



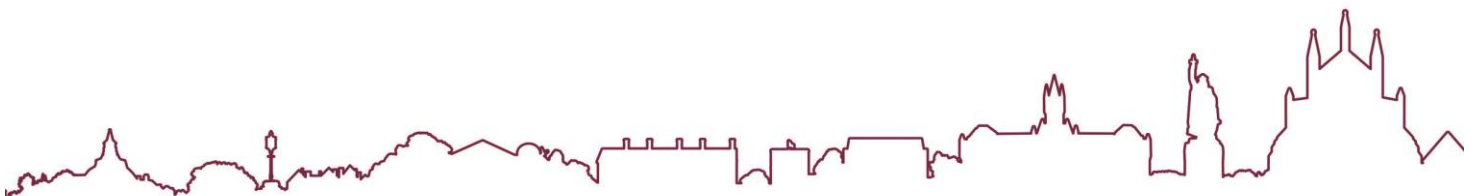
Meeting	Kings Barton Forum
Date and Time	Tuesday, 17th March, 2020 at 6.30 pm.
Venue	Walton Suite, Guildhall, Winchester

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. 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.
- 3. Minutes** (Pages 5 - 8)
Minutes of the previous meeting held on 21 January 2020
- 4. Public Participation** (Pages 9 - 10)
To receive and note questions asked and statements made from members of the public and the Residents Association on general matters of interest and/or matters relating to the work of the Forum.

Attached to this agenda are the questions submitted by the Kings Barton Residents' Association.
- 5. Kings Barton Implementation Update Report** (Pages 11 - 18)
(Report Reference: KBF26)
(Appendix 1 to follow)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer



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9 March 2020

Agenda Contact: Matthew Watson 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
Cllr Burgess	Littleton & Harestock 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 to ensure that the necessary arrangements are in place.

KINGS BARTON FORUM

Tuesday, 21 January 2020

Attendance:

Councillors

Cllr Rutter (Winchester City Council) (Chairperson)

Cllr Cunningham, Winchester City Council

Cllr Godfrey, Winchester City Council

Cllr Horrill, Winchester City Council

Cllr Learney, Winchester City Council

Cllr Porter, Winchester City Council

Cllr Prince, Winchester City Council

Cllr Duncan, Headbourne Worthy Parish Council

Apologies for Absence:

Cllr Griffiths (Winchester City Council), Cllr Warwick (Hampshire County Council), Cllr Tod (Hampshire County Council) and Cllr Saunders (Littleton & Harestock Parish Council)

Audio recording of the meeting

A full audio recording of this meeting is available via this link: [Full audio recording](#)

In addition, a link to each agenda items audio recording is also available under each of the respective minute headings below.

1. **CHAIRPERSON'S ANNOUNCEMENTS**

[\(Link to audio recording for this item\)](#)

The Chairperson read a statement that had been provided by the Safer Roads, Casualty Reduction Team at Hampshire County Council regarding a recent tragic incident which was currently being investigated. The Chairperson proposed to write, on behalf of the Forum, to Hampshire County Council, expressing its serious concerns of this matter which was agreed by the Forum.

2. **DISCLOSURES OF INTERESTS**

[\(Link to audio recording for this item\)](#)

Councillor Porter declared a personal (but not prejudicial) interest in relation to agenda items which may relate to Hampshire County Council matters due to her role as a County Councillor.

3. **MINUTES**

[\(Link to audio recording for this item\)](#)

RESOLVED:

That the minutes of the previous meeting held on the 5 November 2019 be approved and adopted.

4. **PUBLIC PARTICIPATION**

[\(Link to audio recording for this item\)](#)

The Chairman welcomed all to the meeting and invited members of the public to address the Forum.

Prior to the meeting, the Kings Barton Residents Association had notified officers of the questions they wished to ask and these questions had been made available to members at the meeting. The questions were in relation to the following subjects; phase 1B completion dates, speeding vehicles in shared areas, play parks for older children, safe crossing on Andover Road North, footpath lighting and maintenance, cycle path to Courtenay Road, recruitment of the Community Development Worker and Swift nest boxes. Mr Hill from CALA Homes and Winchester City Council officers provided a verbal response to the questions raised.

Following the verbal responses, Caterina Zucca, representing the Kings Barton Residents Association addressed the Forum with additional comments and questions which were also responded to by Mr Hill and officers. Members of the Forum also asked a number of questions relating to; play parks, improving road safety along Andover Road and footpath/cycle path surfaces. These were responded to by officers and Mr Hill.

Regarding the next meeting of the Forum, scheduled for the 17th March 2020, the Chairperson advised the Residents Association that if they were to submit their questions by the 9th March this would give officers sufficient time to prepare written responses.

Mr Parker on behalf of Winchester Scouts Association addressed the Forum and gave an update on the Winchester Scout Association and an outline of plans that the Association had. Mr Parker suggested that, if the Forum was in agreement then a presentation at a future meeting would be helpful. The Forum discussed Mr Parker's proposals and was supportive of receiving more information at a future meeting.

5. **KINGS BARTON IMPLEMENTATION REPORT AND VERBAL UPDATE**

[\(Link to audio recording for this item\)](#)

Mr Hughes provided the Forum with an update on progress at Kings Barton including the development process and future works.

Mr Hughes reported that all 223 dwellings at Phase 1B were now sold and that discussions with Hampshire County Council Highways continue in order to allow

the adoptable roads to be put forward for their twelve month maintenance period. In addition, the construction at Phase 1A continues, 14 homes had now been sold with several occupations taking place before the end of 2019.

Mr Hughes also updated the Forum regarding Barton Meadows which consist of two large meadows surrounded by areas of rough grassland, hedgerow and trees. The reserve was created during the planning process as part of the Kings Barton housing development to support displaced wildlife and to provide a recreation space. During the summer of 2019 Arcadian ecology consultancy had conducted a number of bat surveys across the reserve. The surveys were targeted on key habitats where results were likely to offer a good representation of species present and demonstrated that 12 of the 17 UK resident species had been recorded, a very significant result ([the full survey is available on this link](#)). Mr Hughes advised that the Wildlife Trust had offered to brief the Forum in more detail at a future meeting which the Forum welcomed.

Mr Hill, from CALA Homes also provided an update on progress. He advised members that they would shortly receive a formal invitation for a site visit to look at progress being made in the South of the development. He also advised that he was looking into the installation of artwork within the roundabout.

Members raised a number of questions following the updates. The areas covered by the questions included: footpath lighting, S106 delivery triggers, an explanation of environmental considerations, Park & Ride progress and an update regarding the Extra Care facility. These questions were responded to by officers and Mr Hill.

RESOLVED:

That the content of the report be noted.

The meeting commenced at 6.30 pm and concluded at 7.50 pm

Chairperson

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Kings Barton Forum

17th March 2020

Location: Walton Suite, Guildhall, Winchester

Time: 18:30

KBRA Questions

1. With regards to the fatal accident that occurred on Andover Road in January, what are the results of the Police investigation? What measures is the Council going to adopt? We are concerned that inadequate speed limit, lack of lighting and lack of safe crossing point may have been among the major contributing factors in this tragic incident. We insist that there is urgent need to implement safety measures on Andover Road and Andover Road North. We would like to receive guidance from this Forum Committee on where to refer this urgent matter in order to bring this forward.
2. The Winchester Movement Strategy includes a Walking and Cycling Implementation Plan which is currently being drafted by the City and County Councils' consultant. The Kings Barton Resident's Association would like to be consulted on the draft Walking and Cycling Plan for Andover Road. When can this consultation meeting take place?
3. We understand that there are delays in the handover of the roads in KB. This is causing frustration among the residents mainly for having road surfacing that still needs to be completed and street lights that don't work. Can the Forum Committee be more transparent on this matter and reassure the residents that this constitutes a high priority in their agenda? When can we expect these works to be started and completed?
4. CALA confirmed that dog bins will be installed in Phase 1B by the end of March, however the installation of warning signs against fouling at the entrance to the development and along the footpath by Wellhouse Lane would help against this issue. Can CALA/WCC provide these?
5. It was agreed at a Forum meeting last year that regular site visits would take place between the representatives of the Kings Barton Forum, Castleford Management and Vivid, in order to see for yourself the issues raised by the RA. There has been only one last August. Can we agree a date for the next visit, possibly to take place by the end of May?
6. We understand that the cycle path to Courtney Road will be a sealed surface only from the railway bridge, the rest being Fittleworth Stone / Hoggin gravel. The authority on cycle paths, Sustrans, state that a gravel path is really quite unsuitable for cycle traffic and will very quickly deteriorate. Unsealed surfaces are more expensive over the lifetime because of maintenance costs in comparison to sealed surfaces, moreover the gravel breaks up and becomes a hazard. Can the whole path be a sealed surface?

7. Are there any updates regarding the Park and Ride Light? If the project were not to go ahead, what are the alternative uses of the land that could be considered?

8. Could CALA provide an updated map of the areas handed over to Castleford?

REPORT TITLE: KINGS BARTON FARM - IMPLEMENTATION UPDATE

17 MARCH 2020

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for Built Environment and Wellbeing.

Contact Officer: Chris Hughes Tel No: 01962 848 057 Email 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 COUNCIL PLAN PRIORITIES

1.1 **Tackling the Climate Emergency and Creating a Greener District**

1.2 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.

1.3 **Homes for all**

1.4 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.

1.5 **Vibrant Local Economy**

1.6 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.

1.7 **Living Well**

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

1.9 **Your Services, Your Voice**

1.10 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 on December 23 2019 adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 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 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

8.2 There are no protected characteristics affected by the decisions within this report.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

10 RISK MANAGEMENT

10.1

Risk	Mitigation	Opportunities
Property	n/a	
Community Support If communication and information provision to local residents and businesses is poor there	Regular Forum meetings to be held. Good communication by the developers with	

could be an impact on community activities, the development timetable and reputation for those involved.	Implementation Officer. Close working liaison with parish councils and ward Members	
Timescales 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	
Project capacity	n/a	
Financial / VfM	n/a	
Legal 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.	Opportunity for a closer working relationship with Developers
Innovation	n/a	
Reputation	n/a	
Other		
Risk	Mitigation	Opportunities
<i>Property</i>		
<i>Community Support</i>		
<i>Timescales</i>		
<i>Project capacity</i>		
<i>Financial / VfM</i>		
<i>Legal</i>		
<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 and telephone: 01962 848 057 (ext. 2057).

11.3 **Phase 1B**

11.4 All 223 dwellings at Phase 1B are now sold. Discussions with Hampshire County Council Highways continue to allow the adoptable roads to be put forward for their twelve month maintenance period.

11.5 The Phase 1B play area will be opened by the Deputy Mayor on 4 April 2020.

11.6 **Phase 1A**

11.7 Since the last meeting on January 21, a further seven homes have been reserved on top of the 14 already sold.



11.8 **Community Development Worker**

11.9 The s106 obligation in relation to the Community Development Worker states:

8.1 The Owner covenants with the Council that no more than two hundred (200) Housing Units shall be Occupied until it has employed or procured the employment of the Community Development Worker (which for the avoidance of any doubt may be an employee of the Owner) in accordance with terms (to include a job description and hours of work) previously agreed in writing with the Council PROVIDED THAT the Community Development Worker shall be continually employed until the date of the Certificate of Completion of the Final Open Market Housing Unit PROVIDED FURTHER THAT the Council shall not be entitled to refuse to agree these terms simply because the proposed Community Development Worker is an employee of the Owner.

8.2 The Owner shall consult the Council from time to time on the work programme for the Community Development Worker and shall take into account any relevant comments on such work programme which the Council may provide.

11.10 A report was presented to the Kings Barton Forum on 15 July 2019 (KBF22) which outlined the proposal for the City Council to employ the Kings Barton Community Development Worker, via funding by CALA.

11.11 Subsequently, CALA has conducted a review and is re-examining the available options. Winchester City Council Officers will continue to be involved in discussions with CALA about how to move forward.

11.12 The outcome of these discussions will be reported to the Forum as soon as they are resolved.

11.13 Kings Barton s106 Triggers

11.14 Kings Barton has two s106 agreements – one is between CALA and Winchester City Council, the other between CALA and Hampshire County Council. Both relate to the original outline consent.

11.15 As requested at the last Forum meeting, a list of trigger points is located in Appendix 1. An updated version of this document, with any changes highlighted, will be included in future Forum reports.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF 25 21 January 2020

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Kings Barton s106 Triggers

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