



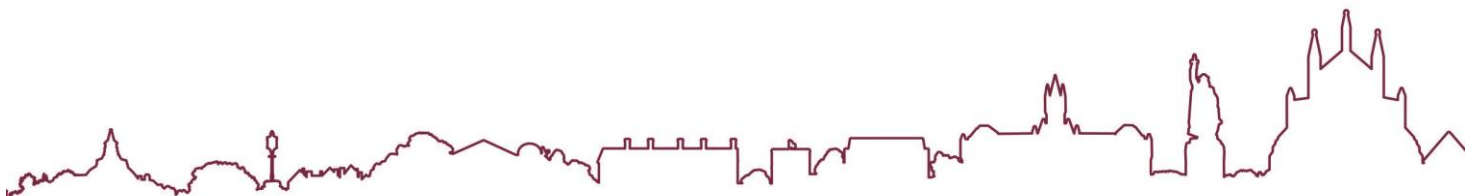
Meeting	Kings Barton Forum
Date and Time	Tuesday, 16th March, 2021 at 6.00 pm.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

Note: Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this meeting in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the meeting virtually. If you are a member of the public and would like to listen to the audio stream of the meeting you may do so via www.winchester.gov.uk

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. Chairperson's Announcements**
- 4. Minutes of the meeting of the 19 January 2021 (Pages 7 - 10)**
That the minutes of the meeting be signed as a correct record.



5. **Public Participation**

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.

Members of the public and visiting councillors may speak at the Forum, provided they have registered to speak three working days in advance. Please contact Democratic Services by 5pm on the 10th March via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

a) **Kings Barton Residents Association**

b) **Members of the public and visiting Councillors**

6. **VIVID - verbal update and Q&A**

7. **S106 Triggers - Updated Table** (Pages 11 - 24)
(Report Reference KBF31)

8. **Kings Barton Implementation Update**
(Report reference)

a) **Highways Update**

Verbal update on any matters not previously discussed.

b) **Implementation Update, Winchester City Council - Officers report**
(Pages 25 - 36)

(Report reference KBF30)

c) **Developer Update**

Verbal update on any matters not previously discussed.

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

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

8 March 2021

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 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 Scott	Winchester City Council
Cllr Weir	Winchester City Council
Cllr Warwick	Hampshire County Council
Cllr Tod	Hampshire County Council
Cllr Burgess	Littleton & Harestock Parish Council
Cllr Iredale	Headbourne Worthy Parish

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

To reserve your place to speak, you are asked to register with Democratic Services three clear working days prior to the meeting – please see public participation agenda item above for further details.

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

1. 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.
2. 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.
3. 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.

4. 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.

5. 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

6. 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](#).

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KINGS BARTON FORUM

Tuesday, 19 January 2021

Attendance:

Councillors

Cllr Rutter (Winchester City Council) (Chairperson)

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 Scott, Winchester City Council
Cllr Weir, Winchester City Council
Cllr Warwick, Hampshire County Council
Cllr Tod, Hampshire County Council
Cllr Iredale, Headbourne Worthy Parish

Apologies for Absence:

Cllr Burgess (Littleton & Harestock Parish Council)

Other Councillors in attendance who addressed the meeting:

Councillor Hiscock

Other Councillors in attendance who did not address the meeting:

Councillor Cunningham

[Full Audio and Video Recording](#)

1. **APOLOGIES**

Apologies for the meeting were noted as above.

2. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson made several announcements as follows:

She informed the meeting of recent correspondence with the County Council following the previous meeting of the forum which she would respond to formally in due course. The response had been circulated. Progress towards a signalised pedestrian crossing on Andover Road was welcomed and she congratulated the residents association on their petition.

She informed of recent correspondence from the city council regarding polling places and confirmed that she would continue to press for a polling place in Kings Barton.

Thirdly, she confirmed two changes to the membership of the forum and welcomed Winchester City Councillor Weir and Headbourne Worthy Parish Councillor Iredale to the forum.

Finally, the Chairperson proposed that the Forum elect a Vice-Chairperson for the remainder of the 2020/21 year. Councillor Weir was subsequently nominated and seconded.

RESOLVED:

Councillor Weir was elected Vice-Chairperson for the remainder of the 2020/21 Municipal Year.

3. **DISCLOSURES OF INTERESTS**

Councillor Weir declared a personal (but not prejudicial) interest due to her being a Trustee of the University of Winchester Academy Trust and that matters relating to the Academy Trust may be discussed.

Councillors Porter, Tod and Warwick who were members of Hampshire County Council, declared personal (but not prejudicial) interests concerning report, ref KBF28 which may relate to areas of responsibility of Hampshire County Council.

4. **MINUTES OF THE MEETING OF THE 20 OCTOBER 2020**

RESOLVED:

That the minutes of the previous meeting held on the 20 October 2020 be approved and adopted.

5. **PUBLIC PARTICIPATION**

The Chairperson welcomed the following to the meeting; Caterina Zucca (Chair of the Kings Barton Residents Association (KBRA)), Mike Slinn (Vice-Chair of the Kings Barton Residents Association (KBRA)) Chris Poulter and Vicki Bolton.

Caterina Zucca raised several points regarding; road surfacing, soft/hard landscaping, grit bins and street furniture. These points were responded to by Mr Curry of CALA homes.

Mike Slinn updated the forum regarding a recent meeting that had taken place with the County Council concerning the signalised pedestrian crossing on Andover Road and gave an outline of the next steps and timescales.

Chris Poulter addressed the forum and made several points related to the construction of the new shared cycleway and footway at Barton Meadows. These concerned; the adopted surfacing standards, whether the cycle path could be terminated at the roadway, the impact in the use of metal barriers and whether further use of lockable, vehicle bollards could be introduced at both ends of the cycleway.

Vicki Bolton addressed the forum regarding the need for a signalled crossing on Worthy Road creating greater links with the whole of Kings Barton, Harestock and to the cathedral in a safe way.

Councillor Hiscock contributed under this item regarding the crossing on the Worthy Road and supported the earlier contributions made by members of the public.

Mr Hughes updated the Forum on the points raised. He advised that he was awaiting a response regarding surface friction and would update the forum accordingly. He had previously looked into the issues raised regarding the metal barriers mentioned by Mr Poulter and whilst he appreciated the points made the safety issues needed to be considered, however, further options could be considered. Finally, he advised that CALA were looking into the issues raised regarding locking bollards and he hoped to report back at a future meeting.

Finally, Mr Curry and Mr Hill of CALA homes updated the forum on several matters. Mr Curry advised of the regular, onsite review and monitoring programme he was undertaking to resolve outstanding issues and he provided detail on a number of these issues. He welcomed further feedback from forum members that could be included in future monitoring meetings.

6. **SECTION 106 SCHEDULE AND TRIGGERS**

(Report Reference: KBF29)

Mr Hughes introduced the report and provided the Forum with an update. He explained that several triggers were currently being reviewed and these were highlighted within the report. Mr Curry (CALA Homes) also updated the forum regarding the section 106 agreements relating to Highways works.

Members debated the report and asked several questions, particularly focussing on footpaths which were responded to accordingly.

RESOLVED:

1. That the report be noted.
2. That future revisions of the report to contain planning consent obligations and to be displayed using a traffic light system to highlight areas of progress and delay.

7. **HIGHWAYS UPDATE**

Ms Homes (Hampshire County Council, Highways) provided a verbal update to the forum regarding several Highways related issues, these included; the shared cycle/footpath and the ongoing work to approve the technical and legal agreements

Members debated the report and asked a number of questions, these related to; the condition of footpaths and specifically the access path to the School from

Andover Road, the Wellhouse Lane railway bridge and the Wellhouse Cottage development which were responded to accordingly. Regarding the access path to the School from Andover Road, the forum agreed that decent access paths to the school were important and Mr Hughes informed that discussions were ongoing between CALA, Hampshire County Council and himself on this matter.

8. **KINGS BARTON IMPLEMENTATION UPDATE REPORT**

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

Mr Hughes reported that at Phase 1B, all 223 dwellings were now sold and that discussions with Hampshire County Council Highways continue to allow the adoptable roads to be put forward for their twelve-month maintenance period. At Phase 1A, approximately 60 dwellings were now occupied.

Members commented on the report and where appropriate, Mr Hughes responded to various matters raised

RESOLVED:

That the content of the report be noted

The meeting commenced at 6.00 pm and concluded at 7.35 pm

Chairperson

REPORT TITLE: SECTION 106 SCHEDULE AND TRIGGERS

16 MARCH 2021

REPORT OF CABINET MEMBER: Councillor Jackie Porter

Contact Officer: Chris Hughes Tel No: 07827 270 626 Email
chughes@winchester.gov.uk

WARD(S): GENERAL

PURPOSE

To provide the Forum with a regular update on s106 triggers for Kings Barton.

RECOMMENDATIONS:

1. To note the report.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME****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 Funding for the Implementation/Community Development Post is being paid by CALA until October 2022.

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 ASSESS

9.1 None required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i>	Regular Forum meetings to be held. Good	

	communication by the developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Community Support</i> <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.</i>	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> <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.</i>	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> <i>Implementation of the development in accordance with the planning permission and any planning obligation agreement</i>	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 The following table shows the various s106 obligations and triggers for Kings Barton. This table will be updated for every Forum meeting.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 None.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF29 S106 update. 19 January 2021

Other Background Documents:-

APPENDICES:

Appendix A – S106 Monitoring Table.

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Kings Barton s106 Monitoring

Trigger for requirement not met
Requirement fulfilled
Underway but not completed in line with trigger schedule
Breach of requirement
For information
Clause under discussion as part of DoV

WCC				
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
3.4	BETWEEN 35-45% AH IN EVERY PHASE	TN	N/A	
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
3.8	EACH RESERVED MATTERS APPLICATION SHALL BE ACCOMPANIED BY A DRAFT AFFORDABLE HOUSING RESERVED MATTERS STRATEGY (ALSO REFER TO 3.12)	PC	YES	LETTER DATED 4 June 2016
3.11	NO MORE THAN GROUPS OF 15 AH HOUSES OR 25 AH FLATS	AP	N/A	
3.21	Prior to the commencement of development, the council shall provide the owner with a Local Lettings Plan for the development	PC	YES	

4.1	ALL LANDSCAPING, INCLUDING CHILDREN'S PLAY, TO BE COMPLETED WITHIN 12 MONTHS OF OCCUPATION OF FIRST HOUSING UNIT	TN	N/A	
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	Land will be transferred to WCC then onto Parish as and when formed. UPDATE - Headbourne Worth Parish will be taking on the 1B Play area
6.1	PAYMENT OF CULTURAL FACILITIES CONTRIBUTION	800TH UNIT	NO	
7.1	SPECIFICATION OF COMMUNITY CENTRE (INCLUDING CAR PARKING)	PC	YES	YK letter dated 14/11/15
7.6.2	COMPLETION OF COMMUNITY CENTRE	800TH UNIT	NO	
7.8	TRANSFER OF COMMUNITY CENTRE TO COUNCIL	800TH UNIT	NO	
8.1	COMMUNITY DEVELOPMENT WORKER EMPLOYED (MAY BE AN EMPLOYEE OF THE OWNER)	200TH OCCUPATION*	Yes	CH to take on dual role with IO job
8.3	COMMUNITY DEVELOPMENT WORKER ACCOMMODATION OF 2 ROOMS NOT LESS THAN 25 SQ METRES WITH ACCESS TO KITCHEN AND TOILET FACILITIES	200TH OCCUPATION*	YES	Room to available in CALA sales office and potentially school but not taken up because of COVID
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

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.
HCC				
4.1	Notice of Commencement at least 10 day before commencement	PC	YES	
4.5.1	Copies of surveys and overall design of infrastructure relating to Primary School land	PC	Yes	
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	
4.6	PRIMARY SCHOOL LAND FREE OF CONSTRAINTS	PC	YES	TBC
4.7	SUBMISSION OF DRAFT PRIMARY SCHOOL TRANSFER PLAN	PC	Yes	
4.8	PRIMARY SCHOOL LAND (NOT LESS THAN 1.8 HA) TRANSFERRED TO HCC & FIRST EDUCATION PAYMENT MADE (£3400000) INDEX LINKED	POST-150TH OCCUPTION	Yes	
4.9	ALL SERVICES TO PRIMARY SCHOOL TO BE IN PLACE TO ENABLE COMMISSIONING	150TH OCCUPATION	Yes	

4.10	PERMANENT SCHOOL ACCESS COMPLETED AND SECOND PRIMARY EDUCATION PAYMENT MADE (£3400000)	250th occupation	NO	Invoice to be raised by HCC in Jan 2022. Full access to be completed through development of Phase 2A
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	
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	
4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	750th OCCUPATION	NO	
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	

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	
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	First payments yet to be spend.. 650 to remain trigger
4.20	NOT TO CARRY OUT HIGHWAY WORKS AND/OR OCCUPY THE DEVELOPMENT OTHERWISE THAN IN ACCORDANCE WITH SCHEDULE 2	TN	N/A	
4.21.1	BUS SUBSIDY £82,018 INDEX LINKED	PO	NO	
4.21.2	BUS SUBSIDY £300,000 INDEX LINKED	150TH OCCUPATION	Yes	
4.21.3	BUS SUBSIDY £301,689 INDEX LINKED	350TH OCCUPATION	NO	
4.21.4	BUS SUBSIDY £213,856 INDEX LINKED	650TH OCCUPATION	NO	
4.21.5	BUS SUBSIDY £171,019 INDEX LINKED	950TH UNIT	NO	
4.21.6	BUS SUBSIDY £202,706 INDEX LINKED	1250TH UNIT	NO	
4.23	PAYMENT OF TRAVEL PLAN FEE £1500.00	PO	Yes	TBS
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
4.25	TRAVEL PLAN MONITORING FEE £15000.00	PC	YES	TBS
4.26.1	APPROVAL OF RETAIL TRAVEL PLAN	PO RETAIL	NO	
4.26.2	APPROVAL OF RESIDENTIAL DEVELOPMENT	PO RESIDENTIAL	NO	
4.29	APPOINT A TRAVEL PLAN CO-ORDINATOR	3 MTHS OF FIRST OCCUPTION (APPOINTMENT FOR 10 YRS)	NO	Work underway as of Nov 2020

4.30.1	TRAVEL VOUCHER TO BE PROVIDED TO FIRST OCCUPIERS TO TOTAL LIMIT OF £300,000.	UPON APPLICATION	N/A	Work underway as of Nov 2020
4.31	PAYMENT OF TRAVEL PLAN BOND	PC	NO	Work underway as of Nov 2020
4.32	OWNER TO ESTABLISH AT ITS OWN COST AND MAINTAIN A COMMUNITY TRAVEL WEBSITE	PO	NO	Work underway as of Nov 2020
4.33	OWNER TO ESTABLISH TRAVEL BOARDS THROUGHOUT DEVELOPMENT	FIRST OCCUPATION	NO	Work underway as of Nov 2020
4.35.1	OWNER TO ESTABLISH A CAR CLUB AND PROVIDE ONE CAR AT ALL TIMES	POST-150TH OCCUPATION	NO	Work underway as of Nov 2020 but delayed because of concerns re COVID
4.35.2	NOT LESS THAN TWO CARS AT ALL TIMES	POST-650TH OCCUPATION	NO	
4.36	SCHEME FOR CYCLE PARKING	PC	YES	HCC CONFIRM PHASE 1 SATISFIED
4.37	COMPLETION CYCLE PARKING	PO	NO	Phase 1 not yet complete
4.38	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN SUBMISSION	PC	YES	Approved but under review twith CALA
4.39	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN APPROVAL	PO	YES	Approved but under review twith CALA
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
SCHEDULE 2 PART 2	HIGHWAY ACCESS WORKS COMPLETION	PC	Yes	1B and 1A junctions complete
SCHEDULE 2 PART 3	HIGHWAY AGREEMENT TO SECURE COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	PO		
SCHEDULE 2 PART 4	COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	100TH OCCUPATION	WIP	Financial contribution to be paid in lieu of works
SCHEDULE 2 PART 5	HIGHWAY AGREEMENTS TO SECURE:	NO MORE THAN 200TH OCCUPATION	WIP	
	A) NEW ANDOVER ROAD WORKS	NO MORE THAN 200TH OCCUPATION	WIP	
	B) ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	

	C) ANDOVER ROAD/STONEY LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	
	D) WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	Proposals with HCC for technical approval
	E) ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	
	F) BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLE LINKS	NO MORE THAN 200TH OCCUPATION	WIP	Work underway
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	
SCHEDULE 2 PART 7	NEW ANDOVER ROAD WORKS, ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS, ANDOVER ROAD/STONEY LANE JUNCTION IMPROVEMENT WORKS AND ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NOT MORE THAN 650TH OCCUPATION	N/A	
SCHEDULE 2 PART 8	SECTION 247 ACT STOPPING UP PARTS OF ANDOVER ROAD THAT WILL CEASE TO BE PUBLIC HIGHWAY	PO	WIP	Andover Road to be closed under TRO not Stopping Up order
SCHEDULE 2 PART 9	COUNTY AND CITY COUNCILS GAIN RECEIPT OF APPLICATION UNDER S247	PO	NO	
SCHEDULE 2 PART 10	TO IMPLEMENT STOPPING UP	N/A	N/A	
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	
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	
SCHEDULE 2 PART 13	IF PART 12 OBTAINED, OWNER TO IMPLEMENT IN ACCORDANCE WITH A PROGRAMME PREVIOUSLY AGREED WITH COUNCIL	N/A	N/A	

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	
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KBF30
KINGS BARTON FORUM

REPORT TITLE: KINGS BARTON IMPLEMENTATION UPDATE

16 MARCH 2021

REPORT OF CABINET MEMBER: Councillor Jackie Porter

Contact Officer: Chris Hughes Tel No: 07827 270 626 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:

That the content of the report be noted.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

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 Funding for the Implementation/Community Development Post is being paid by CALA until October 2022.

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 ASSESS

9.1 None required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i>	Regular Forum meetings to be held. Good communication by the developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Community Support 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.</i>	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 If the development does not progress in a timely fashion the Council's ability to demonstrate a five year land supply will be comprised.</i>	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 Implementation of the development in accordance with the planning permission and any planning obligation</i>	The appointment of an Implementation Officer will reduce the scope for delays and hence communication as to compliance with the	

<i>agreement</i>	planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

11.1 **Background**

11.2 Kings Barton is a development of 2000 dwellings, primary school, community centre, local shops, supermarket and associated open space to the north of Winchester. Consent for the development was granted by the Secretary of State for Communities and Local Government on 2 October 2012

11.3 Reserved matters consent for two phases has now been granted – Phase 1A/1B, 423 dwellings, and Phase 2A, 264 dwellings.

11.4 **Implementation and Community Development Update**

11.5 Chris Hughes, is the first point of contact for queries relating to Kings Barton. Email chughes@winchester.gov.uk.

11.6 **Phase 2A**

11.7 Phase 2A at Kings Barton was consented on 5 February this year. It contains 264 dwellings – 39% of which are affordable units. The following table shows the breakdown of housing types;

<i>Affordable Dwellings</i>	<i>Open Market Dwellings</i>
30x 1-bedroom apartments	--
42x 2-bedroom apartments	44x 2-bedroom apartments
6x 2-bedroom dwellings	23x 2-bedroom dwellings
15x 3-bedroom dwellings	54x 3-bedroom dwellings
9x 4-bedroom units	41x 4-bedroom dwellings
Total: 102 Units	Total: 162 Units

11.8 A site layout plan and materials plan are located in Appendix A.

11.9 Phase 1B

11.10 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.

11.11 The play area, which has been signed off by City Council staff, remains closed (as of 2 February). However CALA report that they are carrying out a site inspection on Friday 5 February and are 'hopefully' the grass will have bedded in enough to allow it to be opened.

11.12 Phase 1A

11.13 Approximately 50 dwellings are occupied at Phase 1A.

11.14 Courtenay Road Foot/Cycleway

11.15 The majority of the path is now complete but revised solution to the entrance/exit point at Courtenay Road, which will include the removal of the cycle barriers is being devised.



11.16



11.17

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF28 January 2021

KBF27 October 2020

Other Background Documents:-

None

APPENDICES:

Appendix A - site layout plan and materials plan

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REV	DATE	DESCRIPTION
AN	03.08.20	Trees Shown To Reflect Landscape Master Plan Site Buffer To M25 Shown. Railings Located
AM	22.06.20	Walls Removed From The Avenue Car Bays Along Avenue Resurfaced With Paving
AL	12.06.20	Plot Numbers To Private Apartments Shown Landscape Revised To Reflect Highway Comments
AK	30.04.20	Private Apartments Revised
AJ	25.03.20	Additional Visitors Spaces Shown
AH	13.03.20	Revised Following Internal Comments
AF	09.03.20	Private Coach Houses Added To The Avenue
AE	23.01.20	Gaps between building on the avenue reduced
AD	02.08.19	Revised following Urban Design & Landscape Comments
AC	22.07.19	Drawing sheet enlarged to A0
AB	09.07.19	Cycleway to the North of the Avenue reduced in width to match the South
AA	25.06.19	Garden Rooms Added To House Type N

C

CALA

HOMES

CALA GROUP LIMITED
Registered Office: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Kings Barton, Winchester - Phase 2a

Site Layout Plan

Scale	1:500@A0	Dwg No.	PL04
Date	03.05.18	Rev	
Drawn	MJ		AN

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