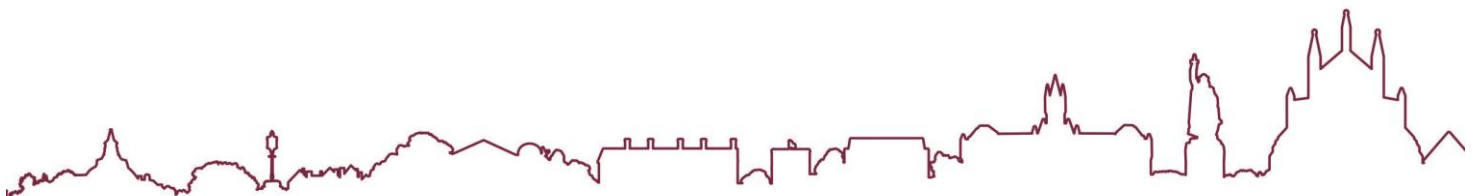




<b>Meeting</b>	Kings Barton Forum
<b>Date and Time</b>	Tuesday, 5th November, 2019 at 6.30 pm.
<b>Venue</b>	Walton Suite, Guildhall, Winchester

## AGENDA

- 1. Apologies**  
To record the names of apologies given and deputy members who are attending the meeting in place of appointed Members (where appropriate).
- 2. Minutes** (Pages 5 - 10)  
Minutes of the previous meeting held on the 15<sup>th</sup> July 2019.
- 3. Chairpersons Announcements**
- 4. Disclosures of Interests**  
To receive any disclosure of interests from Members and Officers in matters to be discussed.  
  
*Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.*
- 5. Public Participation**  
To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum.
- 6. Presentation from the Head Teacher of Barton Farm Academy**
- 7. Verbal Update from CALA - The Local Centre**



8. **Kings Barton Implementation Report** (Pages 11 - 22)  
(Report Ref: KBF24)

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

Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



28 October 2019

Agenda Contact: Matthew Watson [mwatson@winchester.gov.uk](mailto:mwatson@winchester.gov.uk) 01962 848 317

### **Barton Farm Forum**

#### **Membership**

The Barton Farm Development Forum consists of the following voting members:

- 9 members of Winchester City Council,
- 2 members of Hampshire County Council,
- 1 member of Headbourne Worthy Parish Council,
- 1 member of Littleton and Harestock Parish Council.

#### **Membership**

Cllr Rutter	Winchester City Council
Cllr Cunningham	Winchester City Council
Cllr Godfrey	Winchester City Council
Cllr Griffiths	Winchester City Council
Cllr Horrill	Winchester City Council
Cllr Learney	Winchester City Council
Cllr Porter	Winchester City Council
Cllr Prince	Winchester City Council
Cllr Warwick	Hampshire County Council
Cllr Tod	Hampshire County Council
Cllr Duncan	Headbourne Worthy Parish Council

In addition, the following are nominated deputies to the Forum:

Cllr Hutchison (Winchester City Council) and Cllr Mather (Winchester City Council)

### **Quorum**

The Forum will be quorate if five voting representatives are present.

### **Method of Working and Voting Rights**

All representatives are expected to seek to reach conclusions by general consensus. Where any voting representative on the Forum requires a formal vote to be taken, this shall be on a show of hands by those voting representatives present and voting (the membership as set out above).

### **Public Participation Procedure**

#### **General**

1. There will be a period of 10 minutes maximum at the beginning of each Forum meeting when the Chairman will invite the public, including local interest groups, to raise any general matters of interest and/or matters relating to the work of the Forum. Detailed matters related to agenda items will not be accepted at this point, as there will be an opportunity for these comments to be heard later in the meeting. As is the usual practice for general public participation, however, officers and Members may not be able to immediately respond at the meeting to points raised by the public where these relate to non-agenda items.

#### **Consideration of Individual Agenda Items**

2. After an officer has introduced an agenda item, the Chairman will invite public participation on matters relating to that agenda item. At this point, a period of up to ten minutes (subject to extension at the Chairman's discretion) will be allowed for public comments. During this period, members of the public, including local interest groups, will be able to object, support or ask questions directly relating to the agenda item and contents of the officer report.

3. An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak, they will be encouraged to agree the allocation of the maximum ten minute period for public participation. The Democratic Services Officer will assist in this process before the start of the meeting. The Chairman will retain a general discretion to manage the public speaking process, and may limit individual speakers to less than three minutes, or take other steps necessary in order to maximise public participation in an appropriate way. The extension of the total 10 minutes limit allowed for the public to discuss an agenda item will be at the discretion of the Chairman.

4. There will be no further opportunity for the public to comment on an agenda item once the period of public participation has ended, even if the prescribed period has not been reached. The subsequent discussion, consideration and decision on the matter will then be passed to Forum Members.

5. Members and Officers will not provide an immediate response to public comments raised from the floor. All comments and queries will be noted and the Chairman will invite Officers and/or Members to respond to specific points during the round table debate and discussion amongst Forum members that follows.

6. Members of the public should wherever possible contact the Democratic Services Officer before the start of the meeting (preferably by telephone or email prior to the day of the meeting), so that as many people who wish to speak can be accommodated during the public participation sessions.

### **Forum Debate and Vote**

7. The Chairman will subsequently invite questions and open the discussion and debate to all Members of the Forum and will invite officers and/or Members to respond to any public comments raised from the floor. Where appropriate, a vote will be taken to reach a formal recommendation on the agenda item.

### **Filming and Broadcast Notification**

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

### **Disabled Access**

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) to ensure that the necessary arrangements are in place.

## **KINGS BARTON FORUM**

**Monday, 15 July 2019**

**Attendance:**

Councillors

Cllr Rutter (Winchester City Council) (Chair)

Cllr Cunningham, Winchester City Council

Cllr Godfrey, Winchester City Council

Cllr Learney, Winchester City Council

Cllr Porter, Winchester City Council

Cllr Prince, Winchester City Council

Cllr Warwick, Hampshire County Council

Cllr Tod, Hampshire County Council

**Deputy Members in attendance:**

Cllr Warren, Littleton & Harestock Parish Council

**Apologies for Absence:**

Cllr Griffiths (Winchester City Council), Cllr Horrill (Winchester City Council), Cllr Duncan (Headbourne Worthy Parish Council) and Cllr Saunders (Littleton & Harestock Parish Council)

1. **APPOINTMENT OF VICE CHAIRPERSON FOR THE 2019/20 MUNICIPAL YEAR**

RESOLVED:

Councillor Tod was elected Vice-Chairperson for the 2019/20 Municipal Year.

2. **CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson thanked Members of the Forum and the Public for their attendance and introduced Nicola Wells, Head teacher, Barton Farm Academy. The Chairperson advised that it was hoped that the head teacher would be able to attend a future meeting of the Forum to discuss progress with the Academy.

3. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 18TH MARCH 2019**

RESOLVED:

That the minutes of the previous meeting held on the 18 March 2019 be approved and adopted.

#### 4. **PUBLIC PARTICIPATION**

The Chairperson welcomed approximately 30 local residents to the meeting. A number of residents addressed the Forum at the relevant point in the agenda. For the purposes of the minutes, the key issues were collated here as follows:

Regarding the overall purpose of the Forum a member of the public suggested that existing Council House residents may benefit from a Forum in a similar way that Kings Barton residents do. In response, the Chairperson explained that this Forum dealt with much more than housing and it was crucial in bringing together all the relevant parties as the development progressed.

A representative of the Kings Barton Residents Association addressed the Forum regarding report KBF22, Kings Barton Community Development Worker. He made a number of points in support of the post and of the involvement of St Barnabas Church who he felt would make a suitable employer. The Forum was also asked if preference could be given to local residents in the appointment of the post.

In response, officers advised that St Barnabas Church had asked to be considered as a potential employer for the community development worker and a number of meetings had been held with Reverend Ed Dines. Whilst this option had its merits, it was not proposed at this stage. However it was understood that the community development worker would need to work closely with the Church and others to ensure a joined-up approach and a complementary delivery of services. The Forum was informed that no special preference could be given to local residents but that the Residents Association would be advised of when the vacancy notice was to be circulated.

Regarding report KBF23, Kings Barton Implementation Report; prior to the meeting, the Kings Barton Residents Association had notified officers of the questions they intended to ask under this item. Officers had in turn been able to consult with colleagues at Winchester City Council, Hampshire County Council and CALA to provide initial responses to those questions. The key issues raised related to the:

##### **Pedestrian walkways/cycle routes:**

- a) Footpath resurfacing, East side of Andover Road.
- b) Speed limits along Andover Road past Manley Road
- c) Toucan crossing on the Courtney Road
- d) Proposed Worthy Down shared route
- e) Useable sealed surface on the new Worthy Down route
- f) Maintenance schedule of footpaths
- g) Footpath running parallel to the northern border of Henry Beaufort school

##### **Kings Barton Infrastructure:**

- a) Delivery of the Phase 1B playpark.
- b) Speeding issues on Winchester Avenue.
- c) Issues of Shared space areas being used inappropriately
- d) An update on Park and Ride and bus services in general

- e) Maintenance of amenity space.
- f) Problems with street lighting.
- g) Completion date for Phase 1B
- h) Installation of dog waste bins.

Responses to the questions were provided by officers and by Mr Westwood, CALA Homes' Project Director. In addition, it was proposed that a number of the issues raised by the Residents Association could be properly dealt with by a meeting between CALA and the Residents Association. This could also be combined with a site tour of the areas referred to. Further, it was suggested that as a number of the issues raised related to VIVID that they should be invited to attend a future meeting of the Forum. Concerning a specific issue regarding dog waste bins, it was proposed that officers, CALA and the Parish Council meet to discuss in order to take this issue forward.

Regarding agenda item 9, Winchester City Council Movement Strategy, several members of the public spoke following the presentation by officers. The following points were raised:

- that keeping Andover Road open was important to many residents.
- could maintenance schedules of footpaths be reviewed?
- were the results of the Movement Strategy available on line?
- did the Movement Strategy fully consider the current uses of Andover Road including the issues with Children walking to school

Officers explained that in relation to Andover Road, that the planning permission confirms the position and that the developer was required to implement that permission. In terms of the presentation, officers advised that the Movement Strategy sought to reduce the overall level of traffic using Andover Road. Regarding Movement Strategy results, the high level findings and results were available online via the Winchester City Council website.

5. **KINGS BARTON COMMUNITY DEVELOPMENT WORKER (REPORT REFERENCE: KBF22)**

(Report KBF22 refers)

The Forum received and noted the report of the Community Planning Manager which provided proposals for the employment of a Community Development Worker to serve Kings Barton, funded by Developer Section 106 contributions. The report was introduced by the Team Leader Major Development Implementation and proposed that:

- the post would be employed by the City Council.
- the post would be 0.5 Full Time Equivalent for a 2-year period.
- workload and demand would be re-evaluated at the end of the two years.
- the role would be initially located by CALA and that Officers would continue discussions to see whether the role could, in the future be based at the new Barton Farm Academy.

Members of the Forum asked a number of questions concerning the report. In responding, Officers explained that whilst this role and the Implementation Manager role would need to work closely together, the Community Development Worker post was essentially concerned with helping to create a community whilst the Implementation Manager role was to implement the planning application. The Forum was also informed that the Community Development Worker role would be expected to be pro-active in identifying sources of funding.

**RESOLVED:**

That the Forum endorses the preferred approach for the employment of a Community Development Worker to serve Kings Barton as set out in the report KBF22.

6. **KINGS BARTON IMPLEMENTATION UPDATE REPORT**

(Report KBF 23 refers)

The Forum received and noted the report of the Strategic Director which provided an update on progress with issues relating to the Kings Barton Development. The key issues within the report were reported and summarised as follows:

- As of the date of the meeting, there were 205 occupations at Phase 1B of Kings Barton with only 18 units remaining unsold. All 89 affordable housing units in this phase had now been passed over to VIVID. Groundworks for the Phase 1B play area had now commenced.
- Occupation of Phase 1A was due to begin late August 2019 and it was anticipated that the reserved matters application for Phase 2A would be submitted in mid July. This would comprise 250 units to the north of Phase 1A.
- The next two months would be an extremely busy period as a condition of the planning application was that all reserved matters applications must be submitted before 2 October 2019 to be valid. In addition to the Phase 2A application, CALA was preparing approximately nine further reserved matters applications to ensure this obligation was met. These further applications would be sufficient to be validated but they would not be immediately determined. A reserved matters application for the local centre would be included and would reflect previous consultations on the form and content but would be capable of further modification. This would be open to further discussion at a future Forum meeting and at a public meeting with dates to be confirmed.

Members of the Forum asked a number of questions regarding the reserved matters applications and Section 106 requirements. Officers advised that reserved matters would be subject to normal consultation requirements as and when they were determined.



Members also agreed to undertake a regular site tour, ideally every three months with the first to take place before the end of September.

RESOLVED:

That the content of the report is noted.

7. **CITY OF WINCHESTER MOVEMENT STRATEGY - UPDATE AND DISCUSSION**

The Head of Programme and the Principal Transport Planner, Hampshire County Council provided the Forum with a presentation regarding the City of Winchester Movement Strategy. The Forum was advised that the Movement Strategy was a joint strategy between Hampshire County Council and Winchester City Council and sets out the long term priorities for travel and transport improvements over the next 20 to 30 years.

The purpose of the presentation was to provide the Forum with an overview of the Movement Strategy and provide specific information relating to Kings Barton. This included the role of the existing Andover Road, an explanation of the Section 106 triggers relating to Transport Infrastructure and responding to a number of the questions submitted by the Kings Barton Residents Association.

Following the presentation, a number of Members provided feedback from residents and raised several additional matters regarding Andover Road, bus subsidies, Section 106 triggers, general access to the Barton Farm area and incentivising alternative modes of travel. Officers clarified a number of points regarding the current position regarding Andover Road and outlined future options such as Park and Ride and a local walking and cycling plan that may be considered in the future. In regards to bus subsidies, it was confirmed that any Section 106 funding obtained was in addition to any future, potential funding for the Park and Ride scheme.

Following additional questions, Mr Westwood informed the Forum that the cycle and walking path from Kings Barton to Courtney Road should be undertaken by Autumn 2019. He would also speak to the tenant farmer regarding the condition of the footpath east of Andover Rd.

Councillor Learney updated the Forum following a recent conversation with a member of the public regarding Andover Road. Mr Hughes advised that he had today also spoken to the member of the Public and had provided an update on the current situation.

Finally, officers were asked to continue the dialogue with the Head teacher of Henry Beaufort School on behalf of the Forum regarding the potential for a footpath to link with Buriton Road.

The Chairperson thanked all for attending and participating.

The meeting commenced at 6.30 pm and concluded at 8.20 pm

Chairperson

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

5 NOVEMBER 2019

REPORT OF CABINET MEMBER: COUNCILLOR JACKIE PORTER CABINET MEMBER FOR BUILT ENVIRONMENT AND WELLBEING

Contact Officer: Christopher Hughes Tel No: 01962 848 375 Email [chughes@winchester.gov.uk](mailto:chughes@winchester.gov.uk)

WARD(S): GENERAL

PURPOSE:

To provide the Forum with an update on progress at Kings Barton, the development process, and future works.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:1 EMERGING COUNCIL PLAN1.1 **Tackling the climate emergency and creating a greener district**

Kings Barton is located close to existing services, employment and education facilities making it possible for residents to take more journeys by foot, cycle or bus.

1.2 **Homes for all**

40% of the homes at the 2000 dwelling development at Kings Barton will be affordable, providing a wide range of opportunities to rent or buy in Winchester.

1.3 **Vibrant local economy**

2000 dwellings will provide opportunities for more young people to live and work in the district. The local centre in the development will also provide a range of business and employment opportunities.

1.4 **Living well**

Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

1.5 **Your services, your voice**

The increase in the number of homes will increase the council tax revenue for the City Council.

2 FINANCIAL IMPLICATIONS

## 2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

## 3.1 Provision of an update report as to the current implementation of the approved development at Kings Barton provides an important communication between the developer, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

4 WORKFORCE IMPLICATIONS

## 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

## 6 CONSULTATION AND COMMUNICATION

6.1 None

## 7 ENVIRONMENTAL CONSIDERATIONS

7.1 The City Council has declared a climate emergency and is considering measures to move towards carbon neutrality both as a Council and as a district. The planning consent for King's Barton cannot be amended but future phases of development can take account of emerging technologies and opportunities to reduce carbon emissions within the scope of the planning consent and Building Regulations.

## 8 EQUALITY IMPACT ASSESSEMENT

8.1 None

## 9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required.

## 10 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i>	n/a	
<i>Community Support</i> If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.	Regular Forum meetings to be held Good communication by the developers with Implementation Officer Close working liaison with parish councils and ward Members.	
<i>Timescales</i> If the development does not progress in a timely fashion the Council's ability to demonstrate a five year land supply will be comprised.	The Council has limited control over the timetable for development which will be largely a commercial matter for the developer. The appointment of an Implementation Officer will help to reduce the scope for delays which might occur as a result of planning process and communication issues. Good dialogue between HCC, WCC and the developer will help	

	ensure project milestones are coordinated and achieved	
<i>Project capacity</i>		
<i>Financial / VfM</i>		
<i>Legal</i> Implementation of the development in accordance with the planning permission and any planning obligation agreement.	The appointment of an Implementation Officer will reduce the scope for delays and hence communication as to compliance with the planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

## 11 SUPPORTING INFORMATION:

### 11.1 **Implementation Officer**

11.2 The Implementation Officer, Chris Hughes, is the first point of contact for queries relating to Kings Barton. Email [chughes@winchester.gov.uk](mailto:chughes@winchester.gov.uk) and telephone: 01962 848 057 (ext. 2057).

### 11.3 **Phase 1B**

11.4 The housing construction at Phase 1B is scheduled to be completed at the end of October. At the time of writing, four of the 223 dwellings remain unsold.



11.5

11.6 It is likely elements of the compound will remain in place to conclude road works, remedial works and the re-profiling of the borrow pit for the installation of sports pitches.

11.7 The play area landscaping and tree planting will be completed once the season commences, this is weather dependent but ordinarily will be late October early November.

11.8 The play park will open once all surrounding road works, fencing, the landscaping has been completed and also the grass has established properly.

11.9 CALA is still working on completing the technical approval processes for both the drainage (Surface Water / SUDS) and the Highways, when agreements on these are reached, final surfacing works will be undertaken.

11.10 The new connection between the site and Headbourne Worthy is due for completion before the school opens in September 2020 and the route to Courtenay Road will be completed this autumn/winter.

11.11 **Phase 1A**

11.12 The first two occupations of the 200 dwelling scheme took place in September. The sales centre for Phase 1A will temporarily be located in a mobile office until it is rehoused in the ground floor of the entrance apartment block early in the new year.



11.13





11.14

11.15 Gateway apartment blocks. Temporary sales building located in front of the building that will house the permanent sales office.



11.16



11.17



11.18

**11.19 Planning Application Submissions**

11.20 As noted in the previous Forum Report (KBF230 Condition 8 of the outline planning consent for Kings Barton states:

11.21 “Application for approval of the residential reserved matters and non residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the local planning authority before the expiration of 7 years from the date of this permission.”

11.22 The deadline for the submission of the remaining applications was 2 October. Ten reserved matters applications were submitted and validated before the 2 October deadline securing both the planning consent and s106 obligations.

11.23 In order to facilitate the submission of these reserved matters applications, and in line with the requirements of the s106, CALA wrote to the City Council informing us they wished to amend the Phasing Plan.



11.24

Kings Barton, Winchester - Phasing Plan - August 2019

11.25 These applications will sit 'on the shelf' at the City Council until such time as CALA wish to take them forward. The likely timetable, which is subject to change, for bringing forward applications is shown below:

- Phase 2a - Target Determination Nov/Dec 19 - Start on Site 2021.
- Phase 2b residential - Target Determination 2020 - Start on Site 2021.
- Phase 2b neighbourhood centre – Target Determination 2021 – Start on site 2021 (may progress at different stages)
- Phase 3a - Target Determination 2023 - Start on Site 2025.
- Phase 3b - Target Determination 2024 - Start on Site 2026.
- Phase 4a - Target Determination 2026 - Start on Site 2028.

- Phase 4b - Target Determination 2028 - Start on Site 2030.

11.26 The City Council and CALA have agreed to monitor this programme regularly. The letter outlining this agreement is in Appendix 1.

11.27 The neighbourhood centre at Kings Barton remains fundamentally important to the successful delivery of the overall scheme. The neighbourhood centre reserved matters applications submitted by CALA as part of the recent tranche have built firmly on the extensive consultation process that was carried out in 2016. The summary and update of the consultation process is included in Appendix 2 of this report.

11.28 **Kings Barton Community Worker**

11.29 The Community Development Worker post has now been through the job evaluation process and request to recruit will shortly be sought from the Executive Leadership Board.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF23 – 15 July 2019

Other Background Documents:-

APPENDICES:

Appendix 1 Programme and Implementation Letter

Appendix 2 Neighbourhood Centre Summary

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