

REPORT TITLE: KINGS BARTON IMPLEMENTATION UPDATE

20 OCTOBER 2020

REPORT OF CABINET MEMBER: Councillor Jackie Porter

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WARD(S): GENERAL

PURPOSE

To provide the Forum with an update on progress at Kings Barton, the development process, and future works.

RECOMMENDATIONS:

1. That the content of the report be noted

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 Kings Barton is located close to existing services, employment and education facilities making it possible for residents to take more journeys by foot, cycle or bus.
- 1.3 Homes for all
- 1.4 40% of the homes at the 2000 dwelling development at Kings Barton will be affordable, providing a wide range of opportunities to rent or buy in Winchester.
- 1.5 Vibrant Local Economy
- 1.6 2000 dwellings will provide opportunities for more young people to live and work in the district. The local centre in the development will also provide a range of business and employment opportunities.
- 1.7 Living Well
- 1.8 Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.
- 1.9 Your Services, Your Voice
- 1.10 The increase in the number of homes will increase the council tax revenue for the City Council.

2 FINANCIAL IMPLICATIONS

- 2.1 CALA has agreed to continue funding the combined Implementation/Community Development role for the next two years.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Provision of an update report as to the current implementation of the approved development at Kings Barton provides an important communication between the developer, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 None

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The City Council has declared a climate emergency and on December 23 2019 adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 The planning consent for King's Barton cannot be amended but future phases of development can take account of emerging technologies and opportunities to reduce carbon emissions within the scope of the planning consent and Building Regulations

8 EQUALITY IMPACT ASSESSEMENT

8.1 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

8.2 There are no protected characteristics affected by the decisions within this report.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

10 RISK MANAGEMENT

10.1

Risk	Mitigation	Opportunities
<i>Property</i>	n/a	
<i>Community Support</i> If communication and information provision to local residents and	Regular Forum meetings to be held. Good communication by the	

businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.	developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Timescales</i> If the development does not progress in a timely fashion the Council's ability to demonstrate a five year land supply will be comprised.	The Council has limited control over the timetable for development which will be largely a commercial matter for the developer. The appointment of an Implementation Officer will help to reduce the scope for delays which might occur as a result of planning process and communication issues. Good dialogue between HCC, WCC and the developer will help ensure project milestones are coordinated and achieved	
<i>Project capacity</i>		
<i>Financial / VfM</i>		
<i>Legal</i> Implementation of the development in accordance with the planning permission and any planning obligation agreement.	The appointment of an Implementation Officer will reduce the scope for delays and hence communication as to compliance with the planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

11.1 **Background**

11.2 Kings Barton is a development of 2000 dwellings, primary school, community centre, local shops, supermarket and associated open space to the north of Winchester. Consent for the development was granted by the Secretary of State for Communities and Local Government on 2 October 2012

11.3 Reserved matters consent for 423 dwelling has been granted (Phases 1A and 1B). The dwellings at Phase 1B, 223 of them, are now complete and occupied.

11.4 **Implementation and Community Development Officer**

11.5 The Kings Barton Implementation Officer is a wholly developer funded post employed by Winchester City Council. The requirement for CALA to fund this post as a s106 obligation has expired. The last funding agreement between the City Council and CALA expired in summer 2020.

11.6 In negotiations between the City Council and CALA over the summer, it was agreed that CALA would continue to fund the Implementation post if it was combined with the Community Development role.

11.7 The precise job requirements are still being finalised and will be outlined at the Forum meeting.

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

11.9 **Extension of working hours**

11.10 When the government's furlough scheme was introduced, CALA furloughed approximately 70% of their staff and activity on Kings Barton ceased.

11.11 CALA closed their sites when the furlough scheme was introduced. On 11 May, the Government announced their 'Our Plan to Rebuild' which specifically allowed construction workers to return to work, if they were in a COVID secure environment. Shortly after 11 May CALA's site manager returned to Kings Barton to plan for the reopening of the site in a COVID secure way. Since then, construction work has gradually recommenced.

11.12 On 13 May, the Secretary of State for Housing, Communities and Local Government provided a 'Construction Update'. The update can be found [here](#).

11.13 This update included instructions to local authorities to help the building industry make up some of the time lost through the shutdown by allowing them to extend their hours of operation. Specifically, "local authorities should not refuse requests to extend working hours until 9pm, Monday to Saturday without very compelling reasons for rejection."

11.14 CALA made a request to extend their hours of operation on Kings Barton to 9pm, Monday – Saturday and consent was granted on 23 June 2020. However, CALA is not yet using this extension because they are only at around 70% capacity on site. The consent ends on 31 May 2021.

11.15 CALA has informed us that they are mindful of their responsibilities as neighbours and will only carry out quiet activities during evening working as and when they implement their extended hours.

11.16 **Phase 1B**

11.17 All 223 dwellings at Phase 1B are now sold. Discussions with Hampshire County Council Highways continue to allow the adoptable roads to be put forward for their twelve month maintenance period.

11.18 **Phase 1A**

11.19 In September 2020 there were 36 occupations at Phase 1B, including four affordable units. This made a total of 258 occupations across the site.

11.20 **Barton Farm Primary**

11.21 Barton Farm Primary school opened in September with 27 Year R pupils.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF26 17 March 2020

Other Background Documents:-

None

APPENDICES:

Appendix 1 - Kings Barton Residents Association questions and answers.