

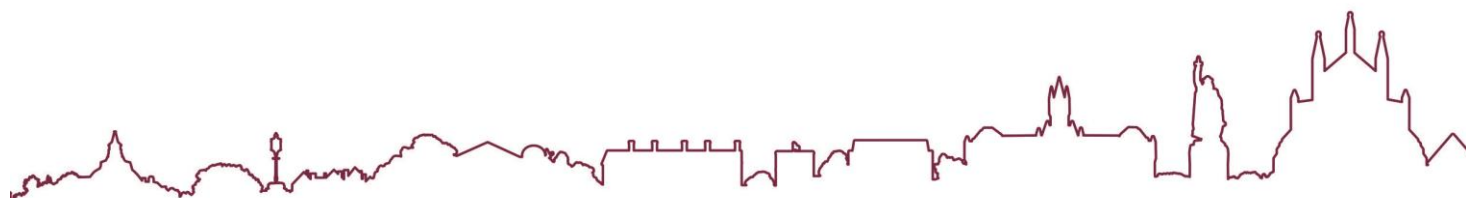


Meeting	Kings Barton Forum
Date and Time	Thursday, 26th June, 2025 at 6.00 pm.
Venue	This meeting will be held virtually and members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel - youtube.com/WinchesterCC

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. **Appointment of vice-chairperson for the 2025/26 municipal year**
3. **Disclosures of Interests**
To receive any disclosure of interests from Members or Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.
4. **Chairperson's announcements**
5. **Minutes of the previous meeting held on 11 March 2025** (Pages 7 - 12)
6. **Future meetings of the Forum in the 2025/26 municipal year:**
 - 9 October 2025
 - 2 March 2026
7. **Public Participation**

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 Friday 20 June 2025** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.



8. **WCC Planning officers - Occupation update**
9. **Hampshire County Council - Cllr Jackie Porter. HCC position on changes to S106**
 - The Ben Clifton email. S106 highways amendments
 - Progress/challenges of improving the bus service
10. **Cala (see notes on Cala representation below)**
 - 1) Successes - e.g. Opening of MUGA
 - 2) Forward plan - Implementation plan for Winchester Avenue – thro to Adoption
 - 3) Remedial work on Winchester Ave – when will there be major work that requires car or minibus diversions?
 - 4) Update on schedule for other amenities.
 - E.g. The Recreation ground.
 - The Car park (*tagged as P&R*)
 - 5) Documentation for the above – to refer to when we get questions
 - 6) Car share - Upcoming S106 trigger.
 - How is usage changing? Is there a chart of booking?
 - What is Cala or partner doing to promote and encourage usage and reduce demand on private car?
 - Expansion of capacity?
11. **HWPC update - to include:**
 - Plans regarding future management of the Community building
 - Transfer of amenities such as Meadowside.
 - Real world resilience/robustness of play areas
 - Costs of management of spaces
 - Any other matters of concern?

(report from HWPC will be published on the meeting webpage when available)
12. **Community Governance review - City Councillors**
 - Community Governance & Parish Boundary with St Barnabas Ward
13. **WCC Planning officers - Deborah Smith: (Pages 13 - 28)**
 - S106 Update (**attached**) Trigger points – upcoming.
 - Does this reflect the revised HCC/Cala S106 agreement?
 - Progress on planning applications? Is there anything material to the community amenity that we should be reminded of? E.g. conditions related to previous Phases.

Laura Taylor
Chief Executive

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



18 June 2025

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

Kings Barton Forum

Membership

Winchester City Council:

Cllr Cramoysan (Chairperson)	Winchester City Council
Cllr Batho	Winchester City Council
Cllr Cunningham	Winchester City Council
Cllr Eve	Winchester City Council
Cllr Godfrey	Winchester City Council
Cllr Morris	Winchester City Council
Cllr Porter	Winchester City Council

Hampshire County Council:
Councillors Tod and Warwick

Headbourne Worthy Parish Council:
Councillor Robert Watter

Littleton & Harestock Parish Council:
Councillor David Tozer

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

Cllr Horrill (Winchester City Council), Cllr Learney (Winchester City Council) and Cllr Rutter (Winchester City Council)

Development Fora – Terms of Reference

The fora have no formal decision making powers, but can advise and make recommendations on relevant issues.

Primary objectives of the fora:

1. Meet 3 times per year. Virtual meetings will continue.
2. Comment and advise on strategic matters related to 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. Monitor and comment on community development activities within the development area, and provide advice on how these should progress.
5. Support the establishment of appropriate local democratic structures for the emerging community.
6. Be wound down once governance arrangements are established,

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.
2. Other matters will be brought to the forum as and when required.

Key stages of the fora:

Stage 1 – Planning	Stage 2 – Emerging	Stage 3 – Establishing
<u>Start:</u> Initial master planning <u>End:</u> Outline planning consent / start on site.	<u>Start:</u> Start on site <u>End:</u> Establishment of a parish council, or other suitable democratic body as applicable.	<u>Start:</u> Establishment of a parish council, or other suitable democratic body as applicable. <u>End:</u> New governance arrangements 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	<ul style="list-style-type: none">• Receive updates on the progress of development and compliance with relevant planning conditions and	<ul style="list-style-type: none">• Receive updates on progress in establishing the community and any emerging issues• Consider and advise

becoming part of the formal planning process. <ul style="list-style-type: none"> Consider and advise upon the infrastructure required 	S106/S278 agreements <ul style="list-style-type: none"> Input into creation of a community development strategy 	upon a strategy for the ownership and management of the social infrastructure and community assets. <ul style="list-style-type: none"> 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

Membership

Kings Barton / Stage 2

- | | |
|--|--|
| • Winchester City Council | 7 elected representatives (inc. Chair) |
| • Hampshire County Council | 2 elected representatives |
| • Littleton & Harestock Parish Council | 1 representative |
| • Headbourne Worthy Parish Council | 1 representative |

Officers

Lead Officer	Julie Pinnock
Senior Planner/ Community Officer	Ruth Beard

Quorum

The development 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 recommended 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](#).

KINGS BARTON FORUM

Tuesday, 11 March 2025

Attendance:

Councillors

Cramoysan (Winchester City Council) (Chairperson)

Batho (Winchester City Council)
Cunningham (Winchester City Council)
Eve (Winchester City Council)

Morris (Winchester City Council)
Porter (Winchester City Council)
Tod (Hampshire County Council)
Warwick (Hampshire County Council)

Apologies for Absence:

Councillors Watters (Headbourne Worthy Parish Council) and Tozer (Littleton & Harestock Parish Council)

Deputy Members:

Councillor Leone (Headbourne Worthy Parish Council)

Other members in attendance:

Councillors Learney and Rutter

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received from Councillor Tozer (Littleton & Harestock Parish Council) and also Councillor Watters (Headbourne Worthy Parish Council) for whom Councillor Leone attended in his place.

2. **DISCLOSURES OF INTERESTS**

Councillor Porter declared disclosable pecuniary interests in respect of various items on the agenda due to her role as a Hampshire County Councillor. However, as there was no material conflict of interest, she spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement. Councillors Tod and Warwick declared similar interests due to their roles as city councillors.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

There were no announcements made.

4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held 23 September 2024 be agreed as a correct record.

5. **PUBLIC PARTICIPATION**

Kings Barton residents' association

Mike Slinn referred to comments outlined in the KBRA report which had been circulated to Forum members prior to the meeting, including the following points:

- He requested that the parish council boundary review to include all houses within Kings Barton be progressed without further delay.
- Further details of the historic decision taken to close Andover Road.
- Useful consultation had taken place with CALA regarding the community centre layout and the potential to increase the roof level of the main room for games like badminton.
- Useful progress had been made with Anthem Management (who were responsible for managing the estate) in resolving some issues.
- Would WCC impose the planning condition requiring the park and ride site to be built and open prior to 650 dwellings being occupied?
- Would WCC require a full-size multi-use games area (MUGA) near the railway line, as the current one was too small?
- Noting that KBRA had responded to the Local Cycling and Walking Infrastructure Plan (LCWIP) comments on Andover Road.

In response to comments made, Councillor Cramoysan reminded Mr Slinn that the purpose of the meeting was to assist with delivery of the master plan and suggested Mr Slinn contact his county councillor regarding the Andover Road closure decision. Regarding the parish boundary review, he suggested Mr Slinn contact his WCC ward councillors and Headbourne Worthy Parish Council. As previously stated, the provision of the park and ride site was dependent on the completion of the spine road which was subject to a new trigger point from HCC (as reported below). Mr Slinn's other comments could be picked up by CALA in their update below.

Councillor Leone (Headbourne Worthy Parish Council) referenced the update HWPC report which had been published on the meeting webpage prior to the meeting and available [here](#). She confirmed that the parish council would be seeking to address the anomaly of the border with Winchester. She reported a positive relationship with CALA and welcomed the responsiveness regarding the community building which was expected to be delivered by 2026 (prior to occupation of 800th unit).

6. **OFFICER UPDATES**

Ruth Beard (Winchester City Council) provided an update on the Section 106 agreement and other matters, noting that a report had been published on the meeting webpage prior to the meeting and available [here](#). She noted that

various conditions were still being discharged for phases 3A and 2B, including landscaping and street furniture. A key point was HCC's statement regarding a request from CALA to extend the trigger point for certain highway works (Winchester Avenue and junction improvements) from 650 to 1,000 occupations via a deed of variation to the HCC Section 106 agreement, with details being finalised. An update provided by HCC officers had been published on the meeting webpage [here](#).

Rob Green (Winchester City Council) referred to ongoing consultation for the community centre and multi-use games area (MUGA) on Phase 2A, with planning applications/reserved matters expected. The Kings Barton page on the Winchester City Council website had been updated and available [here](#).

Officers responded to questions from the Forum on the following:

- the discharging of conditions for Phase 3A and street furniture, specifically concerning bike and walking bollards being installed. Ruth Beard agreed to review the consented and outstanding items and potentially arrange a site walk with an officer.
- With reference to the HWPC report and the parish council's intention to approach authorities for extra funding for a larger MUGA and working with CALA for its installation, Rob Green stated that their current conversations with CALA had not reached this stage but acknowledged the report and agreed this would be taken forward.
- Key significant future points in the Section 106 tracker were noted and Councillor Cramoysan suggested that a review of the car club scheme (due at 700 units in the HCC s106 agreement be included as an agenda item for the June meeting.

7. CALA UPDATES

Viv Hill, Alison Thompson and Rupert Woodcock from CALA were present and provided an update on the following matters.

Viv Hill (CALA) provided an infrastructure update and shared a presentation. He also mentioned CALA's new office in Winchester. His update included the following:

- Winchester Avenue - the element connecting phases 1B and 2A was scheduled for completion by the end of March 2026 and progress was being made with technical approvals.
- A high-level indicative Gantt chart for the Neighbourhood Centre implementation programme was shared. Key next steps included submitting a planning application for the residential phase 3B reserve matters, starting work on the temporary sales centre imminently (with opening in Q3 2025), and submitting a detailed planning application for the community centre alongside around 40 residential homes to the south in Q2 2025/6.
- The anticipated start on-site for the community centre was Q3 this year, with handover intended for 2026, in time for the 800th occupation. Discussions on the specification of the community centre would follow the detailed proposal submission.
- Following the recent public consultation, updates on the community centre plans including revised floor plans and elevations were shared, incorporating

feedback. An increased roof pitch was being considered to allow for sports uses (like badminton) in addition to a more generous lobby area with potential access onto Winchester Avenue for pop-up uses.

- Alison Thompson (CALA) provided further information on community centre floor plan.

The representatives from CALA responded to questions on the following:

- Clarification on the timing of the infrastructure delivery in relation to housing delivery – it was confirmed that infrastructure was generally programmed to be delivered ahead of housing completion.
- Clarification on the timeline for the full surface of Winchester Avenue, adoption of the roads, and related parking issues. Mr Hill confirmed the binder course for the section connecting 1B and 2A was expected by the end of March, with the full surface next year. Road adoption was a matter for HCC.
- Concerns regarding the traffic speed and parking on the long stretch of Winchester Avenue once the two parts of Kings Barton were connected, particularly regarding school drop-offs. Mr Hill advised that HCC had the ultimate say on parking and speed management.
- Concerns regarding the flow and operation of the Southern Junction due to increasing traffic. The capacity study of Manley Road and the Southern Junction was referred to, noting the need for MOVA signals and a pedestrian crossing as conditions for the increased trigger point. Mr Woodcock confirmed this would be part of the Section 278 works to be discussed with HCC. Due to the importance of this matter, a written update was requested prior to the next meeting and Rupert Woodcock agreed to provide this.
- CALA were requested to share the information they have presented at the Forum meeting with Forum Members and Viv Hill agreed to do this.
- Viv Hill clarified that negotiations with potential operators of the neighbourhood centre shops and the pub would be dependent on having the spine road (Winchester Avenue) adopted.
- A suggestion was made that the community centre temporary car park be used as a temporary solution for primary school pick-ups and drop-offs. Alison Thompson explained this would raise practical and safety issues whilst the community centre was being constructed.
- Whether it would be possible to coordinate northern junction works with a planned 21-week closure of Andover Road. Viv Hill did not believe this would be possible but would investigate further.
- Whether it was envisaged that residents of the care home would be frequent users of the community hall. Viv Hill confirmed there would be a dedicated pedestrian crossing point outside the community centre across Winchester Avenue.

Alison Thompson provided an update on the phase 2B sports pitches, sharing a letter sent to Manley Road residents and the parish council in February which summarised the changes proposed as a result of the consultation undertaken. She responded to questions and comments on the following points:

- Confirmation that fencing would be including between the road and the football pitches.
- She would check on whether it would be possible for goalposts' storage in the pavilion.
- Noting that it would take around 12 months from completion for the sports pitches to be a useable service, it was anticipated that fencing would need to be installed to protect the area prior to its opening.
- The potential for an additional large MUGA near the railway line - Alison Thompson stated it looked technically possible and a definitive answer would be provided for the next Forum meeting.

Regarding phase 2B access via Pinsent Road, which was not in the construction environmental management plan (CEMP), Alison Thompson explained this was a temporary measure due to drainage works on Winchester Avenue and that from end of April 25, HGVs would access via the approved route via Winchester Avenue. CALA are requesting an amendment to the CEMP to allow site workers personal vehicles and small vans to access the site via Pinsent Road. Wheel washes would be deployed on both exits.

8. **MEETING DATES FOR 2025/26 MUNICIPAL YEAR**

The Forum dates for 2025/26 were noted as below (all 6pm start):

- Thursday 26 June 2025
- Thursday 9 October 2025
- Monday 2 March 2026

9. **AOB**

The following action points were noted –

- CALA was requested to share Gantt chart and the other document presented as soon as possible.
- Progress against the Gantt chart and on the Community Hall were key areas for future updates.
- An update from Headbourne Worthy Parish Council on the management proposal for the Community Hall was also expected by the next meeting.
- Clarification was requested from the County Council regarding the Section 278 works at the Southern Junction, noting it was considered urgent between 650 and 1,000 homes.
- Progress on the adoption and potential TRO for Winchester Avenue was also requested.

The meeting commenced at 6.00 pm and concluded at 7.45 pm

Chairperson

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KINGS BARTON SECTION 106 LEGAL AGREEMENT - KEY OBLIGATION TRACKER May 2025*

Winchester City Council Legal Agreement dated 8/3/11 (link below)

Hampshire County Council Legal Agreement 7/3/11 and variations of 11/10/13, 24/5/22. **Text of the latest Deed of Variation (June 2025) agreed and being signed and key changes are included below.**

Please note that this table includes the key planning obligations set out within the s106 legal agreements for Kings Barton only. The development is also subject to a number of planning conditions which are attached to the planning permission decision notices for the site. These permissions are available on the WCC website

Council Tax records on 2/6/25 indicate 688 units registered on the site (including 2 unoccupied)

S106 Para	Summary of Requirement	Obligation with WCC or HCC?	Category	When is it required?	What is the latest status?	Further Information
2.4	Phasing Programme - to show the order in which the developer will construct the phases.	WCC	General	Prior to commencement	Completed	
3.7	Draft Affordable Housing Masterplan Strategy - to demonstrate the location and total number of affordable units across the development	WCC	Affordable Housing	Prior to commencement	Completed	
3.8	Draft Affordable Housing Reserved Matters Strategy - to demonstrate how individual applications will take account of the overall	WCC	Affordable Housing	Prior to commencement	Completed	

	Masterplan Strategy (in terms of layout and number)					
3.2.1	Local Lettings Plan - to show how certain properties are allocated to certain groups of people in order to create and maintain a sustainable community.	WCC	Affordable Housing	Prior to commencement	Completed	
5.1	Long Term Ownership, Maintenance and Management Plan - to include details of Open Spaces and any other landscaped land.	WCC	Landscape	Prior to occupation of a relevant phase	Completed	Agreed via the Landscape Open Space Specification document, which specifically references Condition 16 and also Clauses 4 and 5 of the S106.
6.1	Cultural Facilities Contribution - to provide £50,000 for cultural facilities	WCC	Culture and Community	Prior to occupation of the 800th unit	Upcoming	800 units not constructed to date
7.1	Specification of the Community Centre - to ensure the Community Centre includes adequate facilities and internal spaces.	WCC	Culture and Community	Prior to commencement	Completed	Copy of specification provided. Submitted May 2014 in accordance with Clause 7.1
7.6.2	Complete the Community Centre - in a good and workmanlike manner and using good quality materials	WCC	Culture and Community	Prior to the occupation of the 800th unit	Upcoming	800 units not constructed to date
7.8	Transfer the Community Centre to the Council	WCC	Culture and Community	Prior to the occupation of the 800th unit	Upcoming	800 units not constructed to date.

8.1	Community Development Worker - to provide a Worker (which may be an employee of the Council)	WCC	Culture and Community	Prior to the occupation of the 200th unit	Completed	Implementation Officers and dedicated Senior Planning Officers for the role employed by the Council
8.3	Community Development Worker Accommodation - provide a space for use by the Community Development Worker	WCC	Culture and Community	Prior to the occupation of the 200th unit	Completed	Worker employed by Council with access to on-site facilities at Visitor Centre if required.
9.1	Public Access Routes - to show routes across the site which the public can use at all times	WCC	Transport	Prior to commencement	Completed	
10.1	Plan showing a detailed route from Andover Road to Barton Meadows - to include surfacing and construction details and long-term maintenance	WCC	Transport	Prior to commencement	Completed	To submit to WCC for approval (1) a detailed route for the public footpaths from Andover Road through the site and the ecology amenity land to Worthy Road; (2) surfacing and other construction details for public footpaths and (3) proposals for the long term maintenance and management of the amenity land.

10.1	Developer to agree proposals for the long term management and maintenance of 'Ecological Amenity Land' (Barton Meadows/ LEORL) with WCC.	WCC	Landscap e	Prior to Commencement	Proposals agreed and subsequent land transfer in progress.	Management and Maintenance Plan (JSL1980_873M, 11 November 2016) approved in 2016. This included 10-year programme for habitat establishment and that WCC or a third party would take over the management on a 125 year lease from CALA. Land transfer from owner to HIWWT agreed and contract largely drafted.
4.1	Notice of Commencement 10 days before construction	HCC	General	Prior to commencement	Completed	
4.5.1	Copies of all surveys - to be provided to the County Council	HCC	General	Prior to commencement	Completed	
4.5.2	Design for the infrastructure serving the Primary School Land	HCC	Education	Within 3 months of commencement, prior to occupation of 1st unit	Completed	
4.6	Remove Constraints from Primary School Land	HCC	Education	Within 3 months of commencement, prior to occupation of 1st unit	Completed	

4.7	Draft Primary School Land Transfer Plan	HCC	Education	Within 3 months of commencement.	Completed	
4.8	Transfer Freehold of Primary School Lane and pay first Primary Education Contribution	HCC	Education	Prior to the occupation of the 150th Unit	Completed	
4.9	Provide Services and Utilities to the Primary School Land	HCC	Education	Prior to the occupation of the 150th Unit	Completed	
4.10	Construct Permanent School Access and pay second Education Contribution	HCC	Transport	Prior to the occupation of the 250th unit	Part completed. Education payment has been made. Trigger for permanent access provision varied on 24/5/22.	Trigger varied 24/5/22 to read 'Not to Occupy any part of the Development within the areas shaded pink and marked 'Phase 2b' on the phasing plan unless and until the Permanent access to the primary school land has been constructed and completed to the satisfaction of HCC.'
4.11	Owner to recalculate Primary Pupil Product	HCC	Education	Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date
4.12	If the Primary Pupil Product (4.11) exceeds 420, the developer cannot occupy more than 100 further units until an additional contributon has been paid to the County Council	HCC	Education	Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date

4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	HCC	Education	Prior to the occupation of the 750th unit	Upcoming	750 units not constructed to date
4.16	Owner to calculate the Secondary Pupil Product	HCC		Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date
4.17	Highway Access Contribution Payments	HCC	Education	Prior to occupation	Completed	
4.18	Second Highway Access Contribution Payments	HCC	Transport	Prior to Occupation of the 650th unit	Completed	To pay Second City Access Contribution, the Second Eastern Access Contribution, the Second Western Access Contribution and the Second Non Motorised User Contribution to HCC (triggers varied in deed dated 24/5/22). HCC has confirmed second payments received in April 2025.
4.20 A (s106 variation 22.05.22)	To pay the Andover Road/Bereweek Road Improvement Contribution	HCC	Transport	Within 14 days of signing the agreement	Completed	To pay £331,748 index linked to enable HCC to deliver the works shown indicatively on drawing 0710-64/Figure 4.9 which is pasted below (see full definition below from HCC s106 Deed of Variation 24/5/22)
4.21.3	To provide first Bus Subsidy	HCC	Transport	Prior to the occupation of the 350th units	Completed	

4.21.4	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 650th unit	Completed	HCC has confirmed second payments received in April 2025.
4.21.5	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 950th unit	Upcoming	950 units not constructed to date
4.21.6	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 1250th unit	Upcoming	1250th units not constructed to date
4.23	To pay the Travel Plan Fee	HCC	Transport	Prior to the first occupation	Completed	
4.24	Submission of school and residential Travel Plans	HCC	Transport	Prior to commencement of each phase	Part-Completed	Completed on a phase-by-phase basis and will continue to be submitted as the development is constructed. Residential Travel Plan has been approved and has been implemented. School and retail will be completed by other developers.
4.25	To pay the Travel Plan Monitoring Fee	HCC	Transport	Prior to commencement	Completed	
4.26.1	Submission of Retail Travel Plan	HCC	Transport	Prior to occupation of retail units	Completed	
4.26.2	Not to occupy any residential unit until the Residential Travel Plan is submitted	HCC	Transport	Prior to occupation of 1st unit	Completed	
4.31	To pay Travel Plan bond	HCC	Transport	Prior to commencement	Completed	

4.32	Community Travel Website	HCC	Transport	Prior to the occupation of the 350th unit	Completed	
4.33	Installation of Travel Boards	HCC	Transport	Prior to the occupation of the 350th unit	Completed	
4.35.1	Pool Car Club Provision	HCC	Transport	Prior to the occupation of the 400th unit	Completed	
4.35.2	Review the car club scheme and provide second car at 750th occupation	HCC	Transport	Review at 700th occupation	Upcoming	
4.36	Scheme for Cycle Parking	HCC	Transport	Prior to commencement	Completed	
4.37	Construct Cycle Parking	HCC	Transport	Prior to occupation of any housing unit	Part-Completed	Each unit must be provided with cycle parking prior to occupation - this is an on-going requirement through lifetime of development to be applied to each unit before it is occupied.
4.37A	Construct the Link Road Works to binder course level and shall make the Link Road Works open for use by traffic/pedestrians.	HCC	Transport	Prior to the Occupation of more than seven hundred and fifty (750) Housing Units	Part-Completed. Route open, however ongoing diversions in place while	Clause inserted by s106 deed of variation June 2025

					road completed.	
4.38	Submit Draft Construction Route Management Plan	HCC	Transport	Prior to commencement	Completed	
4.39	Approval of Draft Construction Route Management Plan	HCC	Transport	Prior to occupation of 1st unit	Completed	
SCHEDULE 2 Part 1	Submission of Access details for Andover Road/Temporary Access Junction	HCC	Transport	Prior to commencement	Completed	
SCHEDULE 2 PART 2	Completion of Highway Access Works	HCC	Transport	Prior to commencement	Completed	
SCHEDULE 2 PART 5	Submission and written approval of Implementation Programme (of various highway works see full definition below*) to the County Council.	HCC	Transport	Prior to occupation of 725 Housing Units	Upcoming	Schedule 2, Part 5 of agreement (which included triggers for various stages of highways works) deleted by deed of variation June 2025 and replaced by this clause.
SCHEDULE 2 PART 6	Completed Well House Lane Rail Arch Improvement Works and Barton Farm/Worthy Road Improvements	HCC	Transport	Prior to occupation of 425th unit	Completed	

SCHEDULE 2 PART 7	New Andover Road Works, Andover Road/Harestock Road Junction Improvement Works, Andover Road/Stoney Lane Junction Improvement Scheme and Andover Road/Well House Lane Junction Improvement Works	HCC	Transport	Prior to occupation of 1000th unit	Not yet triggered	Trigger pushed back from 750 to 1000 units by deed of variation of June 2025
SCHEDULE 2 PART 8	Completion of the Downgrading of Andover Road Works to the satisfaction of the County Council and to Completion Certificate Standard	HCC	Transport	Prior to occupation of 1050th occupation	Not yet triggered	Trigger pushed back to 1050 units by deed of variation of June 2025
SCHEDULE 2 PART 14	Where a TRO is obtained prohibiting the use of that part of Andover Road, the owner shall get county approval of landscaping with a programme for implementation and subject to the grant of all necessary licences and carry out to the approval of the County Council	HCC	Transport	Prior to occupation of 950th unit	Upcoming	Where a stopping up order or road traffic regulation order is obtained prohibiting the use of that part of Andover Road before the date of Occupation of nine hundred and fifty (950) Housing Units the Owner shall submit to the County Council for their approval details of landscaping thereof together with a programme for implementation and subject to the grant of all necessary licences by the County Council as highway authority shall carry out such landscaping to the reasonable satisfaction of the County Council in accordance with the approved

						details. 950 units not constructed to date
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NOTE

KEY DEFINITIONS AND PLANS

* Definition of 'Implementation Programme' set of in deed of variation June 2025;

"Implementation Programme" means a programme to be submitted and approved by the County Council in accordance with Paragraph 5 of Schedule 2, which will set out the detail of how and when all actions/agreements/traffic regulation orders/works etc will need to be delivered in order for Andover Road to be closed to through traffic and for highway rights to be established and all traffic to have been re-routed to Winchester Avenue which for the avoidance of doubt relates to the New Andover Road Works, the Andover Road/Harestock Road Junction Improvement Works, the Andover Road/Stoney Lane Junction Improvement Works and the Andover Road/Well House Lane Junction Improvement Works and to include a programme for delivering the Downgrading of Andover Road Works.

"Link Road Works" means the section of proposed highway works that will link Phase 1B to Phase 2A including pedestrian and cycle facilities as shown indicatively on the Link Road Works Plan

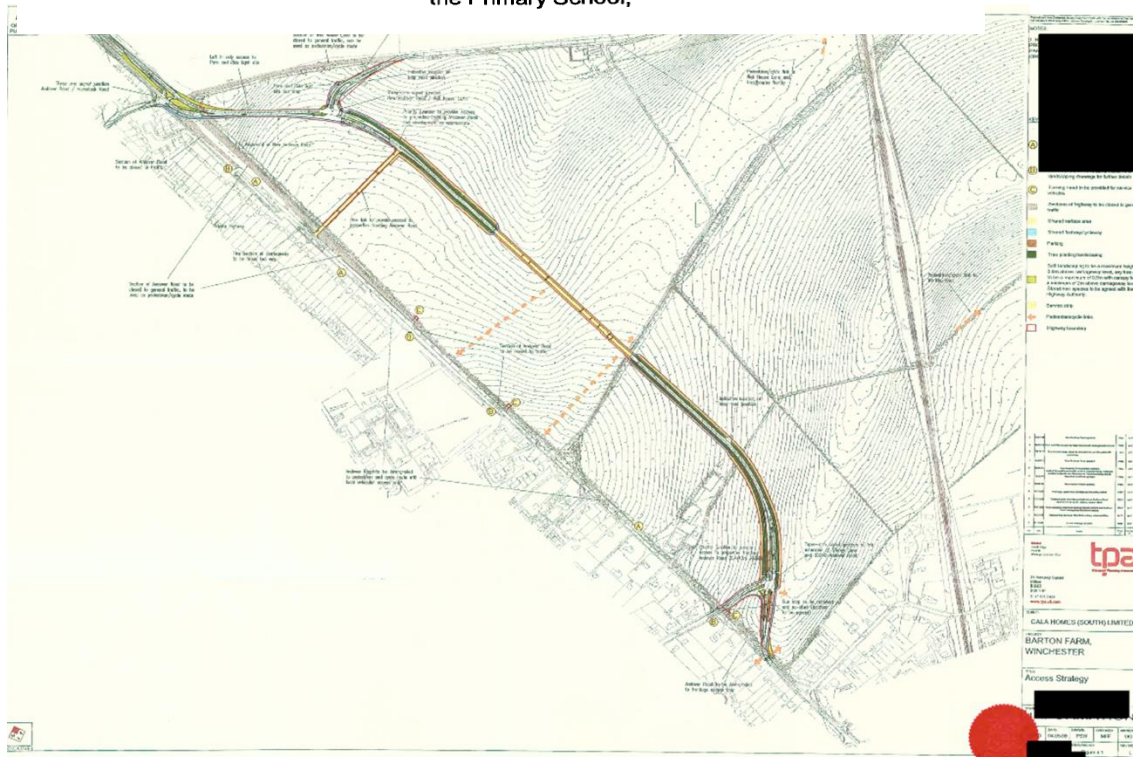
"Link Road Works Plan" means the indicative plan showing the proposed link road connecting Phase 1B and Phase 2A or such other plan to be agreed in writing with the County Council at Appendix 1 of this Deed.'

"Permanent Access"

means the permanent vehicular and pedestrian access complete with binder course level surfaced footways signing lining landscaping lighting and kerbing constructed pursuant to a Highway Agreement or otherwise to adoptable standards and which is connected to an adopted highway to serve the Primary School;

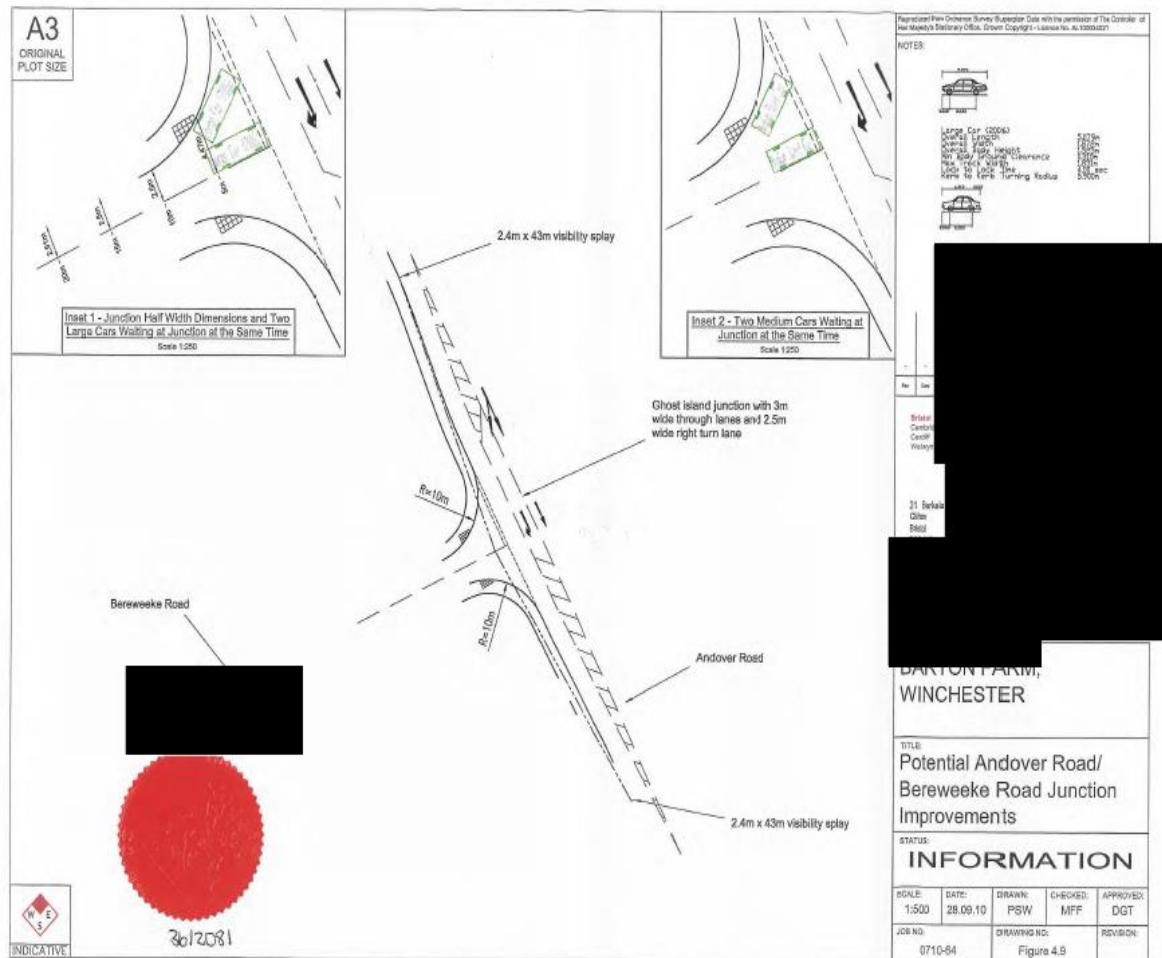
"New Andover Road Works"

means the realignment of Andover Road through the Site with a 30mph speed limit (20mph through the local centre) as shown indicatively on drawing number 0710-64/ Figure 4.1 Rev L (as appended to this Agreement) and in accordance with the initial Design Code and the Design code Addendum Letter exchanged between the County Council and the Owner as set out in correspondence in Appendix SCG/A of the Highways Statement of Common Ground;



"Andover Road/
Bereweke Road Junction
Improvements
Contribution"

means the sum of Three Hundred and Thirty One Thousand Seven Hundred and Eighteen pounds (£331,718) to be paid to enable the County Council to deliver the works shown indicatively on drawing number 0710-64/Figure 4.9 annexed hereto or any other such works to deliver an amended or alternative junction improvement scheme for Andover Road which may include improvements to sustainable travel

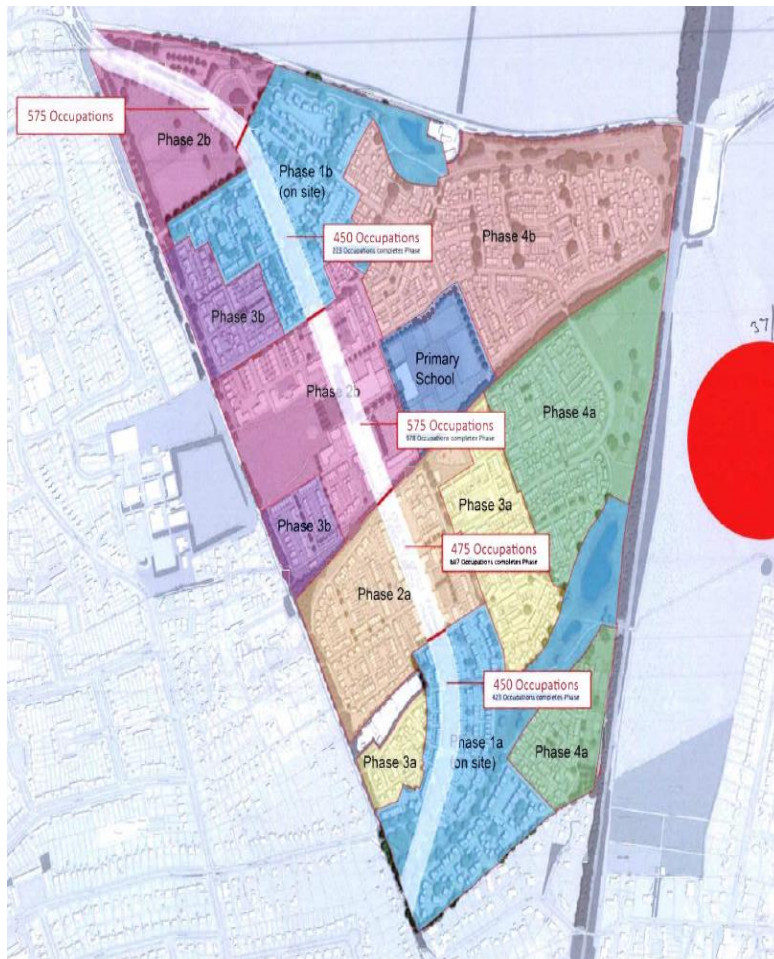


Extract from Deed of Variation 24/5/22

The definition of "Downgrading of Andover Road Works" in clause 1.1 (Definitions) of the Original Agreement shall be deleted and replaced with the following new definition:

Downgrading of Andover Road Works	means the downgrading of Andover Road to a pedestrian/cycle route with vehicular access for local frontages only (subject to the provisions of Schedule 2)
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Phasing Plan attached to Deed of Variation dated 24/5/22



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