

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

18 MARCH 2019

REPORT OF PORTFOLIO HOLDER: Councillor Caroline Brook. Portfolio Holder for the 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.
- 2 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.

3 FINANCIAL IMPLICATIONS

- 3.1 None

4 LEGAL AND PROCUREMENT IMPLICATIONS

- 4.1 None

5 WORKFORCE IMPLICATIONS

- 5.1 None

6 PROPERTY AND ASSET IMPLICATIONS

- 6.1 None

7 CONSULTATION AND COMMUNICATION

- 7.1 None

8 ENVIRONMENTAL CONSIDERATIONS

- 8.1 None

9 EQUALITY IMPACT ASSESSEMENT

- 9.1 None

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 None required

11 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 and the developer 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>		

12 SUPPORTING INFORMATION:12.1 **Implementation Officer**

12.2 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).

12.3 **Construction Update – Phase 1B**

12.4 As of mid February 2019, there were 168 occupations at Phase 1B of Kings Barton with only 30 private units remaining unsold. CALA anticipates construction works at Phase 1B will be completed by Autumn this year.

12.5 The final twelve affordable units in the phase (of 89 total units) are scheduled to be handed over to VIVID in April 2019.

12.6 After April, the total affordable housing provision at Phase 1B will comprise 37 affordable rent, and 52 shared ownership homes.

12.7 The following map shows the location of the occupied and available units. Affordable housing units are shown in brown.



12.8

12.9 The following images show some of the more recently completed sections of the development.







Construction Update – Phase 1A

12.10 Construction works continue at Phase 1A. The first properties have been reserved by purchasers off plan and the first occupations are anticipated in summer this year.

12.11 Much of the main road infrastructure is now in place and can be viewed in the following images:



12.12 **Planning Update**

12.13 CALA held a consultation event on 20 November 2018 to discuss their initial proposals for the next phase of development at Kings Barton, Phase 2A.

12.14 The event was attended by a good number of people including elected members, Kings Barton residents and local people. Copies of the information boards shown at the event are located in Appendix 1.

12.15 A verbal update on the progress of Phase 2A will be provided by CALA at the Forum meeting.

12.16 **Barton Meadows**

12.17 The Hampshire and Isle of Wight Wildlife Trust (HIWWT) continues its expanding programme of activities at Barton Meadows Nature Reserve. Recent activities have included:

12.18 A family walk around the Reserve and campfire on 19 January. Another family day is scheduled for 11 May – the day will include sweep netting and bug identification activities.

12.19 A Wildlife Tots group now runs at Barton Meadows on the first Tuesday of the month. It is an outdoor activity session for pre-school children and their parents/carers.

12.20 Degree students from Sparsholt College have visited the site to learn from HIWWT the techniques involved in creating a wildflower meadow in sites that were previously used for agriculture.

12.21 The HIWWT are currently drafting information leaflets for local schools that will provide information about the education sessions linked to the National Curriculum that they provide. The Trust will also be running two outdoor training days in April and May at Barton Meadows for early years teachers.

13 OTHER OPTIONS CONSIDERED AND REJECTED

13.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF20 - Kings Barton Implementation Report 6 November 2018

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Phase 2A Information Boards