

# **Matters to be raised by Kings Barton Residents' Association (KBRA) at Kings Barton Forum of 12th March 2024**

## **1. Estate roads in KB and Winchester Avenue**

We are pleased to learn from CALA that agreement has now been reached with HCC on the detailed design/construction of KB estate roads and that work is now underway to complete the wearing course on estate roads.

We look forward to the completion of 1B by the end May.

Winchester Avenue is still in a poor condition. We understand that CALA and HCC are reaching agreement on the design of Winchester Avenue in the next week. KBRA ask for the opportunity to view this design for Winchester Avenue.

## **2. Phase 2B Planning approval**

We are aware that Phase 2B residential application has been approved, with conditions placed on the re-submission of proposals for the recreation ground to the north of Manley Road.

There are concerns amongst some residents about the design and usage of sports pitches and their impact on local residents.

Whilst residents will welcome local sports facilities, we would like to receive advice from WCC on what is the appropriate balance in sports facilities available to North Winchester residents at 2B and in the redeveloped Sir John Moore Barracks site and how these facilities will be managed.

## **3. Lack of a Bus Service in KB**

We remind again that the Kings Barton Travel Plan approved by both CALA and HCC stated that:-

*“Between the occupation of around the 250th – 350th dwelling and the opening of Andover (aka Winchester) Avenue and the Park and Ride light site an 86A service will operate. This will provide a 30 minute frequency service between the Phase 1B development and the City Centre via the existing Andover Road.”*

We understand from HWPC that following discussions between HCC and local bus operators it is not commercially viable to operate a bus service whilst Winchester Avenue is not connected between the phase 1A and 1B developments. We have written again to HCC asking them to look at a phased opening of the service allowing for the connection being made soon by CALA. We also understand that CALA have provided the full amount of their Bus Subsidy Contribution.

#### **4. Improved pedestrian and cycle movement on Andover Road between the MDA and the City Centre**

CALA has provided funding for improvements but we have not as yet had a response from WCC and HCC to the ideas KBRA provided in writing on how this should be spent. It is good practice to encourage walking and cycling as well as bus patronage at an early stage of a new development in order to establish these modal choices amongst the new residents; this is sadly lacking in Kings Barton.

#### **5. Secretary of State**

Following our letter to Michael Gove, the Secretary of State for Levelling Up, Housing and Communities we have had a response dated 24 November 2023 indicating an understanding of the concerns of residents and advising that “It is open to the developer and the Highway Authority to seek to vary the terms of the permission in respect of the diversion of Andover Road by making an application to Winchester City Council.”

#### **6. Andover Road Closure and Sir John Moore Barracks**

If necessary to meet planning permission requirements, Kings Barton residents are prepared to accept a short-term closure of Andover Road to traffic. But residents insist that Andover Road then be returned to being open to general traffic. Kings Barton residents voted unanimously at our recent AGM to object to the Sir John Moore Barracks redevelopment if Andover Road is permanently closed to general traffic.

HWPC has agreed to make the objection that the Sir John Moore Barrack development should not go ahead if Andover Rd was closed.

#### **7. HCC Consultant's Report**

The HCC Consultant's (WSP) Report recommended that Andover Road be kept open at least for buses. We have asked HCC through a Freedom of Information request to explain what action they are taking to achieve this.

#### **8. Changes to the status of Andover Road in WCC's draft Local Plan**

We wrote to WCC stating that:

*“We have taken advice from a planning consultant. This advice was that the additional development at Sir John Moore Barracks to the north of Kings Barton (as proposed in the emerging Local Plan) is a material change and requires a re-appraisal of the decision to downgrade the Andover Road, with any change to the approach being set out within the new Local Plan.”*

We have asked WCC to consider this as a material change in the preparation of the Local Plan. We consider that this would provide an excellent opportunity for WCC to meet with HCC and the developer of Sir John Moore Barracks to resolve this issue which is so important to Kings Barton, Harestock and Weeke residents.

We have also requested from HCC a justification of the need for 1000+ parking spaces on Andover Road. This should be based on evidence of an accurate surveyed assessment of the number of cars driving down Andover Road that are currently using public parking in the City Centre and so might be attracted to use a Park and Ride site on Andover Road.

## **9. CALA and Anthem (Castleford) engagement**

We have now established a good working relationship with **Anthem (Castleford)** and continue to liaise with both them and **CALA** on a number of topics.

However, we understand that residents will not be represented as Directors on the Barton Farm (Winchester) Management Company Ltd. board until the development is complete. We feel that, as this could be up to 15 years away, some representation is essential now to:

- Provide oversight of the contractual engagement with Anthem Property Management
- Remove the current potential conflict of interest
- Avoid any possible future situation of disagreement between residents and Anthem.

We would welcome an interim arrangement for a minority of resident directors to be appointed, working closely with Anthem to prepare for the future when the Management Company is handed over to the residents entirely.

## **10. S106 Contributions and application**

In our previous reports to the Kings Barton Forum, we asked that the Forum be regularly updated on progress on S106 contributions (in line with the Development For a Terms of Reference) including how much is now due, how much has been received by WCC and HCC from CALA and how much has been spent and how it has been spent.

We have raised this in a Freedom of Information request to HCC but have not as yet had a full reply.

## **11. Headbourne Worthy Parish Council**

We are working closely with Headbourne Worthy Parish Council and will be sending them a copy of this Report.