

Kings Barton Forum

11 March 2025

Written update from Hampshire County Council on S106 highway trigger points.

This update has been prepared to advise the Forum of discussions that have been held with Cala Homes relating to changes to the trigger points contained in the Section 106 Agreement entered into with the Highway Authority (Hampshire County Council). This is in response to Cala Homes advising the Highway Authority that they will not be able to meet the trigger points for completion of the highway works.

Cala Homes have requested that the existing trigger points for the following works are extended from 650 occupations, to 1,000 occupations:

- New Andover Road Works (Winchester Avenue)
- Andover Road/Harestock Road Junction Improvement Works
- Andover Road/Stoney Lane Junction Improvement Works
- Andover Road/Well House Lane Junction Improvement Works

To support this, an assessment has been undertaken of the forecast trips associated with the additional occupations on Andover Road, with the assessment including a scenario whereby Winchester Avenue within the development (connecting phases 1A and 1B) is completed to ensure that the impact on the temporary junctions is suitably assessed. The Highway Authority has reviewed the evidence base and is satisfied that the impacts on the safe operation of the highway are acceptable, with some additional works to the southern access junction to optimise capacity and provide a new pedestrian crossing on the Winchester Avenue arm of the junction to the operation of the highway.

To support the proposed variation to the trigger points, Cala Homes have also provided a detailed programme setting out the timescale for delivery of the works, and how this would progress alongside occupation levels of the development. This concludes that the works would need to be completed by December 2027 at which point it is forecast that 1,000 occupations will have been reached.

There is also an obligation within the Section 106 Agreement that a Traffic Regulation Order is submitted that would introduce the necessary legislation to amend vehicular access on a section of Andover Road. This is required to facilitate the new arrangements and remove through traffic from Andover Road, and a public consultation on the Traffic Regulation Order will take place as part of the formal preparation of the Order.

Whilst the Highway Authority is disappointed that the original trigger points will not be achieved, it is satisfied that an agreed variation will enable the development to come forward safely and enable the necessary works approved through the outline planning permission to be delivered.

The detail of the proposed variation agreement is currently being drafted and will ensure clarity over the timing and detail of the various works, including revised trigger points.