



Meeting	Kings Barton Forum
Date and Time	Tuesday, 18th January, 2022 at 6.00 pm.
Venue	This meeting will be held virtually and a live audio stream can be listened to via https://civica.audiominutes.com/public_player/wincc

Note: This meeting is being held 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. The video recording will be publicly available on the council's YouTube channel shortly after the meeting.

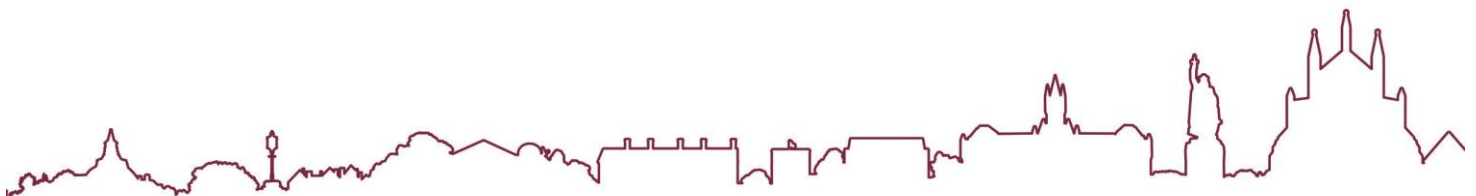
AGENDA

- 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 of the meeting of the 19 October 2021 (Pages 7 - 12)**
- 4. 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 Wednesday 12 January 2022** 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**
 - c) **Visiting Councillors**
5. **Update on the Winchester Movement Strategy in relation to Kings Barton and North Winchester Park and Ride**
Presentation
 6. **Election/governance issues**
(verbal update)
 7. **Kings Barton Implementation Update Report** (Pages 13 - 18)
(Report reference KBF34)
 8. **S106 Triggers - Updated Table** (Pages 19 - 32)
(Report reference KBF35)

Lisa Kirkman
Strategic Director 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



10 January 2022

Agenda Contact: Nancy Graham ngraham@winchester.gov.uk 01962 848 235

Kings Barton Forum

Membership

Cllr Weir	Winchester City Council
Cllr Cramoysan	Winchester City Council
Cllr Cunningham	Winchester City Council
Cllr Godfrey	Winchester City Council
Cllr Horrill	Winchester City Council
Cllr Learney	Winchester City Council
Cllr Prince	Winchester City Council
Cllr Tod	Hampshire County Council
Cllr Warwick	Hampshire County Council
Cllr Iredale	Headbourne Worthy Parish

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

Porter (Hampshire County Council) and Stallard (Hampshire County Council)

Primary objectives of the fora

The fora have no formal decision making powers, but can make recommendations on suitable arrangements relating to democracy and community representation.

The fora will:

1. Meet 3 times per year. Virtual meetings have proved successful and it is proposed that these continue.
2. Comment and advise on the next stages of the implementation of the MDA.
3. Monitor and comment on progress relating to the development of the MDA including the implementation of planning conditions and requirements of planning obligations (s106 agreements) and s278 agreements (highway works).
4. Seek to promote and support community development activities within the development area and provide advice on how these should progress.
5. Secure the establishment of appropriate local democratic structures for the emerging community.

How this will be achieved

1. Each meeting will receive the following input:
 - a. Update on the physical development of the MDA (from the developer).
 - b. Report on the community development activities and any issues arising within the MDA.
 - c. Discussion on infrastructure.

Key stages of the fora:

Stage 1 – Planning	Stage 2 - Emerging	Stage 3 - Establishing
Start: Initial master planning End: Outline planning consent / start on site.	Start: Start on site End: Establishment of a residents association or parish council as applicable.	Start: Establishment of a residents association or parish council End: Future community governance agreed and established.
<ul style="list-style-type: none"> Act as a sounding board where ideas, options and issues relating to the development can be considered before becoming part of the formal planning process. Consider and advise upon the infrastructure required 	<ul style="list-style-type: none"> Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements Input into creation of a community development strategy 	<ul style="list-style-type: none"> Receive updates on progress in establishing the community and any emerging issues Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets. Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements
Lead: Service Lead – Built Environment	Lead: Service Lead – Built Environment	Lead: Service Lead – Community & Wellbeing

The fora will be subject to annual review.

Kings Barton / Stage 2

- Winchester City Council - 7 elected representatives (inc. Chair)
- Hampshire County Council - 2 elected representatives
- Littleton & Harestock Parish Council - representative(s)
- Headbourne Worthy Parish Council – representative (s)

Officers

Lead Officer - Julie Pinnock

Implementation and Community Worker - Christopher Hughes

Quorum

The fora 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 representatives on the Forum requires a formal vote to be taken, this shall be by a show of hands by those voting representatives present and voting (as per the membership set out above).

Public Participation procedure

There will be a period of 10 minutes maximum at the beginning of each forum meeting when the Chair 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. 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 allocated maximum ten minutes between them. The Chair will retain 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.

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 Chair will invite Officers and/or Members to respond to specific points during the round table debate and discussion amongst forum members that follows.

Members of the public should contact the Democratic Services Officer 3 working days before the meeting (preferably telephone or email) so that as many people who wish to speak can be accommodated during the public participation sessions.

Once the period of public participation has drawn to a close, there will be an opportunity for elected members who are not on the forum (i.e. Cabinet or Ward Members) to speak in advance of questions and debate amongst forum members at the Chair's discretion.

The forum will then debate the item with any conclusions and recommendations recorded.

Filming and Broadcast Notification

This meeting will 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 October 2021

Attendance:

Councillors
Weir (Chairperson)

Cramoysan (Winchester City Council)	Learney (Winchester City Council)
Cunningham (Winchester City Council)	Warwick (Hampshire County Council)
Godfrey (Winchester City Council)	Iredale (Headbourne Worthy Parish Council)
Horrill (Winchester City Council)	

Deputy Members:

Councillor Porter (Hampshire County Council) deputising for Councillor Tod

Apologies for Absence:

Councillor Tod (Hampshire County Council),

[Audio and video recording](#)

1. **APPOINTMENT OF VICE-CHAIRPERSON**

RESOLVED:

That Councillor Cramoysan be appointed as Vice-Chairperson for the remainder of the 2021/22 Municipal Year.

2. **APOLOGIES**

Apologies for the meeting were noted as above.

3. **DISCLOSURES OF INTERESTS**

Councillor Weir declared a personal (but not prejudicial) interest as a trustee of the University of Winchester Academy Trust which operated the Barton Farm Academy.

Councillor Cunningham declared a personal (but not prejudicial) interest as a member of Littleton and Harestock Parish Council.

Councillor Iredale clarified that in addition to being a parish councillor she was also secretary of the Kings Barton residents' association.

4. **MINUTES OF THE MEETING OF THE 13 JULY 2021**

The Chairperson highlighted a number of items that were listed for future consideration at Forum meetings and requested that these be included in the update future work programme.

RESOLVED:

That the minutes of the previous meeting held on 13 July 2021 be approved and adopted.

5. **PUBLIC PARTICIPATION**

The Chairperson welcomed Mike Slinn (Vice-Chair of the Kings Barton Residents Association (KBRA)) to the meeting.

Mr Slinn stated that a successful meeting had taken place between the residents' association and Ian Curry from Cala Homes and it was intended that this be repeated prior to future Forum meetings.

He raised three specific issues for the Forum:

- KBRA had submitted objections to Hampshire County Council (HCC) regarding the proposal to retain a 40mph speed limit along the section of road where the new crossing would be installed. A 30mph speed limit was requested.
- Request that the main road through the development (Winchester Avenue) be designated as 20mph (rather than 30mph) as it had been designed for 20mph speed limit.
- Request that the KBRA be given the opportunity to comment on the design of the road once the design had been finalised by HCC.

Councillors Porter and Warwick (as County Councillors) agreed to take up the points raised by Mr Slinn with the relevant HCC executive member.

Councillor Iredale also raised a number of points:

- The footpath from Andover Road to the Kings Barton Academy was still awaiting suitable surfacing;
- Headbourne Worthy parish council had some concerns regarding the future maintenance costs of the new play park in Phase 1b and had requested that the proposed hedging be removed and the access gate widened.
- Requested an update on the provision of a new polling station?
- Requested an update on the request to increase the number of parish councillors on the parish council.

The Chair highlighted that some of these matters had been raised at the previous meeting, as set out in the minutes. It was agreed that these be considered under the update report below. In addition, Councillor Porter stated that she would be meeting with the HCC education team and school transport

team shortly and should then be able to provide an update regarding the footpath.

6. **BARTON MEADOWS UPDATE FROM THE HAMPSHIRE AND ISLE OF WIGHT WILDLIFE TRUST**

The Chairperson welcomed to the meeting Nick Read-Beale and Bea Walecki from Hampshire and Isle of Wight Wildlife Trust (HIOWWT). Mr Read-Beale gave a presentation which provided an update on the Barton Meadows. The presentation was available on the Council's website [here](#).

Mr Read-Beale highlighted that the Trust was currently acting as land managers of the meadows for Cala Homes. It was intended that Cala would enter into a long term lease of the meadows with the City Council and WCC would subsequently offer a tenancy of the meadows to the Trust.

Forum members raised the following points:

- Could improvements to the surface of the path that runs alongside the road at a steep angle could be considered further? In response, Mr Read-Beale and Mr Hughes (Major Developments Team Leader) highlighted that further consideration of this would have to wait until the site had been leased to WCC.
- Noted that there had been use of the area by off-road cycle and other riders which was not permitted and the situation should be kept under review. The parish council would be installing "no cycling" signs at entrance to the paths.

The Chairperson thanked Mr Read-Beale for the presentation and for responding to Forum questions.

7. **KINGS BARTON IMPLEMENTATION UPDATE REPORT**

Mr Hughes responded to the points raised by Mr Slinn and Councillor Iredale earlier in the meeting:

- With regard to the new crossing, Councillor Warwick provided an update from HCC that the design was agreed and work would be completed in 2022. The importance of the appropriate location for the crossing and the speed limit that applied was emphasised.
- With regard to the surfacing of the path to the school, work was ongoing with HCC and it was hoped that this would be resolved shortly.
- With regard to the ongoing maintenance of the play area, Mr Hughes advised that further discussions were required between WCC and the parish council to reach an agreement.
- With regard to a new polling station, no update was available from the Elections Team at this time but he would pursue this matter on behalf of the forum.
- With regard to a possible review of the number of parish councillors, it was agreed that this be included as an agenda item on the next meeting.

Mr Hughes then provided a general update on implementation, as set out in the report. He responded to members' questions as summarised below:

- The Forum noted that the new post box was situated in phase 1B at Wakelin Gardens, off Winchester Avenue;
- Confirmed that the notes of the meeting between the residents' association and Cala would be circulated as an addendum to future update report (nb subsequently agreed that the notes from the latest meeting would be attached as an appendix to these minutes);
- The future of St John Moore barracks would be included as part of the presentation on the Winchester Movement Strategy at the next Forum meeting;
- It was noted that the new Heras fencing installed by Cala homes along Andover Road to secure the Phase 2A site had caused some concerns to local residents etc. Mr Hughes confirmed that discussions with Cala had confirmed that the fencing was temporary and the area fenced off included some public open space areas. The Chairperson requested that Cala homes notify local residents and councillors of any future works in advance.
- With regard to an update on the local centre, Viv Hill (Cala) clarified that planning applications had been submitted as part of the requirement for all outline consent matters to be submitted by September 2019 and the Forum updated at this time. However, discussions were underway to re-examine the proposals for the centre to ensure the right uses were provided in the right places and he anticipated that these revised plans could be shared with the Forum within the next few months.
- Mr Hill confirmed that a revised phasing plan in general could be shared with the Forum.
- With regard to some concern expressed regarding the need for transparency over future meetings of the steering group, Dawn Adey (Strategic Director) confirmed that she would ensure the Forum was kept updated with discussions taking place at these steering group meetings.
- Mr Hill confirmed that he was working with Cala homes to ensure appropriate, timely and joined up management of the opening of the Wellhouse Lane railway path and adjoining pathways.
- With regard to the possibility of a footpath to connect phase 1A and the school, Mr Hill stated that once all the plots to the south of winterbourne meadows had been completed, this would be possible. He estimated this to take place in spring 2022.
- Mr Hill confirmed that discussions had taken place with Cala homes regarding the provision of more information regarding an indicative timeline of future elements of the development. It was intended that this information be initially shared at the steering group meeting but then could be circulated to all Forum members, in advance of the next meeting.

8. **KINGS BARTON S106 SCHEDULE AND TRIGGERS**

The Forum welcomed the report as providing a useful overview.

Mr Hughes advised that there were ongoing delays regarding the HCC s106 agreement. Councillor Porter updated that this had occurred due to staff absences due to illness at HCC and they were aware matters were outstanding. As a local member, she was now receiving fortnightly updates.

The meeting commenced at 6.00 pm and concluded at 7.20 pm

Chairperson

[Appendix – Notes of meeting between Cala and residents' association](#)

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REPORT TITLE: KINGS BARTON IMPLEMENTATION UPDATE

18 JANUARY 2021

REPORT OF CABINET MEMBER: Councillor Russell Gordon Smith

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:

1. That the content of the report be noted.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME****1.1 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. Tackling the Climate Emergency and Creating a Greener District

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 ASSESSMENT

9.1 None required

10 RISK MANAGEMENT

10.1

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</i>	The appointment of an Implementation Officer will reduce the scope for delays and hence	

<i>planning permission and any planning obligation agreement</i>	communication as to compliance with the planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

Background

- 11.1 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.
- 11.2 Reserved matters consent for two phases has now been granted – Phase 1A/1B, 423 dwellings, and Phase 2A, 264 dwellings.

Implementation and Community Development Update

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

Phase 1B

- 11.4 Remedial landscape works have been taking place at Phase 1B to replace damaged or dead planting.
- 11.5 Investigations continue into the intermittent drainage odour that emanates from sewerage system.

Phase 1A

- 11.6 Phase 1A, at the southern entrance to the site is nearing completion with nearly all of the 200 dwellings there reserved or purchased.
- 11.7 The instances of flooding that occurred at Phase 1A were caused by surface runoff from the exposed chalk uphill from the development at Phase 2A. Temporary remedial works were carried out to prevent further flooding until the full, permanent surface water drainage system is installed as part of construction.

Phase 2A

- 11.8 The first dwellings have been reserved off plan in Phase 2A – these will be completed and occupied next year.

Local Centre

- 11.9 CALA presented initial proposals for the development of the local centre and Phase 3A to officers in November 2021. The reserved matters application for Phase 3A is expected to be submitted early in 2022 and the local centre application in early summer.
- 11.10 A presentation of the proposals for the local centre will be made to the Kings Barton Forum in March.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF32 – 19 October 2021

Other Background Documents:-

None

APPENDICES:

None

REPORT TITLE: KINGS BARTON S106 SCHEDULE AND TRIGGERS

18 JANUARY 2021

REPORT OF CABINET MEMBER: Councillor Russell Gordon Smith

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

WARD(S): GENERAL

PURPOSE

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

RECOMMENDATIONS:

1. That the Forum note the report.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME1.1 **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:-

Other Background Documents:-

APPENDICES:

Appendix A – S106 Monitoring Table.

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Kings Barton s106 tracker

Completed
Not completed but underway
Trigger missed and not underway

PARAGRAPH	OBLIGATION	DELIVERY DUE
WCC s106		
2.4	THE OWNER WILL NOT COMMENCE DEVELOPMENT UNTIL THE PHASING PROGRAMME HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LPA	Prior to commencement
3.4	BETWEEN 35-45% AH IN EVERY PHASE	To note
3.7	PRIOR TO THE COMMENCEMENT OF DEVELOPMENT THE OWNER SHALL SUBMIT A DRAFT AFFORDABLE HOUSING MASTERPLAN STRATEGY (ALSO REFER TO 3.12)	Prior to commencement
3.8	EACH RESERVED MATTERS APPLICATION SHALL BE ACCOMPANIED BY A DRAFT AFFORDABLE HOUSING RESERVED MATTERS STRATEGY (ALSO REFER TO 3.12)	Prior to commencement

	3.11 NO MORE THAN GROUPS OF 15 AH HOUSES OR 25 AH FLATS	
	3.21 Prior to the commencement of development, the council shall provide the owner with a Local Lettings Plan for the development	Prior to commencement
	4.1 ALL LANDSCAPING, INCLUDING CHILDREN'S PLAY, TO BE COMPLETED WITHIN 12 MONTHS OF OCCUPATION OR LONGER IF AGREED WITH HEAD OF PLANNING, OF FIRST HOUSING UNIT	To note
	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	Prior to occupation
	6.1 PAYMENT OF CULTURAL FACILITIES CONTRIBUTION	800TH UNIT
	7.1 SPECIFICATION OF COMMUNITY CENTRE (INCLUDING CAR PARKING)	PC
	7.6.2 COMPLETION OF COMMUNITY CENTRE	800TH UNIT

	7.8 TRANSFER OF COMMUNITY CENTRE TO COUNCIL	800TH UNIT
	8.1 COMMUNITY DEVELOPMENT WORKER EMPLOYED (MAY BE AN EMPLOYEE OF THE OWNER)	200TH OCCUPATION*
	8.3 COMMUNITY DEVELOPMENT WORKER ACCOMMODATION OF 2 ROOMS NOT LESS THAN 25 SQ METRES WITH ACCESS TO KITCHEN AND TOILET FACILITIES	200TH OCCUPATION*
	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	Prior to commencement
	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	Prior to commencement
HCC s106		
	4.1 Notice of Commencement at least 10 day before commencement	Prior to commencement
	4.5.1 Copies of surveys and overall design of infrastructure relating to Primary School land	Prior to commencement

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
4.6	PRIMARY SCHOOL LAND FREE OF CONSTRAINTS	Prior to commencement
4.7	SUBMISSION OF DRAFT PRIMARY SCHOOL TRANSFER PLAN	Prior to commencement
4.8	PRIMARY SCHOOL LAND (NOT LESS THAN 1.8 HA) TRANSFERRED TO HCC & FIRST EDUCATION PAYMENT MADE (£3400000) INDEX LINKED	POST-150TH OCCUPTION
4.9	ALL SERVICES TO PRIMARY SCHOOL TO BE IN PLACE TO ENABLE COMMISSIONING	150TH OCCUPATION
4.10	PERMANENT SCHOOL ACCESS COMPLETED AND SECOND PRIMARY EDUCATION PAYMENT MADE (£3400000)	250th occupation
4.11	OWNER TO RE-CALCULATE PRIMARY PUPIL PRODUCT (PPP) HAVING REGARD TO PRIMARY MONITORYING INFORMATION AND SHALL SUBMIT TO COUNTY	NO LATER THAN 1 MTH AFTER RECEIPT OF PRIMARY MONITORING INFORMATION FOLLOWING OCCUPATION OF 1200TH UNIT

	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
4.12	PRIMARY EDUCATION CONTRIBUTION HAS BEEN PAID TO THE COUNTY COUNCIL	
4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	750th OCCUPATION
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
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	Prior to occupation
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
4.20	NOT TO CARRY OUT HIGHWAY WORKS AND/OR OCCUPY THE DEVELOPMENT OTHERWISE THAN IN ACCORDANCE WITH SCHEDULE 2	To note
4.21.3	BUS SUBSIDY £301,689 INDEX LINKED	350TH OCCUPATION
4.21.4	BUS SUBSIDY £213,856 INDEX LINKED	650TH OCCUPATION
4.21.5	BUS SUBSIDY £171,019 INDEX LINKED	950TH UNIT

4.21.6	BUS SUBSIDY £202,706 INDEX LINKED	1250TH UNIT
4.23	PAYMENT OF TRAVEL PLAN FEE £1500.00	Prior to occupation
4.24	SUBMISSION AND APPROVAL OF SCHOOL, RESIDENTIAL AND RETAIL TRAVEL PLANS PRIOR TO THE COMMENCEMENT OF EACH PHASE	Prior to commencement
4.25	TRAVEL PLAN MONITORING FEE £15000.00	Prior to commencement
4.26.1	APPROVAL OF RETAIL TRAVEL PLAN	Prior to occupation of retail
4.26.2	APPROVAL OF RESIDENTIAL DEVELOPMENT	Prior to occupation of residential
4.31	PAYMENT OF TRAVEL PLAN BOND	Prior to commencement
4.32	OWNER TO ESTABLISH AT ITS OWN COST AND MAINTAIN A COMMUNITY TRAVEL WEBSITE	Prior to occupation
4.33	OWNER TO ESTABLISH TRAVEL BOARDS THROUGHOUT DEVELOPMENT	FIRST OCCUPATION
4.35.2	NOT LESS THAN TWO CAR POOL CARS AT ALL TIMES	POST-650TH OCCUPATION
4.36	SCHEME FOR CYCLE PARKING	Prior to commencement
4.37	COMPLETION CYCLE PARKING	Prior to occupation
4.38	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN SUBMISSION	Prior to commencement
4.39	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN APPROVAL	Prior to occupation

SCHEDULE 2 Part 1	SUBMISSION OF DETAILS OF HIGHWAY ACCESS WORKS AT ANDOVER ROAD/TEMPORARY SITE ACCESS JUNCTION	Prior to commencement
SCHEDULE 2 PART 2	HIGHWAY ACCESS WORKS COMPLETION	Prior to commencement
SCHEDULE 2 PART 3	HIGHWAY AGREEMENT TO SECURE COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	Prior to occupation
SCHEDULE 2 PART 4	COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	100TH OCCUPATION
SCHEDULE 2 PART 5	HIGHWAY AGREEMENTS TO SECURE:	NO MORE THAN 200TH OCCUPATION
	A) NEW ANDOVER ROAD WORKS	NO MORE THAN 200TH OCCUPATION
	B) ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION
	C) ANDOVER ROAD/STONEY LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION
	D) WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION
	E) ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION
	F) BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLE LINKS	NO MORE THAN 200TH OCCUPATION
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

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
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
SCHEDULE 2 PART 12	OWNER AT OWN EXPENSE TO PROMOTE RTOs AS NECESSARY TO FACILITATE IMPLEMENTATION OF DOWNGRADING OF ANDOVER ROAD WORKS	N/A
SCHEDULE 2 PART 13	IF PART 12 OBTAINED, OWNER TO IMPLEMENT IN ACCORDANCE WITH A PROGRAMME PREVIOUSLY AGREED WITH COUNCIL	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