

CENTRAL WINCHESTER REGENERATION INFORMAL POLICY GROUP

13 September 2016

Attendance:

Councillors:

Chairman: Weston (P)

Ashton (P)

Burns (P)

Elks (P)

Hutchison (P)

Izard (P)

Read (P)

Officer: Andy Hickman - Assistant Director (Policy & Planning).

Others in attendance:

Councillors: Bell, Byrnes, Gottlieb, Learney, Porter, Scott, Tait, Thompson, and Weir.

Officers in Attendance:

Steve Tilbury – Corporate Director (Service Delivery)

Howard Bone – Head of Legal and Democratic Services

Jenny Nell – Principal Planning Officer

Antonia Perkins – Head of Policy and Projects

Zoe James – Project Manager

1. **APPOINTMENT OF VICE - CHAIRMAN OF THE IPG FOR THE MUNICIPAL YEAR**

RESOLVED:

That Councillor Izard be appointed Vice - Chairman of the Informal Policy Group for the municipal year.

2. **INAUGURAL REPORT TO THE INFORMAL POLICY GROUP**
(Report CAB2832 (CWRIPG) refers)

The Chairman welcomed to the meeting City Councillors and approximately 14 members of the public.

The Chairman drew the Group's attention to its Terms of Reference as agreed at Cabinet on 6 July 2016 (report CAB2821 refers). Reference was also made to the background documents which had been circulated to Group members in advance of the meeting and were available for public inspection on the Council's website. The web link to the 2003

Broadway, Friarsgate Planning Brief would be circulated to Group members as an additional background paper.

The Chairman continued that the purpose of the group was to draft a supplementary planning document (SPD) for the development of the Silver Hill area which addressed the issues for the site as part of the wider regeneration of central Winchester area. This would be a multi layered approach considering topics such as transport and car parking, archaeology, flooding and how the Group liaised with stakeholders. The Chairman clarified that the purpose of the meeting was to scope the necessary strands of work required and that previous studies would be considered and updated where necessary and external experts invited to attend to provide their opinions. Additional policy documents, such as the Community Strategy, would also have to be taken into consideration.

The Chairman added that the background paper on the strands of the process helped to define the stakeholders that should be involved and emphasised the importance of engaging the public in discussion at the earliest stage. It was suggested that the Winchester Town Forum could help to set out the process for public engagement and the Chairman of the Forum had indicated a willingness to participate in this approach. A possible way forward could be to set up a small working group to devise these proposals and for the Winchester Town Forum help to formulate a brief for the work, which could be conducted as an external commission.

Mr Hickman stated that the officer role would be to provide advice to the Group and to commission technical work, for example that relating to archaeology, transport/parking, retail, housing needs etc. Previous technical work could be utilised where it was still relevant, or could be re-commissioned if necessary. The Council would act as client to any externally appointed consultant undertaking public engagement or technical work. The SPD would be submitted to Cabinet for approval within 12 months.

Mr Tilbury added that within the course of producing the SPD the Council may have to respond to changes in external factors, such as land ownership or a planning application arising within the regeneration area, and it would principally be for Cabinet and other Committees of the Council to address these issues.

In reply to a Member's question, Mr Bone stated that it had not been formally determined whether the works carried out on site were sufficient to constitute formal implementation of the 2009 Silver Hill planning permission and that an officer view on the situation would be provided to the next meeting of the Group.

A Member made reference to the 2003 Broadway Friarsgate Planning Brief which had received considerable stakeholder and public input at that time and might be sound in principle and could be used to form the basis of the Group's work. Mr Tilbury replied that a task of producing the SPD (which would supplement local plan policy WIN4 in Local Plan Part 2) was to document the present situation as technical and social factors had

changed over the intervening 14 year period; but the 2003 document could act as a starting position for dialogue.

It was also clarified that the officers were aware of the Government grant for such schemes (One Public Estate) and had already drawn down some funding for other schemes.

Members commented on the tight timetable for completion of the project to produce a SPD, with a draft by mid 2017 and adoption end of 2017. The officers responded that a method to address this would be to undertake tasks in parallel, particularly the commissioning of technical reports and advice, rather than in sequence. For example, the external support to the Winchester Town Forum to undertake public consultation would be 'front loaded' to meet the required timetable. The principal objective was to identify how the site would benefit Winchester and how the resultant scheme would be enabled, to achieve a strategic outcome that all were satisfied with.

A Member stated that there was also a requirement to understand the viability and valuation of the regeneration site as this was also a constraint. Mr Tilbury agreed that there was a need to understand the commercial market post Brexit and external advice would be given on these various strands. Members also stated that it would be of benefit if the experience of other historic towns that had undertaken major regeneration could be called upon. Mr Tilbury added that this advice could be commissioned. It was also noted that the study area map in Appendix 1 of the Report also related to the approaches to the proposed regeneration area.

Conclusions and Actions

Following debate, the Group agreed to the following:

- That the Broadway Friarsgate Planning Brief 2003 brief could be used as a starting point for dialogue.
- That the archaeological input be provided by Martin Biddle (Professor of Medieval Archaeology, University of Oxford) and the Council's Historic Environment Team.
- That the requirement for a number of technical reports be evaluated to consider those that are serviceable and those that need to be refreshed covering archaeology, transport, parking, housing (including affordable housing), flooding, public realm, public arts, retail need, addressing issues raised in the local plan policy.
- That the Winchester Town Forum be asked to share the role as the lead body for public engagement, with input from this Group as required.
- The Group agreed to hold a workshop to consider the approach to developing an Engagement Strategy for the public and stakeholders which would then be proposed to the Town Forum and worked into a brief, with contributions received from the following stakeholders: The City of Winchester Trust, the Business Improvement District (BID), and Winchester Action on Climate Change (WinAcc).

- That the opportunities for Public Estate Funding be investigated.
- That meetings of the Group be held approximately monthly.

RESOLVED:

1. That the Report be noted and the conclusions and actions as set out above be agreed.

2. That the next meeting of the Group receive presentations from Martin Biddle and the City Council's Historic Environment Team on archaeology and also a presentation on flooding.

3. **DATES OF FUTURE MEETINGS**

It was agreed that future meetings of the IPG be held in the Walton Suite, Guildhall as follows:

5.30pm Monday 3 October 2016 (workshop)
6.00pm Tuesday 18 October 2016
6.00pm Tuesday 8 November 2016
6.00pm Tuesday 6 December 2016
6.00pm Wednesday 18 January 2017

The workshop and all meetings would be open to the public. Public Participation would be available at meetings from the 18 October inclusive.

The meeting commenced at 6.00pm and concluded at 7.45pm