



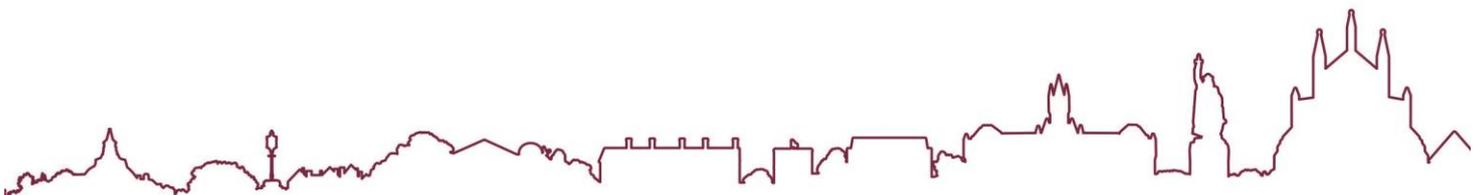
<b>Meeting</b>	Kings Barton Forum
<b>Date and Time</b>	Monday, 2nd March, 2026 at 6.00 pm.
<b>Venue</b>	This meeting will be held virtually and members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel - <a href="https://youtube.com/WinchesterCC">youtube.com/WinchesterCC</a>

## 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 3 November 2025** (Pages 7 - 14)
- 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 Tuesday 24 February** via [democracy@winchester.gov.uk](mailto: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**



7. **Winchester City Council officers** (Pages 15 - 30)
  - Occupation numbers (update)
  - Status on Cala planning application currently sitting with WCC
8. **Hampshire County Council response to Forum Members' questions raised at or since last meeting (Cllr Porter)**
9. **Updates from CALA**
  - a) **Winchester Avenue -**
    - (i) Remedial works on the “open” sections
    - (ii) Work on Northern Junction
    - (iii) Work on Southern Junction
      - Traffic light crossing and junction optimisation
      - Strategic work – Stoney Lane link
  - b) **Community Building**
  - c) **Public amenities (play parks, walks and other areas) to HWPC**
  - d) **Car Park Delivery**
  - e) **Community Travel Support**
    - (i) Kings Barton bus service – new route service enablement (e.g. bus stops, crossings)
    - (ii) Community Car Club
  - f) **Updates on the following**
    - (i) Recreation Ground/Sports Pitches/ Pavilion
    - (ii) MUGA (full sized)
    - (iii) Neighbourhood centre - shops and pub
    - (iv) Barton Meadows
10. **Any other business**
11. **Date of next meeting**  
Next meeting scheduled for Thursday 9 July 2026 at 6pm

**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



23 February 2026

Agenda Contact: Nancy Graham [ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk) 01962 848 235

### **Kings Barton Forum**

#### **Membership**

Cllr Cramoysan (chairperson)	Winchester City Council
Cllr Morris (vice-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 Porter	Winchester City Council
Cllr Warwick	Hampshire County Council
Cllr Tod	Hampshire County Council
Cllr Watters	Headbourne Worthy Parish Council
Cllr Tozer	Littleton & Harestock Parish Council

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"> <li>• Act as a sounding board where ideas, options and issues relating to the development can be considered before becoming part of the</li> </ul>	<ul style="list-style-type: none"> <li>• Receive updates on the progress of development and compliance with relevant planning conditions and</li> </ul>	<ul style="list-style-type: none"> <li>• Receive updates on progress in establishing the community and any emerging issues</li> <li>• Consider and advise upon a strategy for the</li> </ul>

<p>formal planning process.</p> <ul style="list-style-type: none"> <li>Consider and advise upon the infrastructure required</li> </ul>	<p>S106/S278 agreements</p> <ul style="list-style-type: none"> <li>Input into creation of a community development strategy</li> </ul>	<p>ownership and management of the social infrastructure and community assets.</p> <ul style="list-style-type: none"> <li>Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements</li> </ul>
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**

**Monday, 3 November 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)

Tod (Hampshire County Council)

Warwick (Hampshire County Council)

Watters (Headbourne Worthy Parish Council)

### **Other members in attendance**

Councillor Horrill, Learney, Rutter (Winchester City Council) and Ferguson (Hampshire County Council)

[Video recording of this meeting](#)

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### 1. **APOLOGIES**

There were no apologies received.

### 2. **DISCLOSURES OF INTERESTS**

Councillor Porter declared an interest as a county councillor regarding items where the County Council's role was vital but stated that she did not have a financial or prejudicial interest. Councillor Ferguson and Councillor Warwick made similar statements regarding non-financial interest as county councillors.

### 3. **CHAIRPERSON'S ANNOUNCEMENTS**

Councillor Cramoysan announced that no County Council officers were available to attend for item 9, so it was proposed consideration of Traffic Regulation Orders (TROs) be picked up by Councillor Porter under item 10.

### 4. **MINUTES OF THE PREVIOUS MEETING HELD ON 26 JUNE 2025**

Councillor Cramoysan identified several matters arising from the previous minutes that requiring updates and asked that these be picked up at the appropriate point of the agenda discussions:

- a) the status of the Southern Temporary Junction Works under the S278 agreement, concerning efforts by the County's traffic signals team to improve the junction's effectiveness during peak traffic times.
- b) Further clarification was requested from Cala concerning contact with Headbourne Worthy Parish Council (HWPC) and the Kings Barton Residents' Association (KBRA) to promote the car club.
- c) A status update was requested from City Council officers concerning the long-term management of the ecological amenity space.

RESOLVED:

That the minutes of the previous meeting held 26 June 2025 be agreed as a correct record.

## 5. **PUBLIC PARTICIPATION**

**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) A concern was expressed that residents who were not within the Headbourne Worthy Parish Council area could not vote for Parish Councillors.
- b) A response was sought regarding the Local Cycling and Walking Infrastructure Plan (LCWIP) proposals for safer walking and cycling routes between the development and the city centre.
- c) A question was asked whether the KBRA could submit their view on the CGR formally.

Councillor Cramoysan advised that the first point would require a Community Governance Review (CGR) to address and the first round of consultation on CGR had commenced on 3 November (further information under item 8 below). It was confirmed that key stakeholders such as the KBRA could submit their response via email to [cgr@winchester.gov.uk](mailto:cgr@winchester.gov.uk)

## 6. **UPDATE FROM HEADBOURNE WORTHY PARISH COUNCIL KINGS BARTON COMMITTEE**

The Forum noted that an update from HWPC Kings Barton Committee had been circulated to Forum members. Councillor Watters drew attention to the following points:

- a) A key concern was raised regarding the CGR and the possibility of a new Winchester Town Council subsuming the Barton Farm area currently within the Parish Council.
- b) HWPC wanted input into the CGR process.
- c) HWPC preference would be to retain Kings Barton and Headbourne Worthy together within its parish boundary to continue delivering community value and the good working relationship developed with Cala.
- d) HWPC were working closely with Cala on provision of the community building to ensure it would be fit for purpose.

In response to questions, Councillor Watters confirmed that HWPC had been involved in discussions with City Council officers regarding the CGR survey questions. Councillor Watters also clarified that the HWPC Kings Barton Committee preference would be for Kings Barton to be incorporated within the existing parish council and that it was probably premature to consider the alternative of a stand-alone Kings Barton Parish Council at this stage of occupation of the development.

Councillor Cramoysan provided clarification that the commuted sum paid by Cala to HWPC was ring-fenced to the Kings Barton development area and it would not be possible for any new Winchester Town Council to spend it elsewhere.

## 7. **OCCUPATION NUMBERS UPDATE - WINCHESTER CITY COUNCIL**

Ruth Beard provided an update highlighting that a report had been published prior to the meeting and available on the council's website [here](#).

- a) The latest council tax records showed that 695 units were now registered on the site, with approximately five currently unoccupied.
- b) The review of the car club scheme (triggered at 700 units) has been undertaken and the lack of demand for a second car (triggered at 750 units) is being formally agreed with Hampshire County Council (HCC).
- c) The approval of the Highways Implementation Programme by HCC (the 725 unit trigger) was agreed ahead of time in mid-October.
- d) The next trigger was a secondary education contribution of £3 million at 750 units.

Alison Thompson (Cala) confirmed that legal issues were still being addressed regarding the land transfer for the ecological amenity space to the Hampshire and Isle of Wight Wildlife Trust.

## 8. **COMMUNITY GOVERNANCE REVIEW - WINCHESTER CITY COUNCIL**

Steve Lincoln gave a presentation providing an update on the CGR process and the presentation was subsequently made available on the council's website [here](#).

He advised that the consultation had been launched on 3 November 2025 and would run through until just before Christmas. Online responses were preferred (via the [online survey](#)), but telephone or paper-based responses were available upon request. Expert independent support was provided by Public Perspectives for question development and analysis. Communications would include a press release, newsletters, social media posts, comprehensive FAQs, a newspaper advert, drop-in engagement events, posters, postcards, and video. In addition, a leaflet would be distributed to every affected household, including those within Headbourne Worthy Parish.

Mr Lincoln confirmed that key stakeholders, such as parish councils and resident associations, could submit a formal response via email ([cgr@winchester.gov.uk](mailto:cgr@winchester.gov.uk))

Mr Lincoln responded to questions from Forum Members as follows:

- a) Why the first phase of the consultation did not ask a specific question addressing the 60 homes in the unparished area which is immediately east of the Andover Rd, and between Stoney Lane in the south and the Ridgeway path in the north. Mr Lincoln clarified that everybody would be asked the same questions and the finer details concerning the boundaries would be picked up at Stage Two of the consultation, starting in May 2026. He confirmed that residents in this unparished area would receive a separate letter explaining their specific position.
- b) Why was there a difference in wording between questions relating to Kings Barton and Harestock on whether residents could choose to remain within the existing parish councils of Headbourne Worthy or Harestock? Mr Lincoln agreed to check the reasons for this difference in wording.  
*Subsequent to the meeting, Mr Lincoln advised that the wording had been amended to make consistent.*
- c) A request was made to add an explanatory note to Question 6 in the survey to clarify that choosing the Winchester Town Council option would imply that Kings Barton would no longer be part of HWPC. Mr Lincoln agreed to check whether this would be possible.  
*Subsequent to the meeting, Mr Lincoln advised that additional explanatory text had been added to the introduction to Question 6.*
- d) A question was asked about whether an increase in the number of parish councillors for HWPC would be considered. Mr Lincoln confirmed that this issue could be considered as part of Stage Two of the consultation.

## 9. **ROADS IMPLEMENTATION PLAN - CALA**

The Forum noted that an update had been provided by Cala and available on the meeting webpage [here](#). Rupert Woodcock (Cala) gave an update presentation to the Forum as summarised below:

- a) The programme was developed with support from the Hampshire County Council (HCC) Highways team, and the full program included eight broad work packages.
- b) The final opening of the roads, including the landscaping that would replace the existing Andover Road, was projected for January 2029.
- c) The Northern Junction onsite works were expected to run from November 2025 to May 2026.
- d) There was a scheduled gap between completing Winchester Avenue works and opening the Northern Junction to allow for road safety audits and any necessary remediations. This process was robust to ensure the road was safe for diverted traffic.

Mr Woodcock responded to questions from Forum Members as summarised below:

- a) In relation to the completion of the spine road top surface and whether this meant that all construction traffic would cease by July 2026? Mr Woodcock clarified that the road must be completed to adoption standards before it could be opened, and a long maintenance period was anticipated (potentially two years).

- b) In relation to adoption dates, Mr Woodcock stated that his understanding was that the spine road could be opened before formal adoption, provided safety audits were clear.
- c) It was confirmed that further road safety audits would be undertaken during the maintenance period to monitor performance and there would also be the opportunity for any residents' concerns to be considered.
- d) It was queried whether the traffic impact on nearby surrounding roads would also be monitored (e.g. Berewecke Road). Mr Woodcock clarified that monitoring of the wider road network was the responsibility of the HCC. The Forum noted that this was a matter for HCC to provide further details for a future meeting.
- e) A question was asked whether delays in reaching the 725 occupation trigger would delay construction timelines. Lance Else confirmed that the sales rate on site would not influence the dates on the implementation plan, as Cala would strive to achieve these dates regardless.

#### 10. **TRAFFIC REGULATION ORDERS - HAMPSHIRE COUNTY COUNCIL**

Councillor Porter provided an update as had been provided by HCC to herself, Councillors Warwick and Tod as follows:

- a) The formal start date for the TRO consultation was confirmed as 7 November, running until 28 November.
- b) The consultation covered parking restrictions, road signage, speed limits, prohibition of driving, and road humps.
- c) The police, fire brigade, ambulance service, and bus operators would be consulted.

A point was noted by Councillor Porter that Manley Road was missing from the detailed TRO plans.

Rupert Woodcock stated that Cala was preparing a letter drop communication to 3,000 local residents and onsite residents. He noted Cala had expected the consultation to commence in December, and they would need to clarify with HCC the details of the public announcement.

*NB: Subsequent to the meeting, the TROs were published on the HCC website and available via the links below –*

<https://www.hants.gov.uk/community/publicnotices/publicnoticedetails?id=20407>

<https://www.hants.gov.uk/community/publicnotices/publicnoticedetails?id=20472>

#### 11. **OTHER PUBLIC INFRASTRUCTURE & AMENITIES - CALA**

Allison Thompson provided updates on public infrastructure as follows:

##### **Community Building (including Nursery):**

- a) The planning application was pending determination with Winchester City Council, awaiting comments from the urban design officer (Ruth Beard confirmed she would follow up on this).

- b) Working drawings were being developed ahead of planning determination to reduce time on site.
- c) Regarding the nursery, Cala was going out to the market to test operator interest, especially since the school had extended its nursery provision.

**Neighbourhood Centre Shops:**

- a) The implementation programme had helped retailers gain certainty on the road diversion.
- b) Dialogue was underway with two retailers, with the hope of signing them up early next year.

**Recreation Ground (Sports Pitches):**

- a) Details regarding the specification, trim trail, and equipment for the pitches were submitted to WCC for discharge of conditions, pending validation.
- b) The target date was to complete the grass pitches by the summer of 2026.
- c) A 12-month bedding-in period was required before the pitches would open to the public in summer 2027.

**MUGA (Multi-Use Games Area):**

- a) Cala agreed in principle to commit to a full-size MUGA in Phase 4A (facing the railway line), subject to a separate planning application.

**Car Park (Park and Ride):**

- a) Details to re-discharge relevant planning conditions to reflect the latest plans have been submitted to WCC.
- b) As previously notified, Cala was amending the trigger date for delivery from 650 units to 1,000 units to align with the opening of the road.

It was requested that Cala apply the same approach used for the road implementation plan (i.e., target dates/schedules) to communications regarding other infrastructure items in future Forum updates. Alison Thompson confirmed this was possible and would liaise with Ruth Beard on a suitable structure. In addition, it was suggested that a drone flyover showing the development status would be helpful for residents. Cala confirmed that they could arrange for drone footage along the avenue.

**Car Club Promotion:**

Cala confirmed that discussions had occurred with Mr Slinn (KBRA). Cala proposed to prepare a presentation pack for the KBRA AGM and ensure it was circulated to all adjoining parish councils, including Littleton and Harestock. The car club vehicle was intended to be moved to a more central location within the neighbourhood centre once open.

12. **BUS SERVICE - HAMPSHIRE COUNTY COUNCIL - CLLR JACKIE PORTER (ON BEHALF OF HCC)**

Councillor Porter provided an update as follows:

- a) The average bus usage over the last six months was consistently around 579 trips per month.

- b) Efforts were underway to establish a more efficient and resistant route that would run straight through the development, rather than diverting through the site.
- c) HCC required 28 days' notice for route variations.
- d) It was hoped that clarity on the new route would be available by Christmas or the New Year.

A question was asked regarding the most used destination for the service. Councillor Porter advised that most passengers were travelling straight into the town centre and confirmed she would request a more detailed analysis of destinations for the next Forum meeting.

13. **AOB / CLOSE / DATE OF NEXT MEETING**

Councillor Porter thanked Cycle Winchester and the organisers of the bike buses for their efforts in supporting the Barton line resurfacing work. A commendation was offered for the pleasant appearance of the Sustainable Urban Drainage Systems (SUDS) during the summer and were also observed functioning effectively during rainfall.

It was noted that the next meeting would take place on 2 March 2026 at 6.00pm.

The meeting commenced at 6.00 pm and concluded at 8.00 pm

Chairperson

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**KINGS BARTON SECTION 106 LEGAL AGREEMENT - KEY OBLIGATION TRACKER February 2026\***

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 753 units registered on the site (including 4 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)					
3.21	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 includes details of Open Spaces and any other landscaped land.	WCC	Landscap e	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 Communi ty	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 Communi ty	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 Communi ty	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 Communi ty	Prior to the occupation of the 800th unit	Upcoming	800 units not constructed to date.

<b>8.1</b>	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
<b>8.3</b>	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.
<b>9.1</b>	Public Access Routes - to show routes across the site which the public can use at all times	WCC	Transport	Prior to commencement	Completed	
<b>10.1</b>	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	Landscape	Prior to Commencement	Proposals agreed and subsequent land transfer in progress.	<p>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.</p> <p>Land transfer from owner to HIWWT agreed and contract largely drafted.</p>
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 contribution has been paid to the County Council	HCC	Education	Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date

<b>4.15</b>	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	HCC	Education	Prior to the occupation of the 750th unit	Due	Payment to HCC due. Cala requesting invoice from HCC.
<b>4.16</b>	Owner to calculate the Secondary Pupil Product	HCC		Following occupation of the 1200th unit	Upcoming	1200 units not constructed to date
<b>4.17</b>	Highway Access Contribution Payments	HCC	Education	Prior to occupation	Completed	
<b>4.18</b>	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.
<b>4.20 A (s106 variation 22.05.22)</b>	To pay the Andover Road/Berewecke 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)
<b>4.21.3</b>	To provide first Bus Subsidy	HCC	Transport	Prior to the occupation of the 350th units	Completed	

<b>4.21.4</b>	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.
<b>4.21.5</b>	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 950th unit	Upcoming	950 units not constructed to date
<b>4.21.6</b>	To provide Bus Subsidy payment	HCC	Transport	Prior to the occupation of the 1250th unit	Upcoming	1250th units not constructed to date
<b>4.23</b>	To pay the Travel Plan Fee	HCC	Transport	Prior to the first occupation	Completed	
<b>4.24</b>	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.
<b>4.25</b>	To pay the Travel Plan Monitoring Fee	HCC	Transport	Prior to commencement	Completed	
<b>4.26.1</b>	Submission of Retail Travel Plan	HCC	Transport	Prior to occupation of retail units	Completed	
<b>4.26.2</b>	Not to occupy any residential unit until the Residential Travel Plan is submitted	HCC	Transport	Prior to occupation of 1st unit	Completed	
<b>4.31</b>	To pay Travel Plan bond	HCC	Transport	Prior to commencement	Completed	

<b>4.32</b>	Community Travel Website	HCC	Transport	Prior to the occupation of the 350th unit	Completed	
<b>4.33</b>	Installation of Travel Boards	HCC	Transport	Prior to the occupation of the 350th unit	Completed	
<b>4.35.1</b>	Pool Car Club Provision	HCC	Transport	Prior to the occupation of the 400th unit	Completed	
<b>4.35.2</b>	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.
<b>4.36</b>	Scheme for Cycle Parking	HCC	Transport	Prior to commencement	Completed	
<b>4.37</b>	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.
<b>4.37A</b>	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.	
<b>4.38</b>	Submit Draft Construction Route Management Plan	HCC	Transport	Prior to commencement	Completed	
<b>4.39</b>	Approval of Draft Construction Route Management Plan	HCC	Transport	Prior to occupation of 1st unit	Completed	
<b>SCHEDULE 2 Part 1</b>	Submission of Access details for Andover Road/Temporary Access Junction	HCC	Transport	Prior to commencement	Completed	
<b>SCHEDULE 2 PART 2</b>	Completion of Highway Access Works	HCC	Transport	Prior to commencement	Completed	
<b>SCHEDULE 2 PART 5</b>	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	<b>Schedule 2, Part 5</b> of agreement (which included triggers for various stages of highways works) deleted by deed of variation June 2025 and replaced by this clause.  Implementation Programme agreed with HCC 13/10/25.

<b>SCHEDULE 2 PART 6</b>	Completed Well House Lane Rail Arch Improvement Works and Barton Farm/Worthy Road Improvements	HCC	Transport	Prior to occupation of 425th unit	Completed	
<b>SCHEDULE 2 PART 7</b>	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
<b>SCHEDULE 2 PART 8</b>	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
<b>SCHEDULE 2 PART 14</b>	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.'*





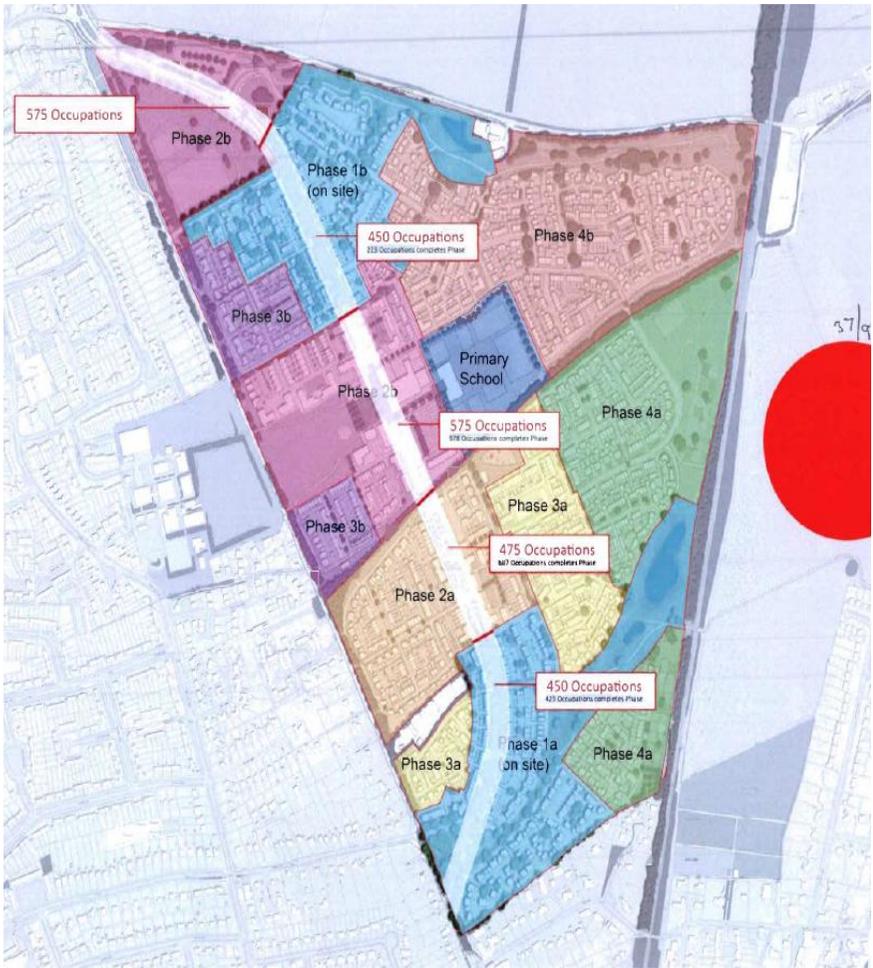


Extract from Deed of Variation 24/5/22

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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