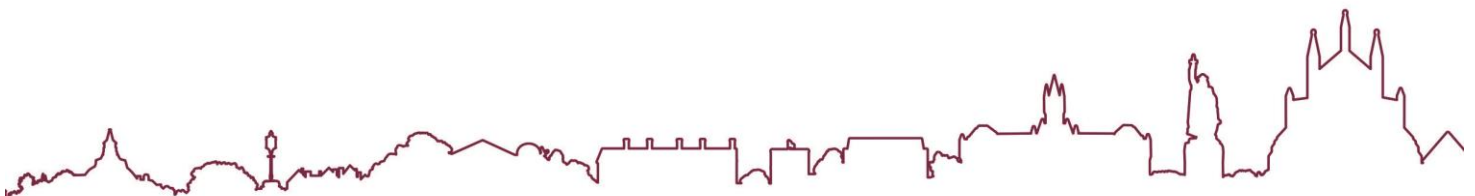
Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



05 March 2025

Agenda Contact: Nancy Graham ngraham@winchester.gov.uk 01962 848 235



This page is intentionally left blank



Report from Headbourne Worthy Parish Council's Kings Barton Committee to the Kings Barton Forum

March 2024

Community Building

The KBC has been keen to ensure that the hall of the community building is large enough to hold events that accommodate as many members of the community as possible. The original internal design of the building had a long narrow hall and the KBC was keen to see this widened because it was felt would be more user friendly and beneficial. CALA was open to proposals that only "squared off" the outline of the building and re-arranged the rooms internally.

KBC has submitted to CALA a proposal for a re-arrangement of the internal design which meets this criteria and believes that it makes best use of the internal space.

Extra MUGA

The size of the 2a play area has shrunk because the planning for the surrounding houses has been allowed to stretch. Therefore, the planned MUGA for this area is too small for a full size basketball court appropriate for teenagers. CALA has kindly agreed to install another smaller MUGA at another location at the development. KBC will be approaching the appropriate authorities to supply the extra funding for a larger MUGA and will be working with CALA for this to be installed.

New Bus service

KBC has proposed enhancements to the timetable for the bus route. This is in order to accommodate commuters catching the London trains in the morning and the start times at the local secondary schools. As a result the timetable will have fewer runs during the day. This timetable has been agreed by HCC who will be responsible for the implementation. The timetable for the when Winchester Avenue is opened is being drawn up. As the route will be faster to operate in Kings Barton it is proposed that that buses continue to the centre of Winchester and stop at the Broadway Bus station.

Spine Road and Amenities

KBC has written to CALA asking for firm timeframes for the installation of the community shops and the spine road. KBC is aware that the recent newsletter from CALA specified timeframes for housing but did not mention the shops. This has caused much disquiet for

residents who feel these requirements are being ignored and that CALA's community commitments are taking second place to house building. KBC recognises that problems with the spine road do not solely rest with CALA but feels that it is the residents and the community that is being held back by its illuiveness.

Meadowside Park (1a)

Meadowside Park (1a) is due to be transferred to HWPC in April 2025. This is an excellent and well used play area which the PC is looking forward to taking over. The PC is pleased to say that CALA has agreed to pull back the gates of the park. The present siting of the gate which is flush to the fencing is beside a narrow pavement. Residents with pushchairs can end up in the road as they swing round the pushchair when they enter the park. CALA has been very helpful in acknowledging this problem and agreeing to put it right.

The PC has organised weekly and quarterly inspections of the playground for when it takes over the area and is organising a contractor to undertake the maintenance.

The popularity of the playground has meant that the safety matting has been compressed and compacted with earth. KBC will be working with CALA to ensure that the problem matting is replaced, if possible with more durable solutions.

Other areas transferred to the PC

The Parish has now planted an orchard in the pocket park in Manley Rd with edible hedging at the pocket park on the corner of Manley Rd. The PC's contractor has done an excellent job maintaining the Valley. The PC has taken advice to ensure Welhouse Woods and balancing pond supports diversity and is environmentally friendly.

Hampshire Devolution

KBC is aware that the devolution plans for Hampshire will necessarily include changes for Winchester town/city itself. The position of KBRA and KBC has always been that the community of Kings Barton should be able to develop as one community, served by its own parish or within the Headbourne Worthy Parish. This position has not changed. It would be helpful if the anomaly of the Headbourne Worthy parish boundary that stops short of the entire King Barton development could be rectified as part of the drawing of the Winchester Town Council boundary.

KINGS BARTON SECTION 106 LEGAL AGREEMENT - KEY OBLIGATION TRACKER March 2025*

Winchester City Council Legal Agreement dated 8/3/11 (link below)

Hampshire County Council Legal Agreement 7/3/11 and variations of 11/10/13 and 24/5/22 (see links below)

Please note that this table includes the key planning obligations set out within the s106 legal agreements for Kings Barton only. The development is also subject to a number of planning conditions which are attached to the planning permission decision notices for the site. These permissions are available on the WCC website

Council Tax records on 4/3/25 indicate 675 units occupied on site

S106 Para	Summary of Requirement	Obligation with WCC or HCC?	Category	When is it required?	What is the latest status?	Further Information
2.4	Phasing Programme - to show the order in which the developer will construct the phases.	WCC	General	Prior to commencement	Completed	
3.7	Draft Affordable Housing Masterplan Strategy - to demonstrate the location and total number of affordable units across the development	WCC	Affordable Housing	Prior to commencement	Completed	
3.8	Draft Affordable Housing Reserved Matters Strategy - to demonstrate how individual applications will take account of the overall	WCC	Affordable Housing	Prior to commencement	Completed	

	Masterplan Strategy (in terms of layout and number)					
3.21	Local Lettings Plan - to show how certain properties are allocated to certain groups of people in order to create and maintain a sustainable community.	WCC	Affordable Housing	Prior to commencement	Completed	
5.1	Long Term Ownership, Maintenance and Management Plan - to includes details of Open Spaces and any other landscaped land.	WCC	Landscape	Prior to occupation of a relevant phase	Completed	Agreed via the Landscape Open Space Specification document, which specifically references Condition 16 and also Clauses 4 and 5 of the S106.
6.1	Cultural Facilities Contribution - to provide £50,000 for cultural facilities	WCC	Culture and Community	Prior to occupation of the 800th unit	Upcoming	800 units not constructed to date
7.1	Specification of the Community Centre - to ensure the Community Centre includes adequate facilities and internal spaces.	WCC	Culture and Community	Prior to commencement	Completed	Copy of specification provided. Submitted May 2014 in accordance with Clause 7.1
7.6.2	Complete the Community Centre - in a good and workmanlike manner and using good quality materials	WCC	Culture and Community	Prior to the occupation of the 800th unit	Upcoming	800 units not constructed to date
7.8	Transfer the Community Centre to the Council	WCC	Culture and Community	Prior to the occupation of the 800th unit	Upcoming	800 units not constructed to date
8.1	Community Development Worker - to provide a Worker (which may be an employee of the Council)	WCC	Culture and Community	Prior to the occupation of the 200th unit	Completed	Implementation Officers and dedicated Senior Planning Officers for the role employed by the Council

8.3	Community Development Worker Accommodation - provide a space for use by the Community Development Worker	WCC	Culture and Community	Prior to the occupation of the 200th unit	Completed	Worker employed by Council with access to on-site facilities at Visitor Centre if required.
9.1	Public Access Routes - to show routes across the site which the public can use at all times	WCC	Transport	Prior to commencement	Completed	
10.1	Plan showing a detailed route from Andover Road to Barton Meadows - to include surfacing and construction details and long-term maintenance	WCC	Transport	Prior to commencement	Completed	To submit to WCC for approval (1) a detailed route for the public footpaths from Andover Road through the site and the ecology amenity land to Worthy Road; (2) surfacing and other construction details for public footpaths and (3) proposals for the long term maintenance and management of teh amenity land.
4.1	Notice of Commencement 10 days before construction	HCC	General	Prior to commencement	Completed	
4.5.1	Copies of all surveys - to be provided to the County Council	HCC	General	Prior to commencement	Completed	

4.5.2	Design for the infrastructure serving the Primary School Land	HCC	Education	Within 3 months of commencement , prior to occupation of 1st unit	Completed	
4.6	Remove Constraints from Primary School Land	HCC	Education	Within 3 months of commencement , prior to occupation of 1st unit	Completed	
4.7	Draft Primary School Land Transfer Plan	HCC	Education	Within 3 months of commencement .	Completed	
4.8	Transfer Freehold of Primary School Lane and pay first Primary Education Contribution	HCC	Education	Prior to the occupation of the 150th Unit	Completed	
4.9	Provide Services and Utilities to the Primary School Land	HCC	Education	Prior to the occupation of the 150th Unit	Completed	
4.10	Construct Permanent School Access and pay second Education Contribution	HCC	Transport	Prior to the occupation of the 250th unit	Part completed. Education payment has been made. Trigger for permanent access provision	Trigger varied 24/5/22 to read 'Not to Occupy any part of the Development within the areas shaded pink and marked 'Phase 2b' on the phasing plan unless and until the Permanent access to the primary school land has been

					varied on 24/5/22.	constructed and completed to the satisfaction of HCC.'
4.11	Owner to recalculate Primary Pupil Product	HCC	Education	Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date
4.12	If the Primary Pupil Product (4.11) exceeds 420, the developer cannot occupy more than 100 further units until an additional contribution has been paid to the County Council	HCC	Education	Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date
4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	HCC	Education	Prior to the occupation of the 750th unit	Upcoming	750 units not constructed to date
4.16	Owner to calculate the Secondary Pupil Product	HCC		Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date
4.17	Highway Access Contribution Payments	HCC	Education	Prior to occupation	Completed	

4.18	Second Highway Access Contribution Payments	HCC	Transport	Prior to Occupation of the 650th unit	Triggered	To pay Second City Access Contribution, the Second Eastern Access Contribution, the Second Western Access Contribution and the Second Non Motorised User Contribution to HCC (triggers varied in deed dated 24/5/22).
4.20 A (s106 variation 22.05.22)	To pay the Andover Road/Berewecke Road Improvement Contribution	HCC	Transport	Within 14 days of signing the agreement	Completed	To pay £331,748 index linked to enable HCC to deliver the works shown indicatively on drawing 0710-64/Figure 4.9 which is pasted below (see full definition below from HCC s106 Deed of Variation 24/5/22)
4.21.3	To provide first Bus Subsidy	HCC	Transport	Prior to the occupation of the 350th units	Completed	
4.21.4	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 650th unit	Triggered	
4.21.5	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 950th unit	Upcoming	950 units not constructed to date
4.21.6	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 1250th unit	Upcoming	1250th units not constructed to date
4.23	To pay the Travel Plan Fee	HCC	Transport	Prior to the first occupation	Completed	

4.24	Submission of school and residential Travel Plans	HCC	Transport	Prior to commencement of each phase	Part-Completed	Completed on a phase-by-phase basis and will continue to be submitted as the development is constructed. Residential Travel Plan has been approved and has been implemented. School and retail will be completed by other developers.
4.25	To pay the Travel Plan Monitoring Fee	HCC	Transport	Prior to commencement	Completed	
4.26.1	Submission of Retail Travel Plan	HCC	Transport	Prior to occupation of retail units	Completed	
4.26.2	Not to occupy any residential unit until the Residential Travel Plan is submitted	HCC	Transport	Prior to occupation of 1st unit	Completed	
4.31	To pay Travel Plan bond	HCC	Transport	Prior to commencement	Completed	
4.32	Community Travel Website	HCC	Transport	Prior to the occupation of the 350th unit	Completed	
4.33	Installation of Travel Boards	HCC	Transport	Prior to the occupation of the 350th unit	Completed	
4.35.1	Pool Car Club Provision	HCC	Transport	Prior to the occupation of the 400th unit	Completed	

4.35.2	Review the car club scheme and provide second car at 750th occupation	HCC	Transport	Review at 700th occupation	Upcoming	
4.36	Scheme for Cycle Parking	HCC	Transport	Prior to commencement	Completed	
4.37	Construct Cycle Parking	HCC	Transport	Prior to occupation of any housing unit	Part-Completed	Each unit must be provided with cycle parking prior to occupation - this is an on-going requirement through lifetime of development to be applied to each unit before it is occupied.
4.38	Submit Draft Construction Route Management Plan	HCC	Transport	Prior to commencement	Completed	
4.39	Approval of Draft Construction Route Management Plan	HCC	Transport	Prior to occupation of 1st unit	Completed	
SCHEDULE 2 Part 1	Submission of Access details for Andover Road/Temporary Access Junction	HCC	Transport	Prior to commencement	Completed	
SCHEDULE 2 PART 2	Completion of Highway Access Works	HCC	Transport	Prior to commencement	Completed	

Schedule 2, Part 5	i. Completion of the New Andover Road works shaded blue and marked Phase 1A on the phasing plan.	HCC	Transport	Prior to occupation of 550th unit (trigger amended via to HCC email 1/11/23).	Triggered	Requirement to complete realignment of Andover Road through the site with 30mph speed limit (20mph through district centre) as shown indicatively on drawing 0710-64/Figure 4.1 Rev L (see full definition below and plan which is page 5 of attached file).
	ii. Highways Agreement to secure the completion of the section of the New Andover Road Works shaded blue and marked Phase 1B on the phasing plan.	HCC	Transport	Prior to occupation of the 550th unit (trigger amended via to HCC email 1/11/23).	Triggered	
	iii. Highways Agreement to secure the completion of the section of the New Andover Road Works shaded gold and is marked phase 2A on the phasing plan.	HCC	Transport	Prior to occupation of 575th unit (trigger amended via to HCC email 1/11/23).	Triggered	
	iv. Highways agreement for New Andover Road Works, Andover Road/Harestock Road Junction Improvement Works, Andover Road/Well House Lane Junction Improvement Works and New Andover Road Works shaded pink and marked phase 2B on the phasing plan and Andover Road/Stoney Lane Junction Improvement Works	HCC	Transport	Prior to occupation of the 625th unit	Triggered	

SCHEDULE 2 PART 6	Completed Well House Lane Rail Arch Improvement Works and Barton Farm/Worthy Road Improvements	HCC	Transport	Prior to occupation of 425th unit	Completed	
SCHEDULE 2 PART 7	New Andover Road Works, Andover Road/Harestock Road Junction Improvement Works, Andover Road/Stoney Lane Junction Improvement Scheme and Andover Road/Well House Lane Junction Improvement Works	HCC	Transport	Prior to occupation of 650th unit	Triggered	Works (definition below) to be constructed and completed to the satisfaction of HCC and open to use by traffic/pedestrians prior to 650 units occupied on site.
SCHEDULE 2 PART 8	Procure the making of any necessary traffic regulation orders as required to facilitate implementation of the downgrading of Andover Road works	HCC	Transport	Prior to occupation of 650th occupation	Triggered	Prior to the Occupation of any Housing Unit the Owner shall at its own expense submit a valid application for an order under section 247 of the Act authorising the stopping up of those parts of Andover Road that are proposed to cease to be public highway as part of the Downgrading of Andover Road Works. The Owner shall use its reasonable endeavours to thereafter obtain the order.

<p>SCHEDULE 2 PART 14</p>	<p>Where a TRO is obtained prohibiting the use of that part of Andover Road, the owner shall get county approval of landscaping with a programme for implementation and subject to the grant of all necessary licences and carry out to the approval of the County Council</p>	<p>HCC</p>	<p>Transport</p>	<p>Prior to occupation of 950th unit</p>	<p>Upcoming</p>	<p>Where a stopping up order or road traffic regulation order is obtained prohibiting the use of that part of Andover Road before the date of Occupation of nine hundred and fifty (950} Housing Units the Owner shall submit to the County Council for their approval details of landscaping thereof together with a programme for implementation and subject to the grant of all necessary licences by the County Council as highway authority shall carry out such landscaping to the reasonable satisfaction of the County Council in accordance with the approved details. 950 units not constructed to date</p>
--------------------------------------	--	------------	------------------	--	-----------------	---

NOTE

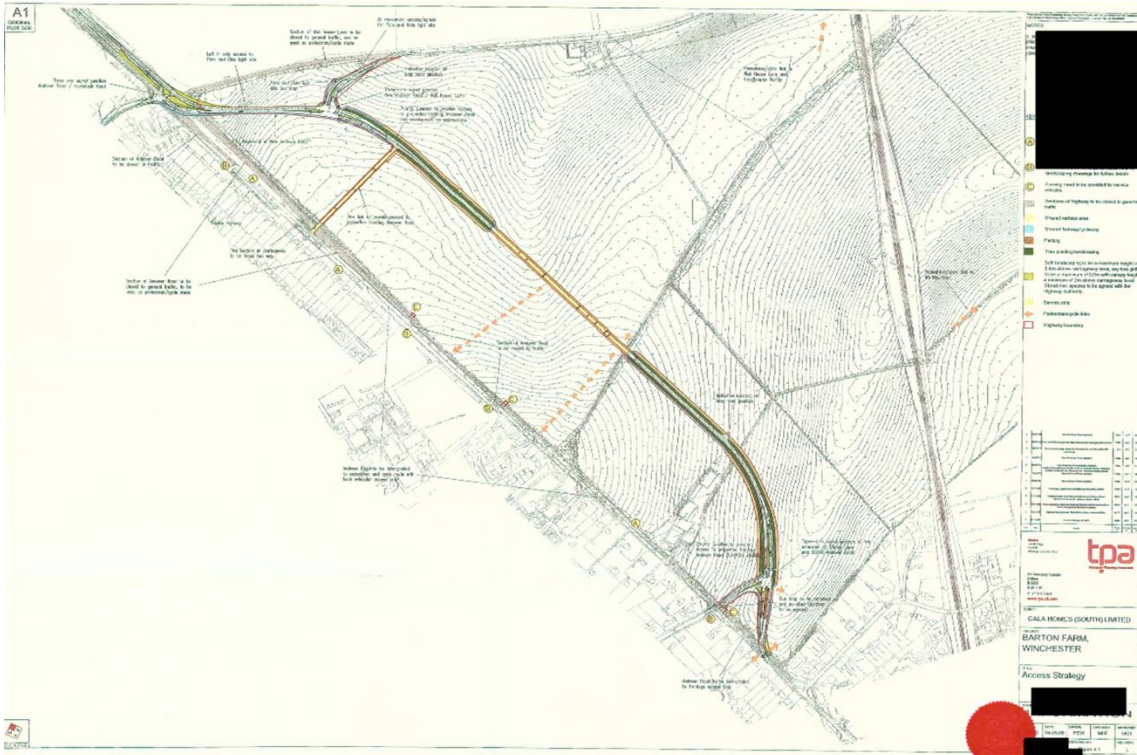
KEY DEFINITIONS AND PLANS*

“Permanent Access”

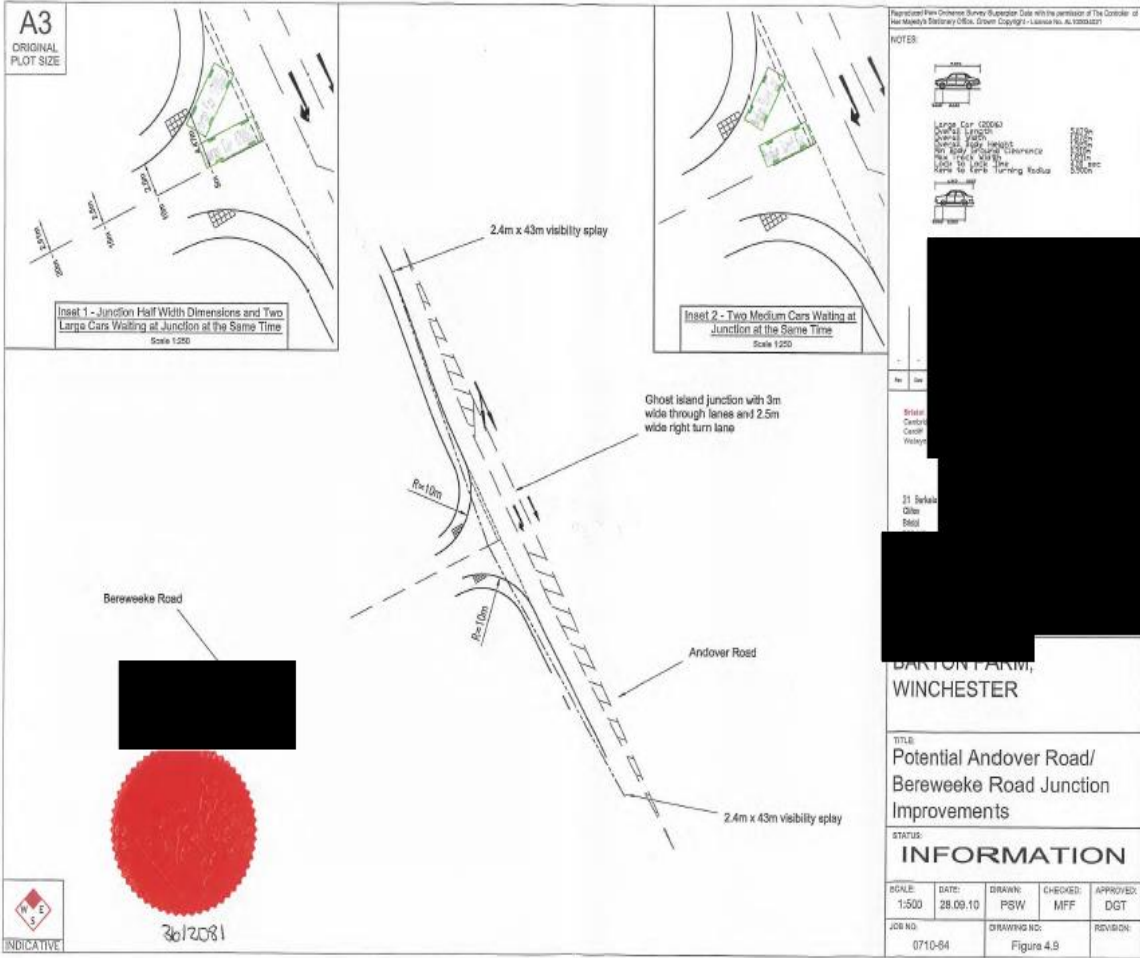
means the permanent vehicular and pedestrian access complete with binder course level surfaced footways signing lining landscaping lighting and kerbing constructed pursuant to a Highway Agreement or otherwise to adoptable standards and which is connected to an adopted highway to serve the Primary School;

“New Andover Road Works”

means the realignment of Andover Road through the Site with a 30mph speed limit (20mph through the local centre) as shown indicatively on drawing number 0710-64/ Figure 4.1 Rev L (as appended to this Agreement) and in accordance with the initial Design Code and the Design code Addendum Letter exchanged between the County Council and the Owner as set out in correspondence in Appendix SCG/A of the Highways Statement of Common Ground;



<p>"Andover Road/ Berewecke Road Junction Improvements Contribution"</p>	<p>means the sum of Three Hundred and Thirty One Thousand Seven Hundred and Eighteen pounds (£331,718) to be paid to enable the County Council to deliver the works shown indicatively on drawing number 0710-64/Figure 4.9 annexed hereto or any other such works to deliver an amended or alternative junction improvement scheme for Andover Road which may include improvements to sustainable travel!</p>
--	--

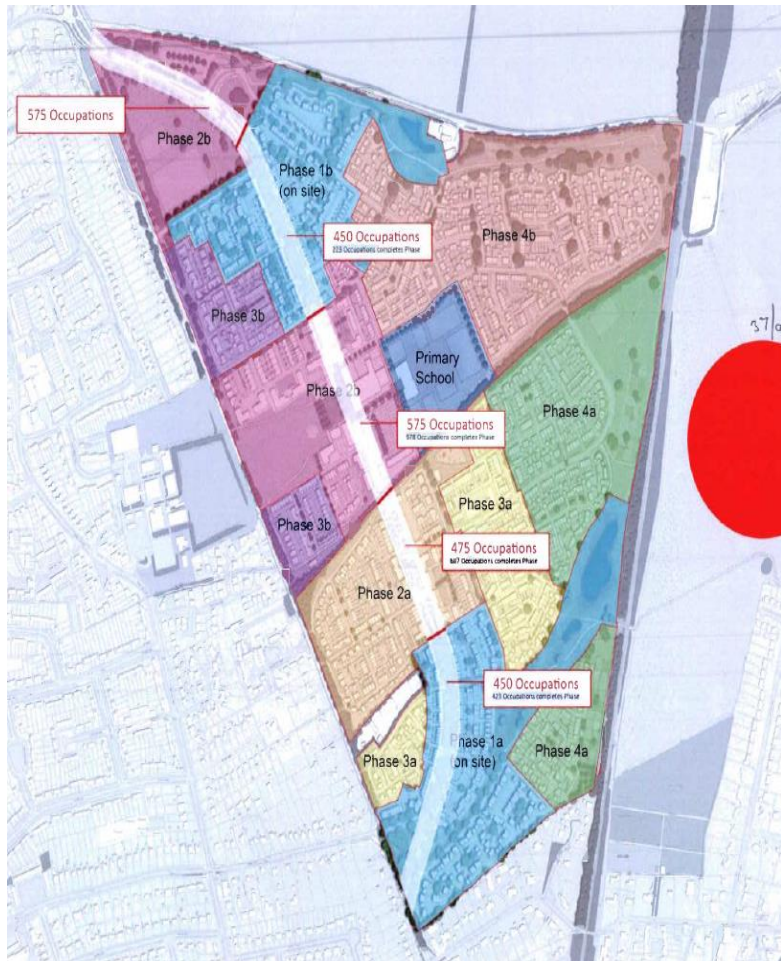


Extract from Deed of Variation 24/5/22

The definition of "Downgrading of Andover Road Works" in clause 1.1 (Definitions) of the Original Agreement shall be deleted and replaced with the following new definition:

Downgrading of Andover Road Works	means the downgrading of Andover Road to a pedestrian/cycle route with vehicular access for local frontages only (subject to the provisions of Schedule 2)
-----------------------------------	--

Phasing Plan attached to Deed of Variation dated 24/5/22



This page is intentionally left blank