

REPORT TITLE: KINGS BARTON IMPLEMENTATION UPDATE

18 JANUARY 2021

REPORT OF CABINET MEMBER: Councillor Russell Gordon Smith

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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 OUTCOME1.1 **Tackling the Climate Emergency and Creating a Greener District**

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.

1.2 **Homes for all**

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.

1.3 **Vibrant Local Economy**

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.

1.4 **Living Well**

Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

1.5 **Your Services, Your Voice**

The increase in the number of homes will increase the council tax revenue for the City Council. Tackling the Climate Emergency and Creating a Greener District

2 FINANCIAL IMPLICATIONS

2.1 Funding for the Implementation/Community Development Post is being paid by CALA until October 2022.

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>	Regular Forum meetings to be held. Good communication by the developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Community Support</i> <i>If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.</i>	Regular Forum meetings to be held. Good communication by the developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Timescales</i> <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.</i>	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> <i>Implementation of the development in accordance with the</i>	The appointment of an Implementation Officer will reduce the scope for delays and hence	

<i>planning permission and any planning obligation agreement</i>	communication as to compliance with the planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

Background

- 11.1 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.
- 11.2 Reserved matters consent for two phases has now been granted – Phase 1A/1B, 423 dwellings, and Phase 2A, 264 dwellings.

Implementation and Community Development Update

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

Phase 1B

- 11.4 Remedial landscape works have been taking place at Phase 1B to replace damaged or dead planting.
- 11.5 Investigations continue into the intermittent drainage odour that emanates from sewerage system.

Phase 1A

- 11.6 Phase 1A, at the southern entrance to the site is nearing completion with nearly all of the 200 dwellings there reserved or purchased.
- 11.7 The instances of flooding that occurred at Phase 1A were caused by surface runoff from the exposed chalk uphill from the development at Phase 2A. Temporary remedial works were carried out to prevent further flooding until the full, permanent surface water drainage system is installed as part of construction.

Phase 2A

- 11.8 The first dwellings have been reserved off plan in Phase 2A – these will be completed and occupied next year.

Local Centre

- 11.9 CALA presented initial proposals for the development of the local centre and Phase 3A to officers in November 2021. The reserved matters application for Phase 3A is expected to be submitted early in 2022 and the local centre application in early summer.
- 11.10 A presentation of the proposals for the local centre will be made to the Kings Barton Forum in March.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF32 – 19 October 2021

Other Background Documents:-

None

APPENDICES:

None