

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

6 NOVEMBER 2018

REPORT OF PORTFOLIO HOLDER: Councillor Caroline Brook. Portfolio Holder for Built Environment

Contact Officer: Steve Tilbury Tel No: 01962 484 856 Email Stilbury@Winchester.Gov.Uk

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 STRATEGY OUTCOME

- 1.1 **Winchester District will be a premier business location:** developing employment opportunities; and developing infrastructure
- 1.2 **Delivering quality housing options:** providing good access to affordable housing options across a range of tenures.
- 1.3 **Improve the health and happiness of our community:** Promoting new leisure facilities in Winchester Town that meet the needs of a broad cross section of our community.
- 1.4 **Improve the quality of the District's environment:** enhance and increase the use of open space in both towns and the more rural areas of the District.

2 FINANCIAL IMPLICATIONS

- 2.1 None

3 LEGAL AND PROCUREMENT

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

- 6.1 N/A

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 N/A

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None

RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i>	n/a	
<i>Community Support</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.	Regular Forum meetings to be held Good communication by the development consortium 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. It is important that works on adjoining parts of the highway network be coordinated and this requires maintaining a strong focus on achieving target dates	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, WTC and the consortium will help ensure project milestones are coordinated and achieved.	
<i>Project capacity</i>	n/a	
<i>Financial / VfM</i>	n/a	
<i>Legal</i>	n/a	
<i>Innovation</i>	n/a	
<i>Reputation</i>	n/a	
<i>Other</i>		

10 SUPPORTING INFORMATION:10.1 **IMPLEMENTATION OFFICER**

10.2 The Implementation Officer, Chris Hughes, is the first point of contact for queries relating to Kings Barton. Email chughes@winchester.gov.uk and telephone: 01962 848 375 (ext. 2057).

10.3 **ARCHAEOLOGY – OPERATION NIGHTINGALE**

10.4 Operation Nightingale is part of the Ministry of Defence initiative which aids the recovery and skill development of service personnel injured in conflict. The veterans were invited to the development to participate in the excavation

of two 18th century militia camps; one established in 1756 by the Hessian militia recruited to defend Britain from an invasion by France at the start of the Seven Year's War and one set up by the Hampshire militia in 1761.

- 10.5 Former military personnel, now attached to Operation Nightingale visited Kings Barton on 17th-19th July to take part in the second phase of archaeological works to the south of the ridge on the site.
- 10.6 Richard Osgood, Senior Archaeologist for the Ministry of Defence and co-director of Operation Nightingale, said: "Operation Nightingale not only provides much needed respite and encourages comradery between ex-military personnel but also offers access to opportunities that they may not otherwise experience. With each of the veterans now studying for degrees in archaeology at Winchester University, it was fantastic to work on a local site with such an impressive military history and we were thrilled to witness the findings first-hand."



- 10.7 The above image shows members of Project Nightingale working on the excavation of part of the militia camp at Kings Barton.

10.8 **COMMUNITY DEVELOPMENT**

- 10.9 As the population at Kings Barton continues to grow, the community does likewise.
- 10.10 Kings Barton lies within the Headbourne Worthy Parish and the Parish Council has actively tried to ensure the new residents feel part of the wider community of which they are now part. The Parish Council has made regular newsletter drops to the residents and residents of Kings Barton have begun to attend Parish Council meetings.

- 10.11 In order to help foster this growing sense of place, CALA has donated a community notice board to the Parish to allow them to provide the local community with information. It is now in situ on Manley Road, which will be the main route in and out of the area until the diversion of Andover Road.



- 10.12 The Community Notice Board on Manley Road.

10.13 **KINGS BARTON RESIDENTS ASSOCIATION**

- 10.14 On 14 October 2018 the Kings Barton Residents Association (KBRA) was formally constituted following a series of informal meetings to discuss what kind of association would be appropriate for local people. The committee now has 14 members with representation from across Phase 1B, including representation from VIVID housing association tenants.

- 10.15 The stated aims of the Association as set out in the constitution are:

- a. To represent and to promote the interests of all residents living in our area.
- b. To organise social events to bring the community closer together.
- c. To seek to improve conditions for residents in the area.
- d. To work in partnership with the developer, council and other agencies to achieve our aims.
- e. To represent the interests of residents in consultation with the developer, local authority and other bodies.

- 10.16 Membership is open to anyone over the age of 18 living in Kings Barton and any private landlords with properties on the development. The committee will also be appointing Road Wardens who will be representative members of the

association tasked with engaging the community and supporting the association where required.

- 10.17 Timescales permitting, future Forum reports will contain updates from the KBRA.

10.18 **COMMUNITY GOVERNANCE REVIEW**

- 10.19 On 8 October a request was received from Headbourne Worthy Parish Council to consider increasing the number of parish councillors representing the parish. There will now follow discussion between Council officers and the Parish Council as to when and how best we proceed with this request.

- 10.20 This discussion will not prejudice any future community governance reviews that will examine the Parish structure in Kings Barton and the surrounding areas.

10.21 **ANDOVER ROAD NORTH**

- 10.22 Following work by local elected members and the correspondence between the Kings Barton Forum and HCC, the County Highways team undertook works to improve the surfacing of the pedestrian route on Andover Road North.



- 10.23 The eastern footpath has been resurfaced and widened to a width of approximately 1.2m.



10.24 **CONSTRUCTION UPDATE – 1B**

10.25 Construction continues at the northern end of the Kings Barton site at Phase 1B. The build of 223 dwellings is scheduled to be completed in summer 2019.



10.26 The above map shows the private units that remain available as of 18 October 2018. Brown/beige shaded units are affordable homes.

10.27 **1B AFFORDABLE HOUSING**

10.28 All the affordable units for Phase 1B will be handed over to VIVID by the end of January 2019. This comprises a total of 89 affordable homes.

10.29 Final defect checks are currently being carried out on properties that were handed over twelve months ago; this process will continue into early 2020 when checks on all homes subsequently handed over will be completed.

10.30 **CONSTRUCTION UPDATE – 1A**

10.31 The earthworks for Phase 1A, at the southern end of the Kings Barton site, were completed in late September, approximately two months ahead of schedule. Piling work is now well underway and the first foundations for new dwellings have been laid.

10.32 Phase 1A comprises a total of 200 dwellings, 74 of which will be affordable units.



10.33 View west towards Andover Road from the southern boundary of the site.



10.34 View north towards the Bargate Barton Farm development from the southern boundary of the site.

10.35 **PHASE 2A**

10.36 CALA is currently in pre-application discussions with Winchester City Council about the next reserved matters application, Phase 2A. It is anticipated that consultation events, public engagement will be undertaken later this year with the submission of the application to follow.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 Not Applicable

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF19. Kings Barton Forum Implementation Update. Report of the Corporate Director 26 June 2018

<https://democracy.winchester.gov.uk/documents/s1253/KBF19%20-%20Kings%20Barton%20Implementation%20Report.pdf>

Other Background Documents:-

LR511. Comments following consultation of Community Governance Review – Littleton and Harestock Parish Council. 13 September 2018

<https://democracy.winchester.gov.uk/documents/s2031/LR511-%20Comments%20following%20consultation%20CGR%20Littleton%20and%20Harstock%20PC.pdf>.

APPENDICES:

None