



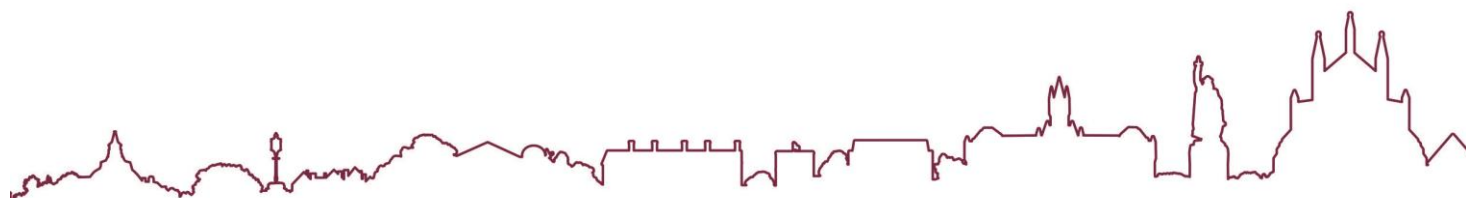
Meeting	Kings Barton Forum
Date and Time	Monday, 3rd November, 2025 at 6.00 pm.
Venue	This meeting will be held virtually and members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel - youtube.com/WinchesterCC

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. 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.
- 3. Chairperson's announcements**
- 4. Minutes of the previous meeting held on 26 June 2025** (Pages 9 - 16)

Matters arising not covered in agenda.
- 5. 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 28 October 2025** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.



6. **Update from Headbourne Worthy Parish Council Kings Barton Committee**

If required.

7. **Occupation numbers update (see attached) - Winchester City Council (Pages 17 - 32)**

Relevant S106/S278 triggers.

8. **Community Governance Review - Winchester City Council**

9. **Traffic Regulation Orders - Hampshire County Council (TBC)**

10. **Roads Implementation Plan (see attached) - Cala (Pages 33 - 34)**

- a) Winchester Avenue – North Junction:
- b) Winchester Avenue – South Junction:

Linkage from Stoney Lane to Winchester Avenue

- c) Winchester Avenue – remedial works.
- d) Andover Road – North & South of Ridgeway – Access and active travel route

11. **Other Public Infrastructure & Amenities (see attached) - Cala (Pages 35 - 38)**

- a) Community Building
- b) Neighbourhood Centre
- c) Recreation Ground & building
- d) Plan for full sized MUGA on the east side of the MDA
- e) Car Park – designed for the Park & Ride service

12. **Bus Service - Hampshire County Council - Cllr Jackie Porter (on behalf of HCC)**

Cala position on road closures/schedule

13. **AOB / Close / Date of next meeting**

To note date of next meeting - 2 March 2026 at 6.00pm

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



24 October 2025

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

Kings Barton Forum

Membership

Winchester City Council:

Cllr Cramoysan	Winchester City Council
Cllr Morris	Winchester City Council
Cllr Batho	Winchester City Council
Cllr Cunningham	Winchester City Council
Cllr Eve	Winchester City Council
Cllr Godfrey	Winchester City Council
Cllr Porter	Winchester City Council
Cllr Tod	Hampshire County Council
Cllr Warwick	Hampshire County Council
Cllr Watters	Headbourne Worthy Parish Council
Cllr Tozer	Littleton & Harestock Parish 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), Cllr Rutter (Winchester City Council) and Cllr Ferguson (Hampshire County 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 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

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](#).

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KINGS BARTON FORUM

Thursday, 26 June 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)

Tozer (Littleton & Harestock Parish Council)

Watters (Headbourne Worthy Parish Council)

Apologies for Absence:

Councillors Tod and Warwick (Hampshire County Council)

Other members in attendance:

Councillor Learney (Winchester City Council)

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received from Councillors Tod and Warwick (both members of the Forum as Hampshire County Councillors).

2. **APPOINTMENT OF VICE-CHAIRPERSON FOR THE 2025/26 MUNICIPAL YEAR**

RESOLVED:

That Councillor Morris be appointed as vice-chairperson of the Forum for the 2025/26 municipal year.

3. **DISCLOSURES OF INTERESTS**

There were no declarations made.

4. **CHAIRPERSON'S ANNOUNCEMENTS**

There were no announcements made.

5. **MINUTES OF THE PREVIOUS MEETING HELD ON 11 MARCH 2025**

Councillor Cramoysan drew attention to a number of matters arising from the previous minutes and advised that these would be picked up at the appropriate point of the agenda.

RESOLVED:

That the minutes of the previous meeting held 11 March 2025 be agreed as a correct record.

6. **DATE AND TIME OF FUTURE MEETINGS**

RESOLVED:

That the dates of the future meetings of the forum be noted as set out on the agenda.

7. **PUBLIC PARTICIPATION**

Nick Honeyman-Brown addressed the meeting as a resident of Hyldeborne Road, Kings Barton. He expressed concern regarding the impact of ongoing works relating to Winchester Avenue resurfacing, which was expected to take at least 30 weeks. He had observed poor driving (including driving on pavements) and congestion along Hyldeborne Road over the past 12 weeks due to cars being diverted from Andover Road. He asked what plans were in place to ensure safety and prevent Hyldeborne Road and the cut-through to Grenadiers from becoming a "rat run" as roadworks continued. He suggested that as the two parts of the development were now connected, Cala should re-examine the diversion setup to utilise both entrances/exits

Councillors Batho and Porter concurred with the concerns raised by Mr Honeyman-Brown and the requirement for a re-evaluation of the diversion plan.

Robert Woodcock (Cala) responded that the Hyldeborne Road diversion would be in place until October when remedial works on Winchester Avenue moved north. He confirmed that they would take the concerns away and investigate further with their professional traffic management contractor regarding volumes and safety, and provide a response through the Forum.

Councillor Cramoysan thanked Mr Honeyman-Brown for his comments and invited him to share video examples of the road situation with himself and Councillors Porter so they could take up with Cala directly.

Mike Slinn (Kings Barton Residents' Association) addressed the meeting and referred to comments outlined in the KBRA report that had been circulated to Forum members. He raised the following points:

- a) Dissatisfaction with the iTransport report supporting Cala's request to delay Winchester Avenue completion until 1,000 houses were occupied.
Pedestrian signals at the Winchester Avenue and Andover Road junction did

not cover all pedestrian and cycling movements, and the junction needed redesign and reconstruction to provide a separate phase for right-turning traffic from the city centre

- b) Queried the necessity of fully closing Winchester Avenue for resurfacing, rather than using single-lane working, which negatively impacted the community bus's ability to connect the two development sections with the city centre.
- c) Electrical connections in the new street lighting columns were requested to enable the installation of Christmas lights.
- d) WCC should reconsider the parish boundary as over 30 houses in Kings Barton were not within the HWPC.
- e) Increasing the community centre roof clearance to at least 6.1m to allow for badminton and other games was supported.
- f) Local Cycling and Walking Infrastructure Plan (LCWIP): A response was sought from the city and county councils regarding their consideration of proposals for safer walking and cycling routes between the development and the city centre.

Councillor Cramoysan thanked Mr Slinn for this comments which would be addressed under the relevant agenda items below.

8. **HEADBOURNE WORTH PARISH COUNCIL (HWPC) UPDATE**

The Forum noted that an update from HWPC Kings Barton Committee had been published on the meeting page and available [here](#). Councillor Watters drew attention to the following points:

- a) Confirmation that discussions had taken place with Cala regarding the height of the Community Building. The Parish Council had agreed to set up a CIO charity as the management vehicle for running the building.
- b) Frustration was expressed that repairs to Winchester Avenue were delaying bus service changes and it was suggested that HCC should investigate options for a direct and faster bus route.
- c) The current situation regarding the potential transfer of land to HWPC at the front of the development/boundary.
- d) Concern was raised that proposals for Community Governance Review and the possibility of a new Winchester Town Council might subsume the parish council. This was believed to impact Kings Barton residents and HWPC's ongoing work and responsibilities.
- e) Support for the proposals for a large MUGA.
- f) A request that shops and amenities scheduled for the community centre to be built as soon as possible.

Councillor Cramoysan thanked Councillor Watters for the comments which would be addressed under the relevant agenda items below and reminded him that as a Forum member he could ask further questions during the meeting.

9. **WCC PLANNING OFFICERS - OCCUPATION UPDATE**

Deborah Smith update that the current number of occupied units, based on council tax records, was 688, with two being currently unoccupied. This number was relevant for S106 trigger points for various amenities and infrastructure.

10. **HAMPSHIRE COUNTY COUNCIL (HCC) POSITION ON CHANGES TO S106**

Councillor Porter provided an update as follows, noting that the deed of variation had been completed, updating the original S106 agreement with new terms.

- a) **Southern Temporary Junction Works:** The junction was covered by a live S278 agreement for a temporary layout up to 650 occupations, which had been exceeded. HCC's traffic signals team were working closely with Cala to progress designs for improving the junction's working, ready for implementation and an update on timescales would be provided shortly.
- b) **S106 Trigger Points and Implementation Programme:**
- **725 Occupations:** expected later in the year - Cala would need to confirm their forecast for reaching this trigger point and their ability to share the program by the next meeting.
 - **750 Occupations:** The central section of Winchester Avenue was to be open for all users at this trigger, although there concerns about whether this would be met.
 - **1,000 Occupations:** Winchester Avenue was to be opened with all associated highway works completed and open for all traffic (pedestrians, cyclists, vehicles). HCC had regular meetings with Cala to oversee delivery, coordinated with relevant HCC teams.
 - **1,050 Occupations:** This was a new condition to complete the downgrading of existing Andover Road works, creating new pedestrian and cycle routes and local access in accordance with the approved design code.
- c) **Public Consultation and Traffic Regulation Orders (TROs):** Public consultation (by Cala) would primarily focus on the TRO process, including no parking arrangements and removing traffic from the old Andover Road.
- d) **Local Cycling and Walking Infrastructure Plan (LCWIP):** HCC was reviewing all cycling and walking facilities through the whole site, with a view to school access. This would be a separate piece of work, with a report expected by October.
- e) **Kings Barton Bus:** HCC has confirmed Hyldeborne Road was wide enough to accommodate a bus route but the road was not yet adopted. Concerns were raised regarding the total diversion period of 18 months, encompassing six different phases and possibly six different timetables and stop locations, causing public confusion. A proposal was made to either maintain the same route for the entire period or seek a more change-resistant route through the site. The starting point of the bus route was being re-evaluated, as the northern point was no longer correct due to road closure.

11. **CALA UPDATE**

Lance Else, Rupert Woodcock and Alison Thompson from Cala provided an update as summarised below. It was noted that they held bi-weekly meetings with HCC highways team.

- a) The MUGA had opened in May and had been used extensively, receiving very positive feedback from the community and residents.
- b) The Phase 3B Reserve Matters application had been submitted to WCC.
- c) The full application for residential units in the Neighbourhood Centre had been validated by WCC, and comments were being addressed.
- d) Implementation Plan for Winchester Avenue: an overall program for the opening of Winchester Avenue and the downgrading/landscaping of Andover Road would be shared by the 725th occupation, forecast for Q4/October this year.
- e) Footpath Connection (Phase 1B and 2A Link): This connection was expected by the end of September.
- f) Phase 1A Remedial Works (Roundabout Area) were underway and expected to be completed in Q4/October this year.
- g) Remedial Works Moving North (Winchester Avenue in Phase 1B): This was expected to take around eight months.
- h) Link from Phase 1B to Harestock Junction (Northern Junction): Earthworks were underway to form levels in this area, with completion expected by Christmas.
- i) Cala would liaise with relevant parties to come up with bus routes and programs that caused the least disruption whilst the diversion routes were in place.
- j) Park and Ride (Car Park): Earthworks were due to commence in mid-2026 with a completion date targeted for Q2 2027.
- k) Sports Pitches: Groundworks had commenced and the pitches would be handed over to the council by Q3 2027.
- l) The planning application for the community centre had been submitted, and production drawings were being developed for a start later this year, dependent on planning permission. The submitted drawings for the community building had a ridge height of 6.5m, which was an increase of one metre from originally proposed.
- m) The temporary Sales Building was on track to open in early September.
- n) Cala were committed to providing a large MUGA in a future phase (Phase 4B) and a letter from WCC was required to confirm this requirement.
- o) Cala had investigated the request for electrical Connections on lighting columns for Christmas Lights. However, Hampshire Highways had raised issues regarding the consequent adoptability and liability of columns and so this would not be pursued.
- p) Cala would investigate the feasibility of single-lane working on Winchester Avenue during remedial works and would discuss further with HCC at their next meeting. However it was noted that there might be concerns over the jointing of two surfaces when this method was used.
- q) Car Share – a car had been on site since March 2022, as it was a requirement under the S106 agreement. However, current usage of the car was very low and Cala was now funding the car for an additional three years

in the hope it would become self-funding. It was intended to move the car to a more central location within the neighbourhood centre to greatly assist usage. It was noted the car was available for anyone to book, not just Kings Barton residents.

- r) A question was asked about the current number of starts of homes in place – Cala agreed to provide this information.

It was suggested that CALA's travel plan coordinator liaise with HWPC and KBRA to promote the car club through their various communications and meetings.

12. **COMMUNITY GOVERNANCE REVIEW (CGR)**

Councillor Cramoysan provided an update on CGR as summarised below.

- Noting that WCC had previously considered that Kings Barton was not yet ready for a community governance review but circumstances had changed due to the development's progression and the upcoming local government reorganisation and consequent proposals to consider a new parish council to cover the currently unparished Winchester town area.
- The proposed CGR was suggested for the unparished area and adjacent anomalies, such as the boundary between HWPC and the unparished area.
- With the Kings Barton development, approximately 60-80 homes were currently in the unparished city area, with the remaining 600+ (and eventually approximately 1,900) in HWPC.
- A task and finish group had been established by the Licensing and Regulation Committee to set the terms of reference and determine how the CGR would proceed, governed by national legislation.
- Nothing was predetermined, and the process was democratic, giving residents in and around the boundaries a chance to express their interest from several options, including no change.

In response to questions, Councillor Cramoysan advised that representations from HWPC, in addition to residents, would be received through the formal CGR consultation process.

13. **WCC PLANNING OFFICERS UPDATE**

Deborah Smith provided an update on the S106 agreement, noting that most updates resulted from a recently agreed deed of variation. The update had been published on the meeting page as part of the agenda and available [here](#) and much of the information had been referred to by others in discussion above. She highlighted the following points.

- a) Long-term management and maintenance of ecological amenity space - The land transfer from the owner to the Hampshire & Isle of Wight Wildlife Trust had been agreed.
- b) Second highway access contribution - Payment was confirmed to have been received in April 2025.
- c) Bus subsidy payment - The second payment was confirmed to have been received in April 2025.

- d) Review of the car club scheme: This was triggered at the 700th occupation.
- e) Constructing link road works to binder course level: This clause was inserted via the deed variation and now related to prior occupation at 750 units.
- f) Implementation Program: This was a trigger coming up at 725 units.
- g) New Andover Road works and junction improvement works - The trigger for this had been pushed back from 750 units to 1,000 units as a result of the deed of variation.
- h) Completion of the downgrading of the Andover Road works - The trigger for this had been pushed back to 1,050 units, as agreed in the deed of variation. It was noted that this was dependent on the spine road being in place.

The meeting commenced at 6.00 pm and concluded at 8.10 pm

Chairperson

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KINGS BARTON SECTION 106 LEGAL AGREEMENT - KEY OBLIGATION TRACKER October 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 and 17/6/25.

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 13/10/25 indicate 695 units registered on the site (including 5 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	Part-Completed	CALA review presented at previous Forum indicated lack of demand for second car and this is due to be formally agreed with HCC.
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	Completed	<p>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.</p> <p>Implementation Programme agreed with HCC 13/19/25.</p>

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

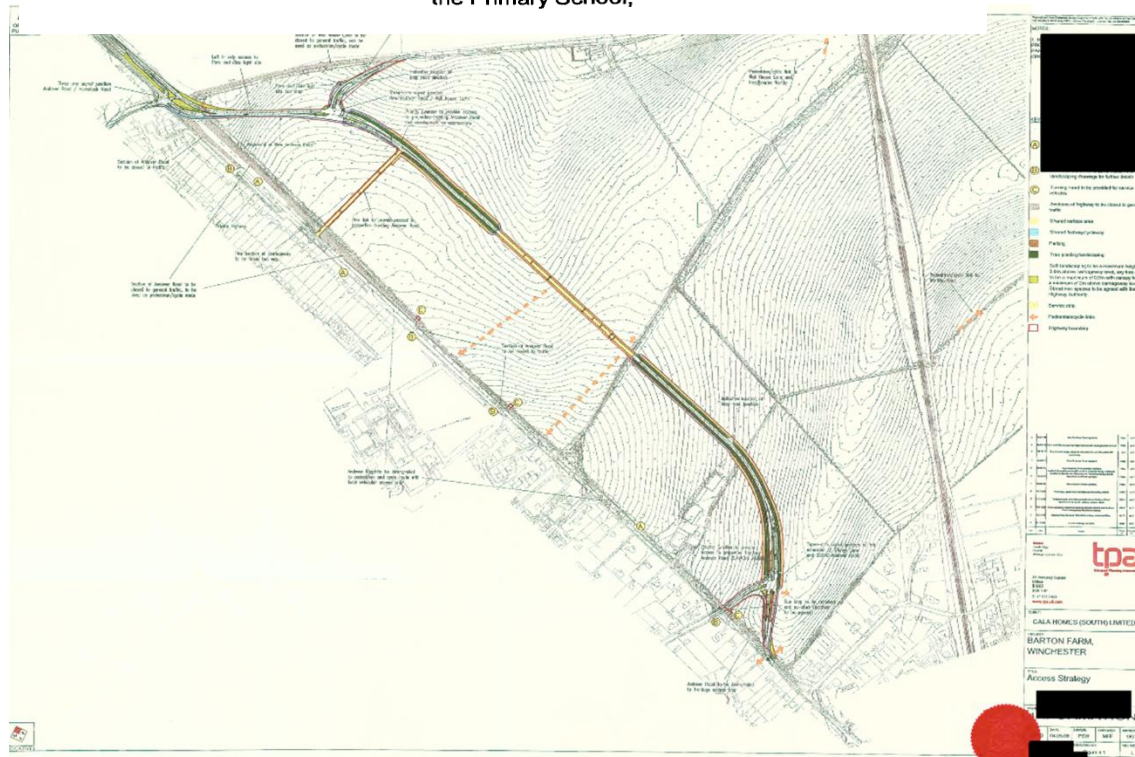
"Link Road Works Plan" means the indicative plan showing the proposed link road connecting Phase 1B and Phase 2A or such other plan to be agreed in writing with the County Council at Appendix 1 of this Deed.’

"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;



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

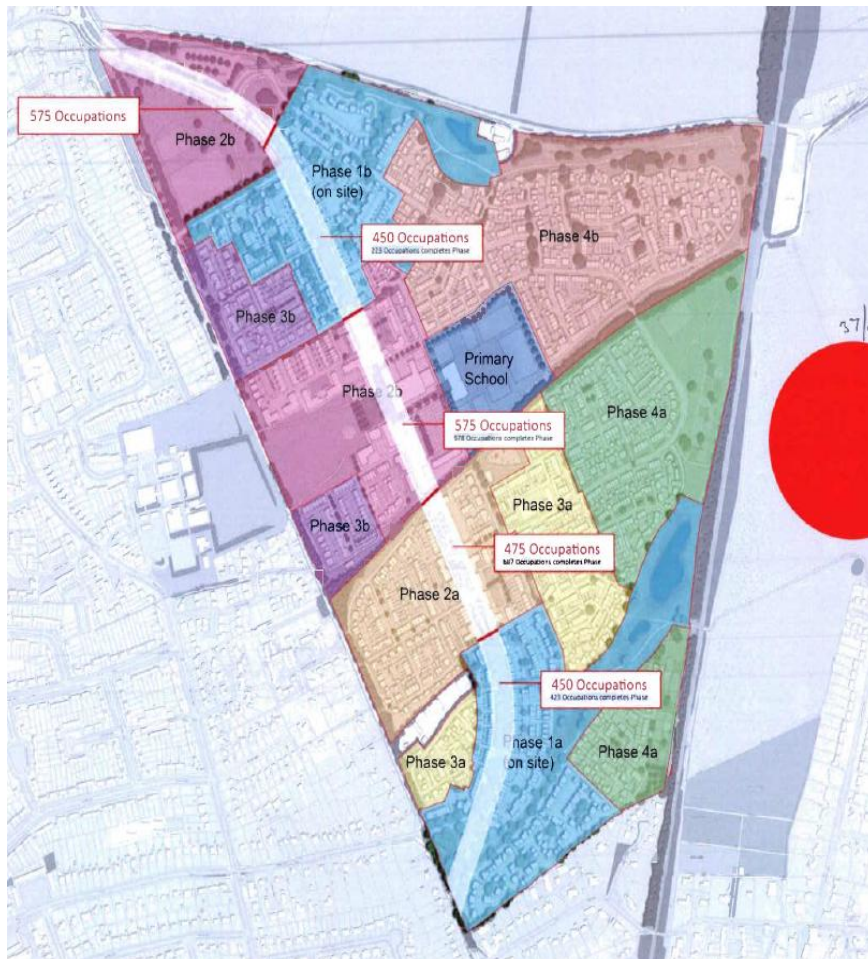


Extract from Deed of Variation 24/5/22

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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ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	2025				2026				2027				2028				2029				2030
									Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1			Winchester Avenue on site	1020 days	Mon 06/01/25	Wed 07/02/29																							
2			Design and legal approval	18 mons	Mon 06/01/25	Wed 03/06/26		10																					
3			Construction	460 days	Mon 03/03/25	Thu 17/12/26		10																					
4			Construction Phase 1A	7 mons	Tue 05/08/25	Fri 20/02/26		10,9																					
5			Construction Phase 1C (s38 spine from 1B to Harestock Lane)	175 days	Mon 03/03/25	Mon 03/11/25		10,9																					
6			Construction Phase 1B	136 days	Wed 01/10/25	Fri 15/05/26		10,9																					
7			Construction Phase 2A	40 days	Wed 01/04/26	Mon 01/06/26		10,9																					
8			Construction Phase 2B (surface course all areas)	165 days	Mon 03/11/25	Wed 29/07/26		10,9																					
9			RSA3 and Defect correction	5 mons	Thu 30/07/26	Thu 17/12/26	5,6,7,8,4	10,16																					
10			Monitoring period (Road open)	12 mons	Fri 18/12/26	Mon 29/11/27	3,2,6,7,8,5,9,4	11																					
11			Review and assess monitoring period results	6 wks	Tue 30/11/27	Fri 11/02/28	10	12																					
12			Maintenance period	12 mons	Mon 14/02/28	Wed 24/01/29	11	13																					
13			Review and assess, rectify any defects	10 days	Thu 25/01/29	Wed 07/02/29	12																						
14			Harestock Lane Jn Andover Road	1264 days	Fri 17/11/23	Wed 22/11/28																							
15			Design and legal approval	32 mons	Fri 17/11/23	Mon 11/05/26		16																					
16			Construction	9 mons	Mon 11/01/27	Thu 23/09/27	9,15	17																					
17			RSA3 and Defect correction	35 days	Fri 24/09/27	Thu 11/11/27	16	18,21																					
18			Maintenance period	12 mons	Fri 12/11/27	Wed 22/11/28	17																						
19			Stoney Lane Jn Andover Road	1370 days	Fri 16/02/24	Mon 30/07/29																							
20			Design and legal approval	32 mons	Fri 16/02/24	Tue 11/08/26		21																					
21			Construction	7 mons	Fri 12/11/27	Wed 28/06/28	20,17	22																					
22			RSA3 and Defect correction	35 days	Thu 29/06/28	Wed 16/08/28	21	26,23																					
23			Maintenance period	12 mons	Thu 17/08/28	Mon 30/07/29	22																						
24			Andover Road 'middle section'	1449 days	Tue 28/05/24	Fri 01/03/30																							
25			Design and legal approval	32 mons	Tue 28/05/24	Fri 20/11/26		26																					
26			Construction	6 mons	Thu 17/08/28	Wed 31/01/29	25,22	27																					
27			RSA3 and Defect correction	35 days	Thu 01/02/29	Wed 21/03/29	26	28																					
28			Maintenance period	12 mons	Thu 22/03/29	Fri 01/03/30	27																						

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Project: Kings Barton simple pro
Date: Thu 09/10/25

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

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Kings Barton, Winchester

Development update on upgrade works on Winchester Avenue



October 2025



Dear Resident,

Cala Homes is upgrading Winchester Avenue. These works are part of the approved plans for Kings Barton that will help to integrate the new neighbourhood and amenities with existing communities and the city centre.

Kamm Civil Engineering has been appointed to carry out the upgrades on behalf of Cala Homes and will be on site throughout. Their expert traffic management team have designed the programme to minimise disruption.

As a team, we are committed to completing the necessary works safely and efficiently, and we thank you for your cooperation and patience in advance.

You can stay up to date by visiting our dedicated website where you will find further information and FAQs:

www.kingsbartonconstruction.co.uk

Winchester Avenue programme of works

The initial programme of works on Winchester Avenue will be carried out in three phases from 3rd November and are expected to be completed by June 2026. The works include upgrading drainage to swales, installing and connecting upgraded streetlights, constructing tabletops and speed ramps, creating new pedestrian crossings and footpaths, and preparing for final road surfacing next year.

The timings below are anticipated and subject to weather conditions. Please refer to the attached Traffic Management Plan for more information on how vehicle and pedestrian movements will be affected during the programme of works.

Phase 1

From No.3 Chandlers Road to No.1 Chisslands Drive.

From 3rd November which will take approximately 8 weeks.

Phase 2

From No.1 Chisslands Drive to No.1 Roman Drive.

From January 2026 which will take approximately 8 weeks.

Phase 3

Manley Road

From March 2026 which will take approximately 8 weeks.

Please see traffic management plan overleaf.



Our hours of work

Our hours of work are 7:30am to 6pm,

Monday to Friday; 8am to 1pm on Saturdays; and no work on Sundays or bank holidays.



www.kingsbartonconstruction.co.uk



0800 711 7104



info@kingsbartonconstruction.co.uk

Traffic management and access

Vehicle movements will be controlled by two-way traffic signals. Occasionally, short-term road closures will be necessary, and these will be implemented with advanced warning. Any minor diversion routes will be clearly signposted. Pedestrians will be given safe routes around the works.

Most residents will have full access to their properties for the duration of the work. A small number of properties may not have vehicle access for a short period. The Kamm team will liaise with those homeowners affected in advance to minimise disruption and agree alternative arrangements.

Works consist of:

- Installation of new drainage.
- Installation and connection of streetlights.
- Table top and speed ramp construction.
- Pedestrian crossings.
- Kerb remedials.
- Preparing road for surfacing.

Traffic management by 2-way portable traffic lights leaving a shuttle running lane of 3.25m minimum, localised road closures will be necessary for some stages of the works with local diversion routes clearly signed.

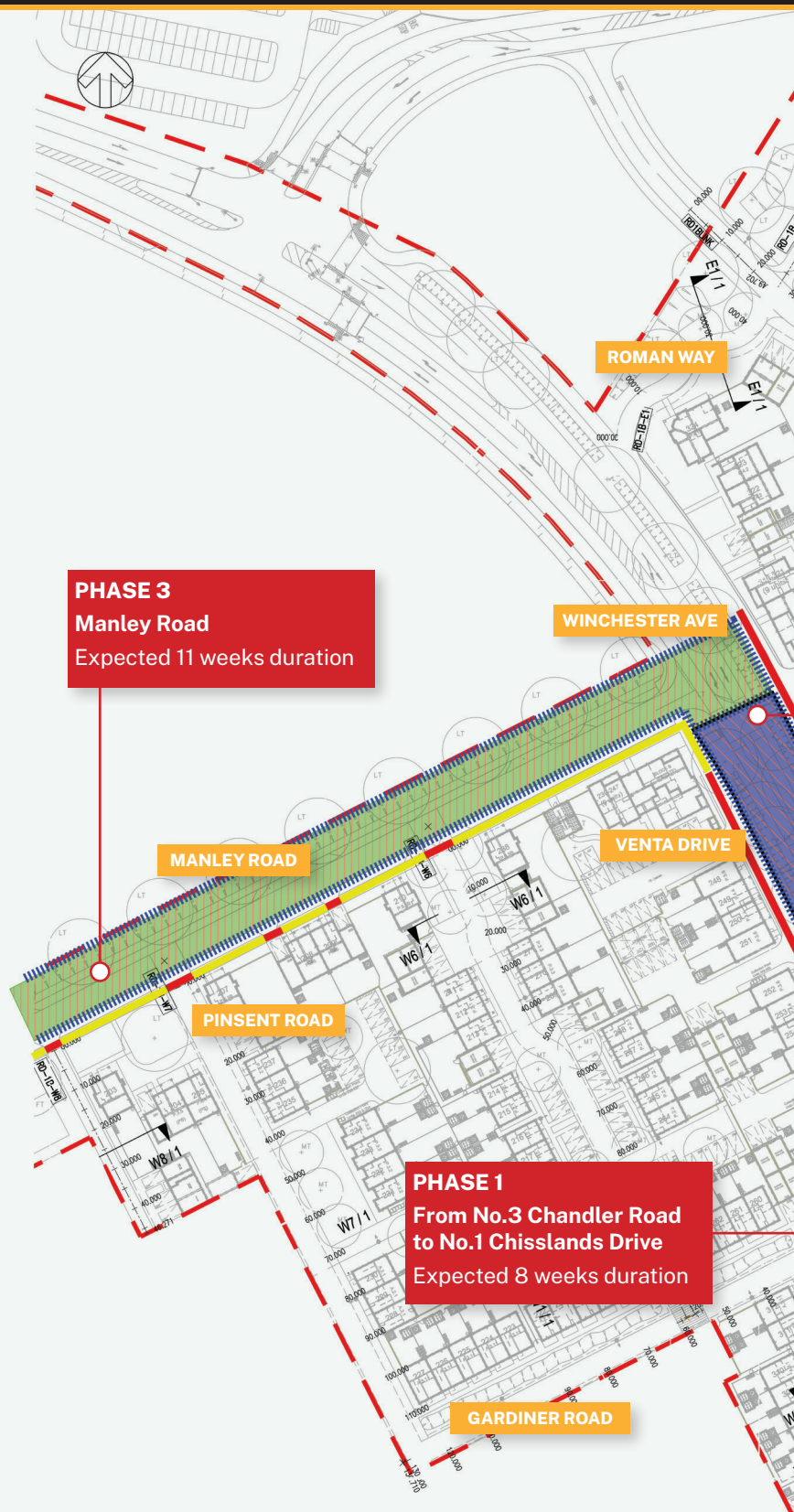
Signs will be placed out in advance informing of dates of any road closures.

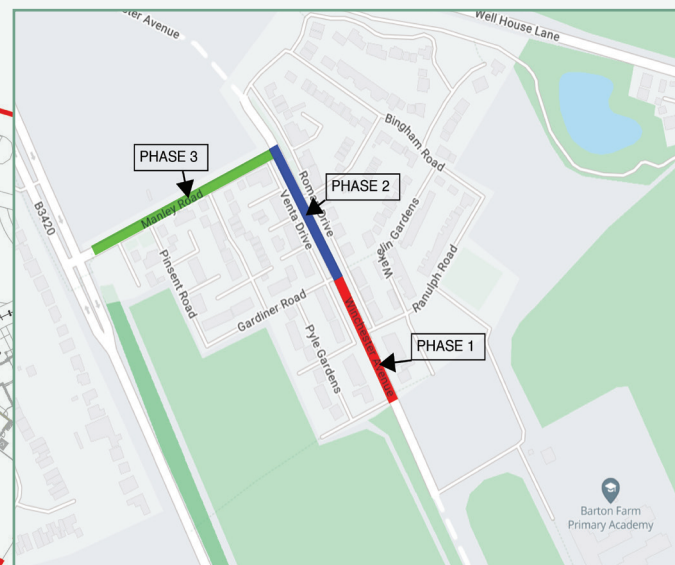
Working areas to be formed using Heras fencing and barriers along with 750mm cones.

Directly affected residents will be liaised with at all times during on going works.

Pedestrians to be given safe routes around works.

Position and size of signing to comply with code of practice requirements together with a site assessment of traffic flows.







Parking and school drop-off

We ask all residents to use their driveways and designated parking spaces, avoiding roads, shared areas, and turning circles. This will help minimise disruption and enable the work to be completed swiftly. Additional parking restrictions may be implemented by Kamm if necessary.

Parents of children at Barton Farm Primary Academy have also been informed and are asked to use the southern entrance off Andover Road on to Winchester Avenue when dropping off their children at the school.



Traffic management enquiries

For enquiries relating to roadworks on Winchester Avenue, diversions and access, please contact Kamm's S278 Managers:

Mike Carter 07725 927 108

Lee Childs 07341 864 165



Construction management enquiries

For enquiries regarding general construction activity:

Call 0800 711 7104

Email info@kingsbartonconstruction.co.uk

Cala and Kamm assure residents that we are committed to completing the works as swiftly as possible, and we will provide further updates in due course. In the meantime, please stay informed by visiting our website www.kingsbartonconstruction.co.uk or by scanning the QR Code.

We apologise again for any inconvenience caused and appreciate your patience and cooperation while we undertake this necessary work.

Sincerely,

Cala Homes and Kamm Civil Engineering



Scan Me



www.kingsbartonconstruction.co.uk



0800 711 7104



info@kingsbartonconstruction.co.uk