

REPORT TITLE: KINGS BARTON IMPLEMENTATION REPORT

21 JANUARY 2020

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 COUNCIL PLAN OUTCOME1.1 **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 on December 23 adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 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 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

8.2 There are no protected characteristics affected by the decisions within this report.

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>	n/a	
<i>Financial / VfM</i>	n/a	
<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.	Opportunity for a closer working relationship with Developers
<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 and telephone: 01962 848 057 (ext. 2057).

11.3 **Phase 1B**

11.4 All 223 dwellings at Phase 1B are now sold. Discussions with Hampshire County Council Highways continue to allow the adoptable roads to be put forward for their twelve month maintenance period.



11.5 **Phase 1A**

11.6 The construction at Phase 1A continues – 14 homes have now been sold with several occupations taking place in time for last Christmas.



11.7 Barton Meadows

- 11.8 Barton Meadows is an area of former arable land covering 32 hectares north of Winchester. It consists of two large meadows surrounded by areas of rough grassland, hedgerow and trees. The reserve was created during the planning process as part of the Kings Barton housing development to support displaced wildlife and to provide a recreation space. The costs of the initial infrastructure works was borne by CALA as part of the s106 agreement and a commuted sum towards the costs of maintaining the site will be paid to the Council for its continued upkeep.
- 11.9 The formerly arable land has now been converted into wildflower meadows and is starting to establish species including bird's-foot-trefoil, meadow buttercup, oxeye daisy and knapweed.
- 11.10 2019 is the third summer since re-seeding of the previous arable land, which is now a thriving wildflower meadow. Invertebrate life has recovered to astounding levels, as such surveys of birds and bats are also showing encouraging numbers.
- 11.11 During the summer of 2019 Arcadian ecology consultancy conducted a number of surveys across the reserve.
- 11.12 The surveys used three methodologies: Static Acoustic recording, Transect activity surveys and finally static detector recording. The surveys were

targeted on key habitats where results were likely to offer a good representation of species present.

11.13 12 of the 17 UK resident species have been recorded, a very significant result. The UK Biodiversity Action Plan priority species recorded during 2019 summer surveys were:

1. Soprano pipistrelle,
2. Noctule,
3. Brown long-eared bat,
4. Bechstein's bat
5. Barbastelle.

11.14 The key areas of importance for bats across the site are listed below and should be managed to ensure bats as a European protected species and adequately accounted for:

11.15 **Area 1:** Treeline. This is the boundary on the South side of the reserve and is of significant importance to bats foraging in the area. This should be considered of high importance and ecological advice sort, if any changes due to development are likely to impact the area, especially when considering lighting. No trees should be felled or worked on without prior survey.

11.16 **Area 2:** Copse South. A key area for roosting, many trees are veteranised and would be favoured sites for bat roosting. Potential Roost Feature surveys have been conducted and future works of hazard trees will consider roost features carefully.

11.17 **Area 3:** Copse North. Of similar importance to Area 2.

11.18 **Area 4:** Reptile set aside. Likely an area of importance for foraging.

11.19 **Area 5:** Hedgerow. Likely used as an area for foraging and navigation/transit through and across the site and landscape.

11.20 The fact that the above areas are listed as of high importance should not detract anything from the rest of the site; which will be important to bats across the greater landscape particularly when considering Barton's Meadow in the landscape and its proximity to Winnall Moors Nature Reserve and the wilder Itchen Valley, all important habitat for the local bat population.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF 24 – 5 November 2019

Other Background Documents:-

None

APPENDICES:

Barton Meadows Bat Survey