

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

15 JULY 2019

REPORT OF CABINET MEMBER: COUNCILLOR JACKIE PORTER PORTFOLIO  
HOLDER FOR BUILT ENVIRONMENT AND WELLBEING

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 IMPLICATIONS

- 3.1 None

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 recently declared a climate emergency and is considering measures to move towards carbon neutrality both as a Council and as a district. 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 None

## 9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

## 10 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i>	n/a	
<p><i>Community Support</i></p> <p>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.</p>	<p>Regular Forum meetings to be held Good communication by the development consortium with Implementation Officer Close working liaison with parish councils and ward Members.</p>	
<p><i>Timescales</i></p> <p>If the development does not progress in a timely fashion the Council's ability to demonstrate a five year land supply will be comprised.</p> <p>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</p>	<p>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.</p> <p>Good dialogue between HCC, WCC and the developer will help ensure project milestones are coordinated and achieved.</p>	
<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>		

## 11 SUPPORTING INFORMATION:

### 11.1 **Implementation Officer**

11.2 The Implementation Officer, Chris Hughes, is the first point of contact for queries relating to Kings Barton. Email [chughes@winchester.gov.uk](mailto:chughes@winchester.gov.uk) and telephone: 01962 848 057 (ext. 2057).

11.3 **Construction Update – Phase 1B**

11.4 As of early July, there were 205 occupations at Phase 1B of Kings Barton with only 18 units remaining unsold. CALA anticipates construction works at Phase 1B to be completed this year.

11.1 All affordable housing units in the phase have now been passed over to the housing association VIVID. This totals 37 affordable rent, and 52 shared ownership homes.

11.2 Groundworks for the Phase 1B play area have now commenced.

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



11.4 **Construction Update – Phase 1A**

11.5 The first occupation at Phase 1A will take place in late August 2019 with others following shortly after. Similarly, the Sales Centre will open to the public in mid-August.

11.6 **Future Phases**

11.7 CALA anticipate that the reserved matters application for the next Phase 2A at Kings Barton will be submitted in mid July. This will comprise 250 units to the north of Phase 1A.

11.8 **Further Reserved Matters Applications**

11.9 The Condition 8 of the outline planning consent for Kings Barton states:

*“Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the local planning authority before the expiration of 7 years from the date of this permission.”*

11.10 The consent was granted on 2 October 2012, meaning that all reserved matters applications for Kings Barton must be submitted before 2 October 2019 to be valid.

11.11 Alongside the Phase 2A application noted above, CALA is now preparing approximately nine further reserved matters applications to ensure the obligation set out in Condition 8 of the outline consent is fulfilled.

11.12 These further applications will be sufficient to be validated but they will not be immediately determined.

11.13 As and when CALA wishes to bring forward future phases, they will ‘reopen’ the previously submitted applications and, where appropriate, submit amended plans and proposals. These will then be determined by the City Council in the usual way.

11.14 A reserved matters application for the local centre will also be lodged before the 2 October deadline. The layout of this application will build on the previous design and consultation work carried out in 2016 and will be open to further discussion at a future Forum meeting and in a public meeting, dates to be confirmed.

11.15 **City of Winchester Movement Strategy**

11.16 The City of Winchester Movement Strategy was adopted after the last Forum meeting on 18 March 2019 following an evidence gathering process that began in 2017.

11.17 Almost 3,000 people who live in, work in and visit the city have shared their views about traffic and travel in Winchester through a range of meetings,

surveys and workshops as part of two phases of public consultation, which sought to understand:

- experiences of travelling into and around Winchester;
- residents' and stakeholders' views on early ideas and draft proposals;
- residents' and stakeholders' own priorities and ideas for improving movement throughout the city;
- the potential impacts of implementing the proposed Movement Strategy.

11.18 Data from both phases of consultation was considered alongside a variety of traffic and travel data to provide a robust understanding of how movement works in the city. A micro-simulation model was also created to investigate through-traffic levels and the broad impacts of initial measures. Together, these sources formed the overall evidence base that has been used to develop the City of Winchester Movement Strategy.

11.19 This data collection and consultation led to the emergence of three priorities for movement across Winchester:

**Priority One** - Reduce City Centre.

**Priority Two** - Support healthier lifestyle choices.

**Priority Three** - Invest in infrastructure to support sustainable growth.

11.20 One of the proposals suggested in the strategy under Priority One is "Introducing bus priority measures on key radial routes into the City Centre".

11.21 This could include: "bus lanes with intelligent traffic signals on Andover Road (may only be required if a northern park and ride site is needed)"

11.22 The Emerging Strategy also considers the links to major projects across the City of Winchester, including the development of Kings Barton.

11.23 In relation to Andover Road, which is scheduled to be diverted through the Kings Barton development prior to the 650th occupation, the strategy notes:

*"In the event that a need for a northern park and ride site is identified this corridor may need to include bus priority. This may mean keeping access open to buses on Andover Road and providing a bus lane and signal priority alongside the Cattlemarket car park and up to the Railway Station."*

11.24 The finalised City of Winchester Movement Strategy is available at <http://documents.hants.gov.uk/consultation/CityofWinchesterMovementStrategy.pdf>

11.25 It is important to recognise that the Kings Barton development both creates opportunities for improvements in movement between residential and social/commercial facilities and will be served by improvements made on behalf of Winchester and its hinterland as a whole. Key issues include the connectivity provided by walking and cycling routes to the city centre in particular, and the management of essential vehicle use. The Movement Strategy is a long term document and cannot be seen in isolation from other key strategic plans, in particular the City Council's emerging Local Plan 2036.

11.26 Officers from the City Council and the County Council who have been working on the Movement Strategy will attend the meeting to explain the purposes and intentions of the Movement Strategy and to assist in explaining how it relates to Kings Barton.

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

KBF21 – Kings Barton Implementation Report 18 March 2019

#### Other Background Documents:-

None

### APPENDICES:

None