



Meeting Kings Barton Forum

Date and Time Tuesday, 17th March, 2020 at 6.30 pm.

Venue Walton Suite, Guildhall, Winchester

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

Agenda Item.

5. Kings Barton Implementation Update Report – Appendix 1 (Pages 3 - 8)

City Offices
Colebrook Street
Winchester
SO23 9LJ

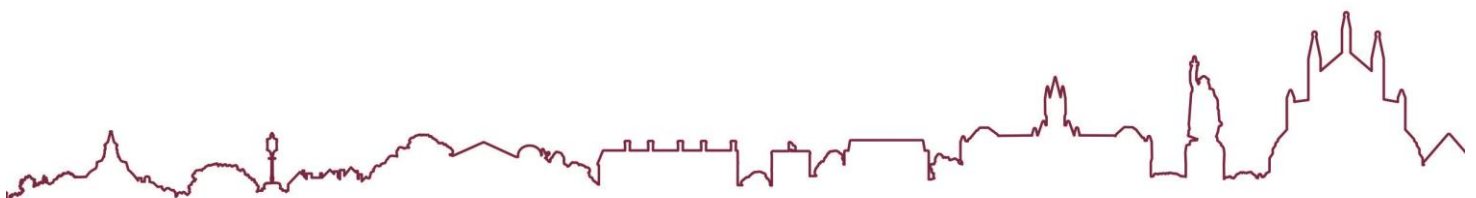
Lisa Kirkman
Strategic Director: Resources
and Monitoring Officer

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10 March 2020

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WINCHESTER BARTON FARM S106 TRACKER

KEY		
ALL UNIT OCCUPATION IS 'PRIOR TO'	N/A = NOT APPLICABLE	WIP = WORK PROGRESSING *AND FOR DURATION OF DEVELOPMENT
PC = PRE-COMMENCEMENT	TBS = TO BE SUBMITTED	
PO = PRE-OCCUPATION	? = UNKNOWN	
TN = TO NOTE	AP = ALL PHASES	

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PARAGRAPH	SUMMARY	WHEN	APPROVED	SUMMARY	WCC/HCC
2.4	THE OWNER WILL NOT COMMENCE DEVELOPMENT UNTIL THE PHASING PROGRAMME HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LPA	PC	YES	YK LETTER 14.11.14. Updated and accepted on 24.11.19	WCC
3.4	BETWEEN 35-45% AH IN EVERY PHASE	TN	N/A		WCC
3.7	PRIOR TO THE COMMENCEMENT OF DEVELOPMENT THE OWNER SHALL SUBMIT A DRAFT AFFORDABLE HOUSING MASTERPLAN STRATEGY (ALSO REFER TO 3.12)	PC	YES	LETTER DATED 4 June 2015	WCC
3.8	EACH RESERVED MATTERS APPLICATION SHALL BE ACCOMPANIED BY A DRAFT AFFORDABLE HOUSING RESERVED MATTERS STRATEGY (ALSO REFER TO 3.12)	PC	YES	Phase 1 Accepted LETTER DATED 4 June 2016	WCC
3.11	NO MORE THAN GROUPS OF 15 AH HOUSES OR 25 AH FLATS	AP	N/A		WCC
3.21	Prior to the commencement of development, the council shall provide the owner with a Local Lettings Plan for the development	PC	Yes	Council to complete	WCC
4.1	ALL LANDSCAPING, INCLUDING CHILDREN'S PLAY, TO BE COMPLETED WITHIN 12 MONTHS OF OCCUPATION OR LONGER IF AGREED WITH HEAD OF PLANNING, OF FIRST HOUSING UNIT	TN	N/A	Phase 1B build schedule did not allow this to happen	WCC

5.1	PRIOR TO OCCUPATION OF ANY PHASE SUBMIT TO COUNCIL PROPOSALS FOR LONG TERM OWNERSHIP MAINTENANCE AND MAGAMENT OF OPEN SPACE AND ANY OTHER LAND TO BE LANDSCAPED AS PER LOSS	PO	NO	Public open space to be transferred to WCC	WCC
6.1	PAYMENT OF CULTURAL FACILITIES CONTRIBUTION	800TH UNIT	NO		WCC
7.1	SPECIFICATION OF COMMUNITY CENTRE (INCLUDING CAR PARKING)	PC	YES	YK letter dated 14/11/15	WCC
7.2	COMPLETION OF COMMUNITY CENTRE	800TH UNIT	NO		WCC
7.8	TRANSFER OF COMMUNITY CENTRE TO COUNCIL	800TH UNIT	NO		WCC
8.1	COMMUNITY DEVELOPMENT WORKER EMPLOYED (MAY BE AN EMPLOYEE OF THE OWNER)	200TH OCCUPATION*	NO	Overdue - Work in progress	WCC
8.3	COMMUNITY DEVELOPMENT WORKER ACCOMMODATION OF 2 ROOMS NOT LESS THAN 25 SQ METRES WITH ACCESS TO KITCHEN AND TOILET FACILITIES	200TH OCCUPATION*	NO	Com development worker will be housed in new school as per agreement with Head Teacher	WCC
9.1	PRIOR TO COMMENCEMENT OF EACH PHASE, SUBMISSION FOR COUNCIL'S APPROVAL OF A PLAN OF THE PHASE SHOWING PUBLIC RIGHTS OF WAY THROUGH THE PHASE	PC	YES	YK LETTER CONFIRMING 1A & 1B	WCC
10.1	DETAILED ROUTE FOR THE PUBLIC FOOTPATH FROM ANDOVER ROAD THROUGH THE SITE AND THE ECOLOGICAL AMENITY LAND TO WORTHY ROAD, SURFACING AND OTHER CONSTRUCTION DETAILS FOR PFS AND PROPOSALS FOR LONG TERMS MAINTENANCE AND MANAGEMENT OF THE ECOLOGICAL AMENITY LAND	PC	YES	Agreed that 10.1.1 satisfied 10.1.2 to be satisfied through the submission of information against RM conditions. 10.1.3 will be satisfied with the discharge of condition 15 of outline.	WCC
HCC					
4.1	Notice of Commencement at least 10 day before commencement	PC	NO	TBC	HCC
4.5.1	Copies of surveys and overall design of infrastructure relating to Primary School land	PC	Yes		HCC
4.5.2	Owner to supply to HCC the Primary School framework details including temporary access route, permanent access, any adjoining roads, cycleways and footways, drainage and utilities supplies	WITHIN 3 MTHS OF COMMENCEMENT AND BEFORE OCCUPATION 1ST UNIT	Yes		HCC
4.6	PRIMARY SCHOOL LAND FREE OF CONSTRAINTS	PC	Yes		HCC
4.7	SUBMISSION OF DRAFT PRIMARY SCHOOL TRANSFER PLAN	PC	Yes	SUBMITTED BY AARON WADHAMS 11/06/15	HCC
4.8	PRIMARY SCHOOL LAND (NOT LESS THAN 1.8 HA) TRANSFERRED TO HCC & FIRST EDUCATION PAYMENT MADE (£3400000) INDEX LINKED	POST-150TH OCCUAPTION	Yes		HCC

4.9	ALL SERVICES TO PRIMARY SCHOOL TO BE IN PLACE TO ENABLE COMMISSIONING	150TH OCCUPATION	Yes		HCC
4.10	PERMANENT SCHOOL ACCESS COMPLETED AND SECOND PRIMARY EDUCATION PAYMENT MADE (£3400000)	250th occupation	NO		HCC
4.11	OWNER TO RE-CALCULATE PRIMARY PUPIL PRODUCT (PPP) HAVING REGARD TO PRIMARY MONITORING INFORMATION AND SHALL SUBMIT TO COUNTY	NO LATER THAN 1 MTH AFTER RECEIPT OF PRIMARY MONITORING INFORMATION FOLLOWING OCCUPATION OF 1200TH UNIT	NO		HCC
4.12	IF PRIMARY PUPIL YIELD EXCEEDS 420 THEN NOT TO OCCUPY MORE THAN A FURTHER 100 UNITS FOLLOWING SUCH AGREEMENT UNTIL ADDITIONAL PRIMARY SCHOOL LAND HAS BEEN TRANSFERRED TO THE COUNTY COUNCIL FOR £1 AND THE ADDITIONAL PRIMARY EDUCATION CONTRIBUTION HAS BEEN PAID TO THE COUNTY COUNCIL	IF PPP EXCEEDS 420, OWNER CAN ONLY ALLOW OCCUPATION OF A FURTHER 100 HOUSES UNTIL THE EXTRA PRIMARY SCHOOL LAND (1 HA) HAS BEEN TRANSFERRED TO HCC	NO		HCC
4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	750th OCCUPATION	NO		HCC
4.16	Owner to calculate the Secondary Pupil Product (SPP) and submit to HCC with regard to the SMR (Secondary Pupil Monitoring Report see clause 5.11)	One month after owner receives the SMR following occupation of 1,200 houses	NO		HCC
4.17	First City Access (£100,000), First Eastern Access (£100,000) First Western Access (£120,000) and First Non Motorised User (£170,500) Contributions must be paid by the owner to HCC	PO	Yes	Understand as yet not spent - Movement Strategy related?	HCC
4.18	Second City Access (£100,000), Second Eastern Access (£100,000) Second Western Access (£120,000) and Second Non Motorised User (£170,500) Contributions must be paid by the owner to HCC	PRE-650TH OCCUPATION OR FOUR YEARS AFTER THE FIRST HOUSE IS OCCUPIED, WHICHEVER THE SOONER	NO		HCC
4.20	NOT TO CARRY OUT HIGHWAY WORKS AND/OR OCCUPY THE DEVELOPMENT OTHERWISE THAN IN ACCORDANCE WITH SCHEDULE 2	TN	N/A		HCC
4.21.3	BUS SUBSIDY £301,689 INDEX LINKED	350TH OCCUPATION	NO		HCC
4.21.4	BUS SUBSIDY £213,856 INDEX LINKED	650TH OCCUPATION	NO		HCC
4.21.5	BUS SUBSIDY £171,019 INDEX LINKED	950TH UNIT	NO		HCC
4.21.6	BUS SUBSIDY £202,706 INDEX LINKED	1250TH UNIT	NO		HCC
4.23	PAYMENT OF TRAVEL PLAN FEE £1500.00	PO	NO	TBS	HCC
4.24	SUBMISSION AND APPROVAL OF SCHOOL, RESIDENTIAL AND RETAIL TRAVEL PLANS PRIOR TO THE COMMENCEMENT OF EACH PHASE	PC	YES	RESIDENTIAL TRAVEL PLANS SUBMITTED AND HCC CONFIRM OBLIGATION HAS BEEN MET	HCC
4.25	TRAVEL PLAN MONITORING FEE £15000.00	PC	NO	TBS	HCC

4.26.1	APPROVAL OF RETAIL TRAVEL PLAN	PO RETAIL	NO		HCC
4.26.2	APPROVAL OF RESIDENTIAL DEVELOPMENT	PO RESIDENTIAL	NO		HCC
4.31	PAYMENT OF TRAVEL PLAN BOND	PC	NO	TBS	HCC
4.32	OWNER TO ESTABLISH AT ITS OWN COST AND MAINTAIN A COMMUNITY TRAVEL WEBSITE	PO	NO		HCC
4.33	OWNER TO ESTABLISH TRAVEL BOARDS THROUGHOUT DEVELOPMENT	FIRST OCCUPATION	NO		HCC
4.35.2	NOT LESS THAN TWO CARS AT ALL TIMES	POST-650TH OCCUPATION	NO		HCC
4.36	SCHEME FOR CYCLE PARKING	PC	YES	HCC CONFIRM PHASE 1 SATISFIED	HCC
4.37	COMPLETION CYCLE PARKING	PO	NO		HCC
4.38	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN SUBMISSION	PC	YES	HCC CONFIRM CONSTRUCTION ROUTES AGREED AND OBLIGATION FULFILLED	HCC
4.39	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN APPROVAL	PO	YES	HCC CONFIRM CONSTRUCTION ROUTES AGREED AND OBLIGATION FULFILLED	HCC
SCHEDULE 2 Part 1	SUBMISSION OF DETAILS OF HIGHWAY ACCESS WORKS AT ANDOVER ROAD/TEMPORARY SITE ACCESS JUNCTION	PC	YES	HCC AGREE THAT PRINCIPLE OF WORKS NOW AGREED	HCC
SCHEDULE 2 PART 2	HIGHWAY ACCESS WORKS COMPLETION	PC	WIP		HCC
SCHEDULE 2 PART 3	HIGHWAY AGREEMENT TO SECURE COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	PO	WIP	Seeking agreement with HCC to pay commuted sum	HCC
SCHEDULE 2 PART 4	COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	100TH OCCUPATION	WIP	Seeking agreement with HCC to pay commuted sum	HCC
SCHEDULE 2 PART 5	HIGHWAY AGREEMENTS TO SECURE:	NO MORE THAN 200TH OCCUPATION	WIP		HCC
	A) NEW ANDOVER ROAD WORKS	NO MORE THAN 200TH OCCUPATION	WIP		HCC
	B) ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP		HCC
	C) ANDOVER ROAD/STONE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP		HCC
	D) WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP		HCC
	E) ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP		HCC
	F) BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLE LINKS	NO MORE THAN 200TH OCCUPATION	WIP		HCC
SCHEDULE 2 PART 6	COMPLETE WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS AND BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLEWAY WORKS	PRIOR TO PRIMARY SCHOOL OPENING	N/A		HCC

SCHEDULE 2 PART 7	NEW ANDOVER ROAD WORKS, ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS, ANDOVER ROAD/STONE LANE JUNCTION IMPROVEMENT WORKS AND ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NOT MORE THAN 650TH OCCUPATION	N/A		HCC
SCHEDULE 2 PART 8	SECTION 247 ACT STOPPING UP PARTS OF ANDOVER ROAD THAT WILL CEASE TO BE PUBLIC HIGHWAY	PO	WIP	MEETING 10TH JULY '15 BETWEEN WCC/HCC	HCC
SCHEDULE 2 PART 9	COUNTY AND CITY COUNCILS GAIN RECEIPT OF APPLICATION UNDER S247	PO	NO		HCC
SCHEDULE 2 PART 10	TO IMPLEMENT STOPPING UP	N/A	N/A		HCC
SCHEDULE 2 PART 11	IF NO ORDER GAINED, OWNER TO PROMOTE A ROAD TRAFFIC ORDER RESTRICTING THE USE OF THAT PART OF ANDOVER ROAD TO PEDS/CYCLISTS	650TH OCCUPATION	N/A		HCC
SCHEDULE 2 PART 12	OWNER AT OWN EXPENSE TO PROMOTE RTOs AS NECESSARY TO FACILITATE IMPLEMENTATION OF DOWNGRADING OF ANDOVER ROAD WORKS	N/A	N/A		HCC
SCHEDULE 2 PART 13	IF PART 12 OBTAINED, OWNER TO IMPLEMENT IN ACCORDANCE WITH A PROGRAMME PREVIOUSLY AGREED WITH COUNCIL	N/A	N/A		HCC
SCHEDULE 12 PART 14	IF RTO OBTAINED PROHIBITING use of that part of andover road, the owner shall get county approval of landscaping with programme of implementation and subject to grant of necessary licences and carry out to satisfaction of county council	PO 950TH UNIT	N/A		HCC

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