



**Meeting** Kings Barton Forum

**Date and Time** Tuesday, 18th January, 2022 at 6.00 pm.

**Venue** This meeting will be held virtually and a live audio stream can be listened to via  
[https://civica.audiominutes.com/public\\_player/wincc](https://civica.audiominutes.com/public_player/wincc)

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

Agenda Item.

7. Kings Barton Implementation Update Report (Pages 3 - 6)  
(KBF34 – Appendices 1 & 2)

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

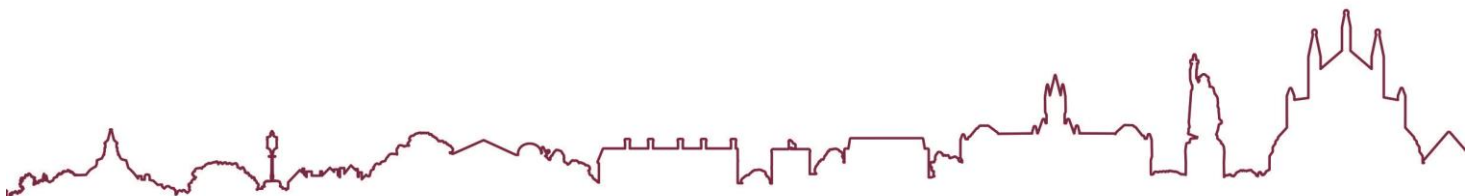
**Lisa Kirkman**  
**Strategic Director and Monitoring**  
**Officer**

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18 January 2022

Agenda Contact: Nancy Graham [ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk) 01962 848 235



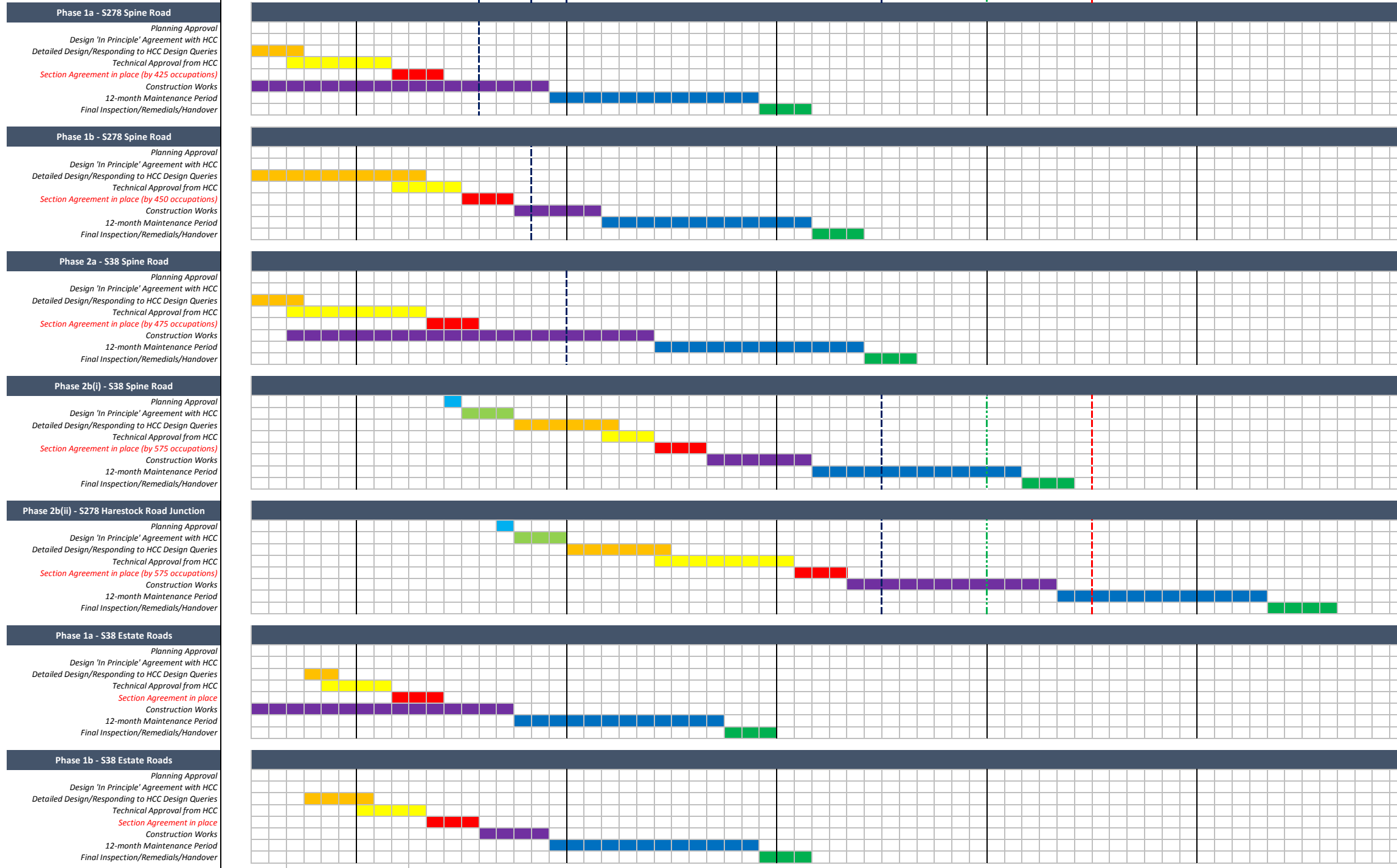
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Total No. of Plots per Phase	Phase 1b - 223 plots		Phase 1a - 202 plots		Phase 2a - 264 plots		Phase 2b(i) - 291 plots		Phase 3a(i) - 45 plots		Phase 4a(i) - 77 plots		Phase 3a(ii) - 163 plots		Phase 3b(i) - 45 plots		Phase 3b(ii) - 76 plots		Phase 4a(ii) - 196 plots		Phase 4b - 433 plots		
	Phase 1a		Phase 1a and Phase 2a				Phase 2a				Phase 2a				Phase 2a and Phases 2b (i), 3a(i) & 4a(i)				Phases 2b(i), 3a(i) and 4a(i)				
	2021		2022				2023				2024				2025				2026				
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Estimated Total No. of Occupations (Private)	6	10	12	14	14	9	12	12	12	12	12	13	12	12	12	12	12	12	12	12	12	12	
Estimated Total No. of Occupations (HA)	0	8	10	16	16	21	0	10	0	9	0	6	0	6	12	12	12	13	12	12	12	12	
Estimated TOTAL Site Occupations (Cumulative)	338	344	362	384	414	444	474	486	508	520	541	553	572	584	602	626	650	674	699	723	747	771	795



	2021		2022				2023				2024				2025				2026			
	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec



Comments/Notes
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Phase 1a - S278 Spine Road

Allow until end Sep '21 to agree design with HCC. Assume Technical Approval by end of Feb '22. Section Agreement in place by end May '22. Assume 6 months for completion of road works. 12 month Maintenance Period until Nov '23. Assume Handover to HCC by end February 2024.

Phase 1b - S278 Spine Road

Allow until end Apr '22 to agree design with HCC. Assume Technical Approval by June '22. Section Agreement in place by end of Sept '22. Assume 5 months for construction/remedials. 12 month Maintenance Period until end Feb '24. Assume Handover to HCC by end May 2024.

Phase 2a - S38 Spine Road

Assume Technical Approval by end April '22. Section Agreement in place by end July '22. Assume construction complete by end May '23. 12 month Maintenance Period until May '24. Assume Handover to HCC by end Aug 2024.

Phase 2b(i) - S38 Spine Road

Planning Approval by end June 2022. Design agreed 'in principle' with HCC by end Sep '22. Allow 24 weeks design, complete by Mar '23. Assume Technical Approval by end May '23. Section Agreement in place by end Aug '23. Assume 6 months for construction/remedials. 12 month Maintenance Period until Feb '25. Assume Handover to HCC by end May 2025.

Phase 2b(ii) - S278 Harestock Road Junction

Planning Approval by end September 2022. Design agreed 'in principle' with HCC by end Dec '22. Allow 24 weeks design, complete by end June '23. Assume Technical Approval by end Jan '24. Section Agreement in place by end April '24. Assume 48 weeks for construction/remedials. 12 month Maintenance Period until end Apr '26. Assume Handover to HCC by end August 2026.

Phase 1a - S38 Estate Roads

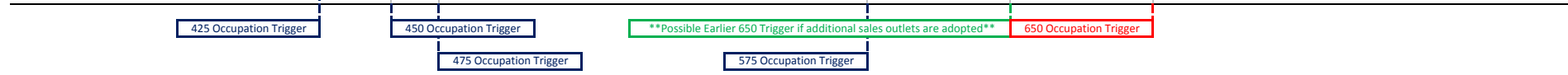
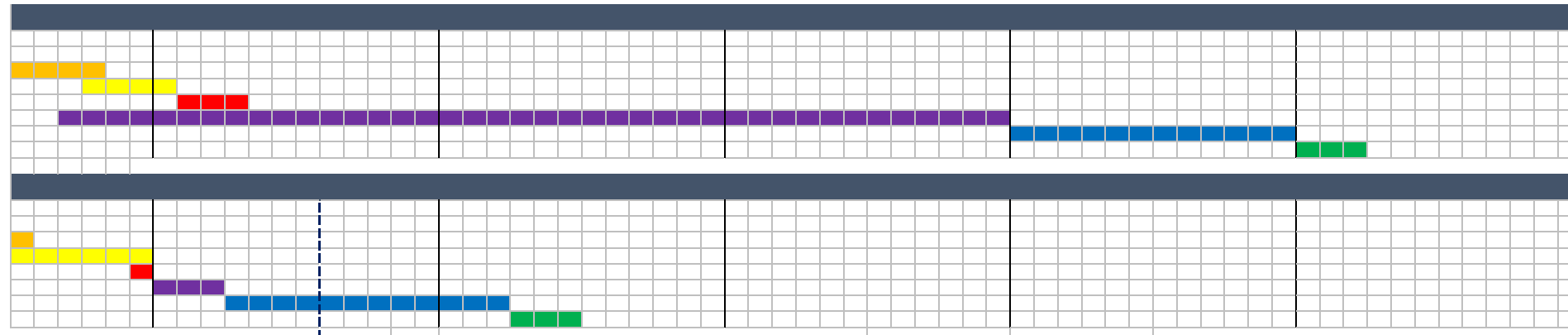
Assume Technical Approval by end Feb '22. Section Agreement in place by end May '22. Assume road complete by end Sep '22. 12 month Maintenance Period until Sep '23. Assume Handover to HCC by end December 2023.

Phase 1b - S38 Estate Roads

Allow until end Jan '22 to agree design with HCC. Assume Technical Approval by end April '22. Section Agreement in place by end July '22. Assume 24 weeks for construction/remedials. 12 month Maintenance Period until end Nov '23. Assume Handover to HCC by end Feb 2024.

**Phase 2a - S38 Estate Roads**  
 Planning Approval  
 Design 'In Principle' Agreement with HCC  
 Detailed Design/Responding to HCC Design Queries  
 Technical Approval from HCC  
 Section Agreement in place  
 Construction Works  
 12-month Maintenance Period  
 Final Inspection/Remedials/Handover

**S278 Wellhouse Lane Improvement Works**  
 Planning Approval  
 Design 'In Principle' Agreement with HCC  
 Detailed Design/Responding to HCC Design Queries  
 Technical Approval from HCC  
 Section Agreement in place  
 Construction Works  
 12-month Maintenance Period  
 Final Inspection/Remedials/Handover



2021		2022		2023		2024		2025		2026	
Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun

**Phase 2a - S38 Estate Roads**  
 Assume Technical Approval by end Jan '22.  
 Section Agreement in place by end Apr '22.  
 On-going construction works until say end Dec '24.  
 12 month Maintenance Period until end Dec '25.  
 Assume Handover to HCC by end March 2026.

**S278 Wellhouse Lane Improvement Works**  
 Technical Approval expected December '21.  
 Section Agreement in place by end Dec '21.  
 Assumed 10-12 weeks construction programme.  
 12 month Maintenance Period until end Mar '23.  
 Assume Handover to HCC by end June 2023.

Comments/Notes

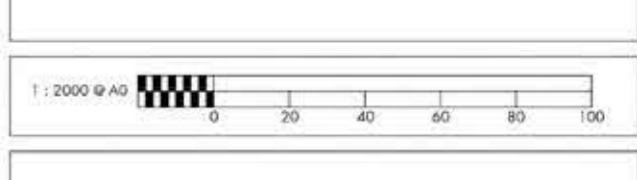
Occupation Triggers (By Phase)	Sales Rate Estimate	Proposed Completion Date of Highway Agreement (S278 or S38)	Gain (-)/Loss(+)
Phase 1a - 425 Occupations	Current rate of sales estimates this to be end of July 2022.	This programme shows the following Highways Agreements in place: S278 by end May 2022	- 8 weeks
Phase 1b - 450 Occupations	Current rate of sales estimates this to be end of Oct 2022.	This programme shows the following Highways Agreements in place: S278 by end of September 2022	- 4 weeks
Phase 2a - 475 Occupations	Current rate of sales estimates this to be end Dec 2022.	This programme shows the following Highways Agreements in place: S38 (Spine) by end July 2022	- 22 weeks
Phase 2b(i) & Phase 2b (ii) - 575 Occupations	Current rate of sales estimates this to be end June 2024.	This programme shows the following Highways Agreements in place: S38 (Spine) by end of August 2023 S38 (Harestock Jct) by end Apr 24	- 40 weeks - 8 weeks
Main Spine Road Complete - 650 Occupations	Current rate of sales estimates this to be end June 2025.	The spine road will be <b>build-complete</b> (including Harestock Jct) by end April 2025:	- 8 weeks



REV	DATE	DESCRIPTION



Kings Barton, Winchester  
 Combined Phases Master Plan



Scale	1:2000@A0	Dwg No.	PL.02
Date	25.10.19	Rev	
Drawn	Central Design England		

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