

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

5 NOVEMBER 2019

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

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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 EMERGING COUNCIL PLAN1.1 **Tackling the climate emergency and creating a greener district**

Kings Barton is located close to existing services, employment and education facilities making it possible for residents to take more journeys by foot, cycle or bus.

1.2 **Homes for all**

40% of the homes at the 2000 dwelling development at Kings Barton will be affordable, providing a wide range of opportunities to rent or buy in Winchester.

1.3 **Vibrant local economy**

2000 dwellings will provide opportunities for more young people to live and work in the district. The local centre in the development will also provide a range of business and employment opportunities.

1.4 **Living well**

Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

1.5 **Your services, your voice**

The increase in the number of homes will increase the council tax revenue for the City Council.

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 Provision of an update report as to the current implementation of the approved development at Kings Barton provides an important communication between the developer, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

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 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

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 developers 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.	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>		
<i>Financial / VfM</i>		
<i>Legal</i> Implementation of the development in accordance with the planning permission and any planning obligation agreement.	The appointment of an Implementation Officer will reduce the scope for delays and hence communication as to compliance with the planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<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 and telephone: 01962 848 057 (ext. 2057).

11.3 **Phase 1B**

11.4 The housing construction at Phase 1B is scheduled to be completed at the end of October. At the time of writing, four of the 223 dwellings remain unsold.



11.5

11.6 It is likely elements of the compound will remain in place to conclude road works, remedial works and the re-profiling of the borrow pit for the installation of sports pitches.

11.7 The play area landscaping and tree planting will be completed once the season commences, this is weather dependent but ordinarily will be late October early November.

11.8 The play park will open once all surrounding road works, fencing, the landscaping has been completed and also the grass has established properly.

11.9 CALA is still working on completing the technical approval processes for both the drainage (Surface Water / SUDS) and the Highways, when agreements on these are reached, final surfacing works will be undertaken.

11.10 The new connection between the site and Headbourne Worthy is due for completion before the school opens in September 2020 and the route to Courtenay Road will be completed this autumn/winter.

11.11 **Phase 1A**

11.12 The first two occupations of the 200 dwelling scheme took place in September. The sales centre for Phase 1A will temporarily be located in a mobile office until it is rehoused in the ground floor of the entrance apartment block early in the new year.



11.13



11.14

11.15 Gateway apartment blocks. Temporary sales building located in front of the building that will house the permanent sales office.



11.16



11.17



11.18

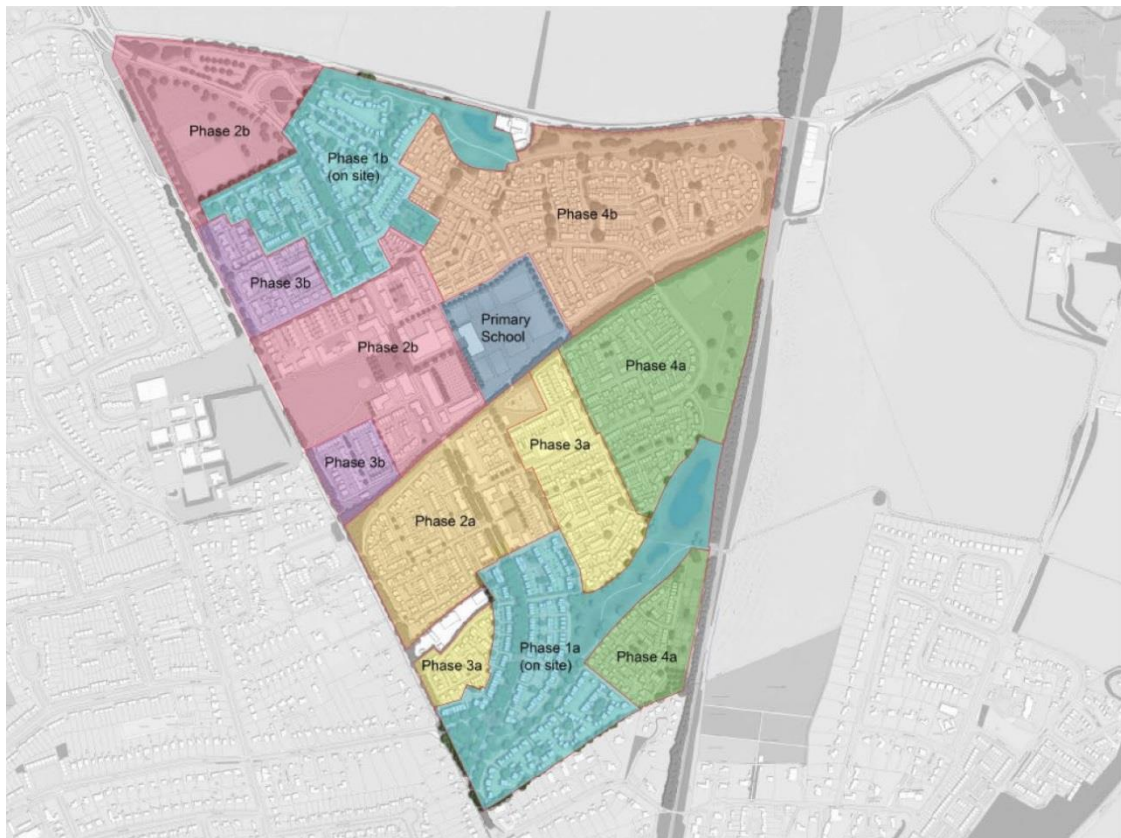
11.19 Planning Application Submissions

11.20 As noted in the previous Forum Report (KBF230 Condition 8 of the outline planning consent for Kings Barton states:

11.21 “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.”

11.22 The deadline for the submission of the remaining applications was 2 October. Ten reserved matters applications were submitted and validated before the 2 October deadline securing both the planning consent and s106 obligations.

11.23 In order to facilitate the submission of these reserved matters applications, and in line with the requirements of the s106, CALA wrote to the City Council informing us they wished to amend the Phasing Plan.



11.24

Kings Barton, Winchester - Phasing Plan - August 2019

11.25 These applications will sit 'on the shelf' at the City Council until such time as CALA wish to take them forward. The likely timetable, which is subject to change, for bringing forward applications is shown below:

- Phase 2a - Target Determination Nov/Dec 19 - Start on Site 2021.
- Phase 2b residential - Target Determination 2020 - Start on Site 2021.
- Phase 2b neighbourhood centre – Target Determination 2021 – Start on site 2021 (may progress at different stages)
- Phase 3a - Target Determination 2023 - Start on Site 2025.
- Phase 3b - Target Determination 2024 - Start on Site 2026.
- Phase 4a - Target Determination 2026 - Start on Site 2028.

- Phase 4b - Target Determination 2028 - Start on Site 2030.

11.26 The City Council and CALA have agreed to monitor this programme regularly. The letter outlining this agreement is in Appendix 1.

11.27 The neighbourhood centre at Kings Barton remains fundamentally important to the successful delivery of the overall scheme. The neighbourhood centre reserved matters applications submitted by CALA as part of the recent tranche have built firmly on the extensive consultation process that was carried out in 2016. The summary and update of the consultation process is included in Appendix 2 of this report.

11.28 **Kings Barton Community Worker**

11.29 The Community Development Worker post has now been through the job evaluation process and request to recruit will shortly be sought from the Executive Leadership Board.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF23 – 15 July 2019

Other Background Documents:-

APPENDICES:

Appendix 1 Programme and Implementation Letter

Appendix 2 Neighbourhood Centre Summary