



Meeting	Kings Barton Forum
Date and Time	Thursday, 9th July, 2026 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 2 March 2026** (Pages 9 - 16)
- 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 3 July 2026** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

- 6. Update from Headbourne Worthy Parish Council**



7. **Winchester City Council officers update:** (Pages 17 - 32)
 - a) Occupation numbers (update)
 - b) Status on Cala planning application currently sitting with WCC
8. **HCC response to questions raised by members at or since last meeting, including update on TRO process (Cllr Porter)**
9. **CALA update on the following:**
 - 1) **Winchester Avenue**
 - a) Remedial works on the “open” sections
 - b) Work on Northern junction
 - c) Work on Southern junction
 - i) Traffic light crossing and junction optimisation
 - ii) Strategic work – Stoney Lane link
 - 2) **Community Building – CALA plan**
 - 3) **Public amenities (play parks, walks & other areas) to HWPC**
 - 4) **Car park delivery – CALA the physical car park**
 - 5) **Update on the recreation group/sports pitches/pavilion**
 - 6) **Update on the Neighbourhood Centre – shops & pub**
 - 7) **Barton Meadows – transfer to HLOWWT**
 - 8) **MUGA – full sized**
10. **Any other business**
(AOB not included elsewhere on the agenda)
11. **Dates of next meetings**
 - 7 October 2026
 - 1 March 2027

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



1 July 2026

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

Kings Barton Forum

Membership

Winchester City Council:

Cllr Cramoysan	Winchester City Council
Cllr Batho	Winchester City Council
Cllr Eve	Winchester City Council
Cllr Godfrey	Winchester City Council
Cllr Morris	Winchester City Council
Cllr Porter	Winchester City Council
Cllr Warwick	Winchester City Council
Cllr Tozer	Littleton & Harestock Parish Council
Cllr Stefano	Headbourne Worthy Parish Council
Cllr Tod	Hampshire County Council - Winchester Westgate

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

Cllr Ferguson (Hampshire County Council), Cllr Learney (Winchester City Council), Cllr Horrill (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 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](#).

KINGS BARTON FORUM

Monday, 2 March 2026

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 Learney (Winchester City Council)

[Video recording of this meeting](#)

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 Tod made a similar statement.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

Councillor Cramoysan announced that a report on the Community Governance Review (CGR) process would be considered at the Licensing and Regulation Committee on 17 March 2026. A briefing for relevant parish councils had been scheduled for 3 March.

Councillor Cramoysan also stated that the County Council (HCC) had confirmed that they would not be able to send officers to attend future meetings of the Forum but would provide a written response to questions on request.

4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held 3 November 2025 be agreed as a correct record.

5. **PUBLIC PARTICIPATION**

Mike Slinn from Kings Barton Residents Association (KBRA) 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 question was asked regarding the timeline for the CGR and the request for a standalone Kings Barton Parish Council.
- b) A request to CALA that the meters for the Electric Charging Points be replaced with ones that supported late night charging at reduced rates.
- c) Further clarification was sought on the opening of the Park and Ride site.
- d) When improvements would be made at the Andover Road/Winchester Avenue signalised junction.
- e) With regard to the LCWIP, what measures were proposed by HCC and WCC to encourage safe walking and cycling for Kings Barton residents?
- f) Requested an update on the status of the TROs regarding the Andover Road closure.
- g) A request was made for a safety audit report for the entire length of Winchester Avenue.
- h) A request that CALA and HCC provide bus stop signs and shelters now that the route change had been agreed.
- i) To note that the KBRA Summer Fete would take place on Sunday 14 June.

Councillor Cramoysan referred Mr Slinn to the update on CGR provided in his announcements earlier in the meeting. A number of the other points would be picked up by CALA or by the update from HCC under the relevant sections of the agenda below.

In relation to point e), Mr Slinn clarified that his points related to the section of Andover road between the southern junction with Winchester Avenue and the city centre. An update was provided by Councillor Tod regarding study work on this section, with a commitment to follow up on pedestrian and cycle improvements.

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) HWPC had been working closely with CALA to finalise the design of the community building.
- b) An update was provided on the Kings Barton bus service, which now commenced at 6:15 am to align with London train times.

- c) It was understood that land at Winterbourne Meadows had been laid out for specification and HWPC were ready for that to go into one years' maintenance.
- d) Further clarification was requested regarding the 2B South playground and the provision of equipment suitable for teenage girls as suggested by the "Make Space for Girls" campaign.
- e) In relation to the Sports Pitch pavilion, CALA had indicated that it was possible that the sports pitch pavilion and the outside gym equipment could be transferred to the HWPC prior to the sports pitches becoming usable.
- f) A concern was raised regarding the durability of the current litter bin design.
- g) HWPC were keen that the small pieces of land in future phases will be transferred to HWPC and not to Anthem and were pleased that this was being explored by CALA.

Councillor Cramoysan congratulated Councillor Watters and the HWPC Kings Barton Committee for their work. The various queries could be picked up by CALA later in the meeting.

7. **WINCHESTER CITY COUNCIL OFFICERS**

Ruth Beard provided an update on the Section 106 obligations table highlighting that a report had been published prior to the meeting and available on the council's website [here](#).

- a) An update on occupation numbers was provided, noting that 753 properties were registered for council tax, with 749 of those occupied.
- b) Two HCC Section 106 obligations had been triggered since the last meeting, namely a review of the second car club space and a secondary education contribution payment. In relation to the second car club vehicle, it was noted that the requirement remained under review by HCC. Members requested that HCC provide a written update on this to the next meeting.
- c) An update was provided on current planning applications, including the community phase application and Phase 3B reserved matters noting that representatives from CALA could provide a more detailed update later in the meeting.

8. **UPDATES FROM CALA**

Allison Thompson, Rupert Woodcock and Lance Else were present from CALA and gave a presentation and update on the following matters:

- a) A drone flyover video was shown to demonstrate the progress of the development. The footage showed Winchester Avenue, the school, sports pitches, and the park and ride site and it was noted that Wellhouse Lane would join Winchester Avenue
- b) An update was provided on the community centre, noting that ramp access was added to the design and CALA had worked closely with HWPC to address their requests in relation to the internal building space

as far as possible. As soon as planning permission, including the deed of variation, was obtained CALA would start as soon as possible on the site to deliver the community building.

- c) The Park and Ride trigger had been amended to 1,000 occupations to align with the opening of Winchester Avenue, anticipated to be in late 2027.

Councillor Learney clarified that WCC would operate the park and ride as a “park and ride light” where there was not a dedicated bus service but instead it used the ordinary bus services that run past the site. A question was asked about the timetable of the Number 75 bus service if this was going to run past the park and ride site.

An update was provided on the construction programme and sequencing. Key milestones included:

- d) Works were progressing through sections 1A, 2A, 1B, and 2B.
- e) The northern section was scheduled to start in January 2027.
- f) The final road course from Manley Road to the southern end was expected to be finished by July 2026.
- g) It was confirmed that a safety audit was required six months prior to the new Winchester Avenue opening, anticipated in early 2027. CALA confirmed that they would be commissioning the overall stage two safety audit for the entire spine road imminently and expected to have that by the end of March. This would then be submitted to HCC.
- h) Further clarification was provided on the southern junction MOVA traffic signal works, which were scheduled to start on 13 March and conclude by the end of April. **In response to questions, CALA agreed to confirm that this would include light control on the Winchester Avenue pedestrian crossing.**

Councillor Cramoysan requested that a copy of the presentation slide showing the various road construction timelines for the site be supplied for publication with the minutes of the meeting. CALA agreed to this request.

An update was provided on sports facilities and public amenities:

- i) The sports pavilion and pitches were on a programme for handover in summer 2027.
- j) A full-size multi-use games area (MUGA) was to be delivered in phase 4A.
- k) Phase 1B play area had been handed over, while phase 1A was due for imminent handover.
- l) Offers had been received for the nursery building, and a supermarket contract was expected by the summer.
- m) It was noted that there was currently little interest in the pub site, but marketing continued. A question was asked regarding the potential repurposing of the pub site if no interest was shown, and it was stated that if necessary, possible alternative uses could be discussed in the future.

Further clarification was sought regarding bus stops and active travel. The updates included:

- n) Locations for new bus stops along Winchester Avenue were presented.
- o) A question was asked about digital timing screens at bus stops, and it was stated that the specification would be confirmed.
- p) A question was asked about the provision of bus shelters, and it was noted that at least two were specified.
- q) Support was expressed for the "Barton Line" cycle route, and engagement with Cycle Winchester was anticipated.

An update was provided on future development phases. The projected starts were:

- r) Phase 3B was scheduled for the end of the current year.
- s) Phase 4B was projected for mid-2028.
- t) Phase 4A was projected for mid-2029.

Finally, the query from KBRA regarding electric vehicle charging points and the ability for residents to charge overnight was noted and CALA stated that this matter would be investigated further.

Community Travel Plan

Lucy Jardine from i-Transport (CALA's consultants) gave a presentation on the background and monitoring of the travel plan. The presentation included the following:

- a) The implementation of the travel plan commenced in January 2022.
- b) Travel pack leaflets were delivered to 364 occupied dwellings in February 2022. Occupation numbers reached 766 dwellings as of February 2026.
- c) A £150 travel voucher was available for residents to use towards cycling equipment or bus tickets. 38 vouchers had been redeemed, with 36 of those utilised for cycling equipment.
- d) A 10% discount code for Stagecoach tickets was available to residents.
- e) Plans were made for a further leaflet drop and newsletter update during the year.
- f) A successful bike doctor event had taken with a proposal made to repeat the event on a Saturday.
- g) The car club launched in March 2022 and was located on Morse Road. In 2024 it had received 155 individual bookings.
- h) The taxi share service was in place from 2022 until October 2024.
- i) The KB1 bus service was operational between the development and the city centre.
- j) An online booking system for bus tickets was in the final stage of setup.

Further details were provided in response to queries from the forum:

- k) Possible ways of increasing the update of the car club and whether its current location had an impact. It was confirmed that the proposal included provision of a second car if demand warranted the addition.
- l) With regard to the low take-up of travel vouchers an offer was made for the HWPC and KBRA to assist with the promotion of the vouchers.

9. **HAMPSHIRE COUNTY COUNCIL RESPONSE TO FORUM MEMBERS' QUESTIONS RAISED AT OR SINCE LAST MEETING (CLLR PORTER)**

Councillor Porter provided an update on behalf of HCC regarding several outstanding queries. The list of questions asked and responses provided is appended to these minutes.

Further clarification was sought on the status of the TRO process, and it was noted that consultation responses were still being reviewed with no formal decision date set.

In addition, members requested further information regarding the base monitoring of the roads in the surrounding areas to ascertain the impact of the closure of the Andover Road. It was suggested that this be queried with HCC again prior to the next Forum meeting.

10. **DATE OF NEXT MEETING**

It was noted that the next meeting was scheduled for Thursday 9 July 2026 at 6.00pm.

The meeting commenced at 6.00 pm and concluded at 8.00 pm

Chairperson

Response from HCC to previous queries from the Forum

1. It was reported that the review of the Car Club scheme had resulted in an agreement with HCC that a second car was not needed at the 700 trigger .
Q: Is this a temporary agreement up to a revised trigger or a permanent agreement?
The request from Cala to review the requirement for a second car is still under review following the submission of additional information regarding usage. No decision has been made yet regarding the provision of a second car.

2. The Highways Implementation programme trigger:
 - **Q:** is it on track?
Cala are best placed to advise on progress, particularly with the onsite works they are progressing alongside their occupation numbers. Progress on the various highway legal agreements required to allow works on the highway as well as adoption of on site works is on track .
 - **Q:** Are the Northern Highway works on track?
Please see above – Cala will be able to update on progress with the onsite works which are currently being progressed.
 - **Q:** Can you confirm the dates for the Southern Junction start/completion please?
These are programmed to commence on 12th March to the 16th April 2026.
 - **Q:** Would HCC be expecting to agree the landscaping works for Andover Road (expected to be open Jan 2029) or is this now expected to be agreed with the Unitary authority?
The S106 Agreement makes provision for the ‘downgrading of Andover Road works’ to be completed to the reasonable satisfaction of the County Council prior to 1050 dwellings. I am not able to advise at this stage what the impact of Local Government Reorganisation will be on the approval of the works as that will depend on the timings.

3. Traffic Regulation Orders:
 - **Q:** What is the expected Decision date for the outcome of the TRO consultation held in the latter part of 2025?
 - **Q:** Is it a Decision day or an Officer decision?
The TRO process is ongoing with consultation responses being reviewed and responded to as part of the process. At this stage, no formal date has been set for making the decision. Further details, including the format of the decision will be confirmed in due course.

4. Considering the impact on other roads when Winchester Avenue is fully open and Andover road is closed...
 - **Q:** What actions has HCC taken to monitor the traffic on other roads (eg Stockbridge/Stoney/Priors Dean/Worthy Road) so that any TRO's can be prepared to support minimal diversion of traffic when Andover Road is closed.
 - **Q:** Would this work in its entirety be undertaken and funded by the KB S106 ?

Traffic surveys have been undertaken to provide baseline information on the surrounding highway network. This will enable the County Council to monitor future traffic flows as a result of both the changes resulting from the Kings Barton development as well as other significant changes such as the M3 Junction 9 scheme (scheduled to open in 2028). Financial contributions have been secured through the S106 Agreement for Kings Barton which can be used for improvements on the local highway network as considered necessary.

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

Winchester City Council Legal Agreement dated 8/3/11 (link below). **Key updates arising from WCC Deed of Variation of June 2026 are in red text.**

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 1/6/26 indicate 786 units registered on the site (including 9 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	
4.7 (see DoV June 2026)	<i>Pay the Biodiversity Gain Land Monitoring Contribution to the Council</i>	WCC	Ecology	Within 10 Working Days of the start of the maintenance period for the Biodiversity Net Gain (within Phase 2B)	Upcoming	BNG works are within Phase 2B but have not yet started. (Developer required to notify WCC when works begin).
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	<i>Commence construction</i> of the Community Centre - in a good and workmanlike manner and using good quality materials <i>and in accordance</i>	WCC	Culture and Communi ty	Prior to the occupation of the 800th unit	Upcoming	800 units not constructed to date.

	with Winchester Community Centre Programme (see schedule 1 of DoV June 2026)					
7.8	Transfer the Community Centre to the Council	WCC	Culture and Community	Prior to the occupation of the 950th unit	Upcoming	950 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 contribution 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	Completed	HCC have confirmed this has been paid (email 23/6/26).
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/Bereweeke 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. Additional information/justification for this approach has been submitted by Cala to HCC and a response is awaited.
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 road completed.	Clause inserted by s106 deed of variation June 2025
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	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. Implementation Programme agreed with HCC 13/10/25.

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

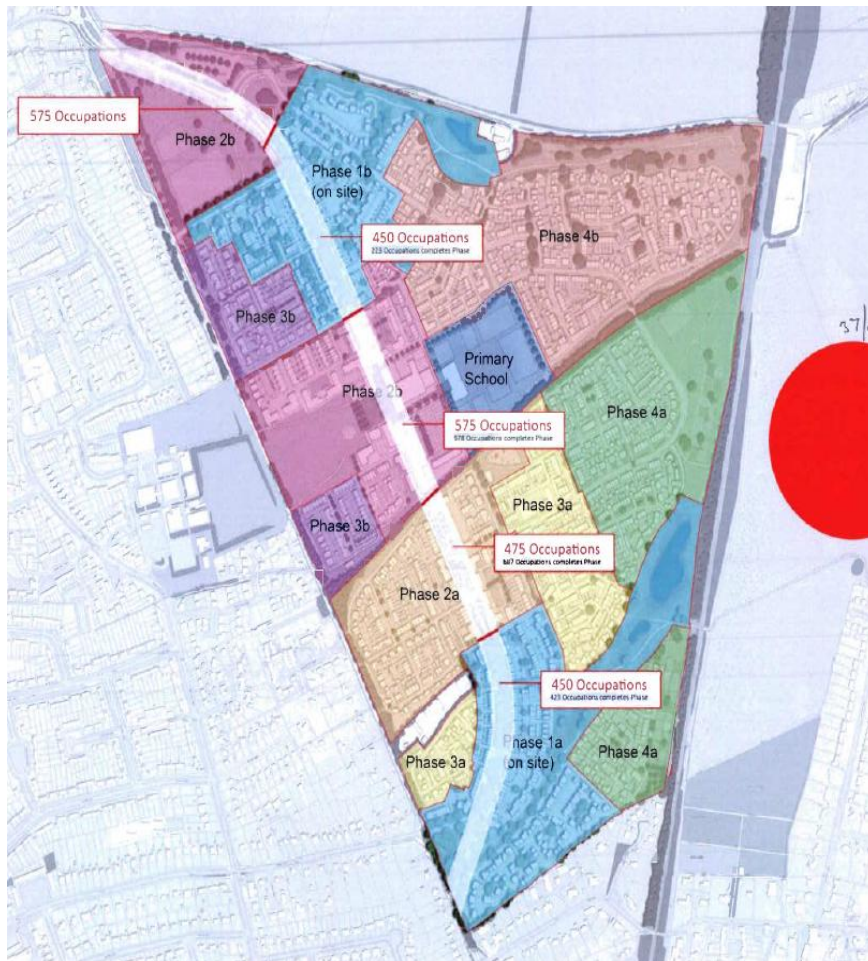
"Link Road Works Plan" means the indicative plan showing the proposed link road connecting Phase 1B and Phase 2A or such other plan to be agreed in writing with the County Council at Appendix 1 of this Deed.'

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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