

KINGS BARTON FORUM

Tuesday, 11 March 2025

Attendance:

Councillors

Cramoysan (Winchester City Council) (Chairperson)

Batho (Winchester City Council)
Cunningham (Winchester City Council)
Eve (Winchester City Council)

Morris (Winchester City Council)
Porter (Winchester City Council)
Tod (Hampshire County Council)
Warwick (Hampshire County Council)

Apologies for Absence:

Councillors Watters (Headbourne Worthy Parish Council) and Tozer (Littleton & Harestock Parish Council)

Deputy Members:

Councillor Leone (Headbourne Worthy Parish Council)

Other members in attendance:

Councillors Learney and Rutter

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received from Councillor Tozer (Littleton & Harestock Parish Council) and also Councillor Watters (Headbourne Worthy Parish Council) for whom Councillor Leone attended in his place.

2. **DISCLOSURES OF INTERESTS**

Councillor Porter declared disclosable pecuniary interests in respect of various items on the agenda due to her role as a Hampshire County Councillor. However, as there was no material conflict of interest, she spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement. Councillors Tod and Warwick declared similar interests due to their roles as city councillors.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

There were no announcements made.

4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held 23 September 2024 be agreed as a correct record.

5. **PUBLIC PARTICIPATION**

Kings Barton residents' association

Mike Slinn referred to comments outlined in the KBRA report which had been circulated to Forum members prior to the meeting, including the following points:

- He requested that the parish council boundary review to include all houses within Kings Barton be progressed without further delay.
- Further details of the historic decision taken to close Andover Road.
- Useful consultation had taken place with CALA regarding the community centre layout and the potential to increase the roof level of the main room for games like badminton.
- Useful progress had been made with Anthem Management (who were responsible for managing the estate) in resolving some issues.
- Would WCC impose the planning condition requiring the park and ride site to be built and open prior to 650 dwellings being occupied?
- Would WCC require a full-size multi-use games area (MUGA) near the railway line, as the current one was too small?
- Noting that KBRA had responded to the Local Cycling and Walking Infrastructure Plan (LCWIP) comments on Andover Road.

In response to comments made, Councillor Cramoysan reminded Mr Slinn that the purpose of the meeting was to assist with delivery of the master plan and suggested Mr Slinn contact his county councillor regarding the Andover Road closure decision. Regarding the parish boundary review, he suggested Mr Slinn contact his WCC ward councillors and Headbourne Worthy Parish Council. As previously stated, the provision of the park and ride site was dependent on the completion of the spine road which was subject to a new trigger point from HCC (as reported below). Mr Slinn's other comments could be picked up by CALA in their update below.

Councillor Leone (Headbourne Worthy Parish Council) referenced the update HWPC report which had been published on the meeting webpage prior to the meeting and available [here](#). She confirmed that the parish council would be seeking to address the anomaly of the border with Winchester. She reported a positive relationship with CALA and welcomed the responsiveness regarding the community building which was expected to be delivered by 2026 (prior to occupation of 800th unit).

6. **OFFICER UPDATES**

Ruth Beard (Winchester City Council) provided an update on the Section 106 agreement and other matters, noting that a report had been published on the meeting webpage prior to the meeting and available [here](#). She noted that

various conditions were still being discharged for phases 3A and 2B, including landscaping and street furniture. A key point was HCC's statement regarding a request from CALA to extend the trigger point for certain highway works (Winchester Avenue and junction improvements) from 650 to 1,000 occupations via a deed of variation to the HCC Section 106 agreement, with details being finalised. An update provided by HCC officers had been published on the meeting webpage [here](#).

Rob Green (Winchester City Council) referred to ongoing consultation for the community centre and multi-use games area (MUGA) on Phase 2A, with planning applications/reserved matters expected. The Kings Barton page on the Winchester City Council website had been updated and available [here](#).

Officers responded to questions from the Forum on the following:

- the discharging of conditions for Phase 3A and street furniture, specifically concerning bike and walking bollards being installed. Ruth Beard agreed to review the consented and outstanding items and potentially arrange a site walk with an officer.
- With reference to the HWPC report and the parish council's intention to approach authorities for extra funding for a larger MUGA and working with CALA for its installation, Rob Green stated that their current conversations with CALA had not reached this stage but acknowledged the report and agreed this would be taken forward.
- Key significant future points in the Section 106 tracker were noted and Councillor Cramoysan suggested that a review of the car club scheme (due at 700 units in the HCC s106 agreement be included as an agenda item for the June meeting.

7. CALA UPDATES

Viv Hill, Alison Thompson and Rupert Woodcock from CALA were present and provided an update on the following matters.

Viv Hill (CALA) provided an infrastructure update and shared a presentation. He also mentioned CALA's new office in Winchester. His update included the following:

- Winchester Avenue - the element connecting phases 1B and 2A was scheduled for completion by the end of March 2026 and progress was being made with technical approvals.
- A high-level indicative Gantt chart for the Neighbourhood Centre implementation programme was shared. Key next steps included submitting a planning application for the residential phase 3B reserve matters, starting work on the temporary sales centre imminently (with opening in Q3 2025), and submitting a detailed planning application for the community centre alongside around 40 residential homes to the south in Q2 2025/6.
- The anticipated start on-site for the community centre was Q3 this year, with handover intended for 2026, in time for the 800th occupation. Discussions on the specification of the community centre would follow the detailed proposal submission.
- Following the recent public consultation, updates on the community centre plans including revised floor plans and elevations were shared, incorporating

feedback. An increased roof pitch was being considered to allow for sports uses (like badminton) in addition to a more generous lobby area with potential access onto Winchester Avenue for pop-up uses.

- Alison Thompson (CALA) provided further information on community centre floor plan.

The representatives from CALA responded to questions on the following:

- Clarification on the timing of the infrastructure delivery in relation to housing delivery – it was confirmed that infrastructure was generally programmed to be delivered ahead of housing completion.
- Clarification on the timeline for the full surface of Winchester Avenue, adoption of the roads, and related parking issues. Mr Hill confirmed the binder course for the section connecting 1B and 2A was expected by the end of March, with the full surface next year. Road adoption was a matter for HCC.
- Concerns regarding the traffic speed and parking on the long stretch of Winchester Avenue once the two parts of Kings Barton were connected, particularly regarding school drop-offs. Mr Hill advised that HCC had the ultimate say on parking and speed management.
- Concerns regarding the flow and operation of the Southern Junction due to increasing traffic. The capacity study of Manley Road and the Southern Junction was referred to, noting the need for MOVA signals and a pedestrian crossing as conditions for the increased trigger point. Mr Woodcock confirmed this would be part of the Section 278 works to be discussed with HCC. Due to the importance of this matter, a written update was requested prior to the next meeting and Rupert Woodcock agreed to provide this.
- CALA were requested to share the information they have presented at the Forum meeting with Forum Members and Viv Hill agreed to do this.
- Viv Hill clarified that negotiations with potential operators of the neighbourhood centre shops and the pub would be dependent on having the spine road (Winchester Avenue) adopted.
- A suggestion was made that the community centre temporary car park be used as a temporary solution for primary school pick-ups and drop-offs. Alison Thompson explained this would raise practical and safety issues whilst the community centre was being constructed.
- Whether it would be possible to coordinate northern junction works with a planned 21-week closure of Andover Road. Viv Hill did not believe this would be possible but would investigate further.
- Whether it was envisaged that residents of the care home would be frequent users of the community hall. Viv Hill confirmed there would be a dedicated pedestrian crossing point outside the community centre across Winchester Avenue.

Alison Thompson provided an update on the phase 2B sports pitches, sharing a letter sent to Manley Road residents and the parish council in February which summarised the changes proposed as a result of the consultation undertaken. She responded to questions and comments on the following points:

- Confirmation that fencing would be including between the road and the football pitches.
- She would check on whether it would be possible for goalposts' storage in the pavilion.
- Noting that it would take around 12 months from completion for the sports pitches to be a useable service, it was anticipated that fencing would need to be installed to protect the area prior to its opening.
- The potential for an additional large MUGA near the railway line - Alison Thompson stated it looked technically possible and a definitive answer would be provided for the next Forum meeting.

Regarding phase 2B access via Pinsent Road, which was not in the construction environmental management plan (CEMP), Alison Thompson explained this was a temporary measure due to drainage works on Winchester Avenue and that from end of April 25, HGVs would access via the approved route via Winchester Avenue. CALA are requesting an amendment to the CEMP to allow site workers personal vehicles and small vans to access the site via Pinsent Road. Wheel washes would be deployed on both exits.

8. **MEETING DATES FOR 2025/26 MUNICIPAL YEAR**

The Forum dates for 2025/26 were noted as below (all 6pm start):

- Thursday 26 June 2025
- Thursday 9 October 2025
- Monday 2 March 2026

9. **AOB**

The following action points were noted –

- CALA was requested to share Gantt chart and the other document presented as soon as possible.
- Progress against the Gantt chart and on the Community Hall were key areas for future updates.
- An update from Headbourne Worthy Parish Council on the management proposal for the Community Hall was also expected by the next meeting.
- Clarification was requested from the County Council regarding the Section 278 works at the Southern Junction, noting it was considered urgent between 650 and 1,000 homes.
- Progress on the adoption and potential TRO for Winchester Avenue was also requested.

The meeting commenced at 6.00 pm and concluded at 7.45 pm

Chairperson