

CENTRAL WINCHESTER REGENERATION INFORMAL POLICY GROUP

13 SEPTEMBER 2016

INAUGURAL REPORT TO INFORMAL POLICY GROUP

REPORT OF ASSISTANT DIRECTOR (POLICY AND PLANNING)

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RECENT REFERENCES:

CAB2794 Central Winchester Regeneration - Cabinet 29 March 2016

CAB2821 Central Winchester Regeneration – Appointment and Terms of Reference of Informal Policy Group – Cabinet 6 July 2016

EXECUTIVE SUMMARY:

In February 2016 the Council sought to terminate the Development Agreement with THRE (formerly known as Henderson), dated December 2004, because it had become clear that key contractual conditions could not be satisfied. Also in February 2016, the planning permission granted in 2009 for the ‘Henderson proposal’ lapsed, with its planning conditions undischarged. In addition, the Compulsory Purchase Order, which enabled the Council to acquire those parts of the site it didn’t already own, expired in March 2016.

In an effort to bring forward suitable policies and proposals to ensure the ultimate regeneration of this important city-centre site, Cabinet resolved to establish a new informal cross-party group to be known as the Central Winchester Regeneration Informal Policy Group. This resolution was ratified by Cabinet on 29 March and the appointment and terms of reference were agreed by Cabinet on 6 July 2016. The site to be considered by the Group will include the site known as Silver Hill, the Brooks shopping centre and the Middle Brook Street car park. As the Group progresses it will make recommendations to Cabinet, which will decide if and how they will be implemented.

It is anticipated that in its first few meetings the Group will focus on determining the process it will need to pursue, and on what research and further information is required before it can undertake the task in hand. In terms of deliverables, the Group is expected to produce, with the assistance of expert advisors, supplementary planning guidance for approval by Cabinet, which could include a master plan. It could also consider making a series of interim recommendations in an effort to bring about the regeneration of the site at the earliest practical opportunity. Although the Group is to report to Cabinet, it will itself engage with the public and stakeholders and seek a consensus view as it devises its recommendations.

RECOMMENDATIONS:

- 1 That the Report be noted, considered at the Informal Policy Group's first meeting and any further recommendations be made to Cabinet.

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DETAIL:

1 Introduction

1.1 Cabinet agreed in March 2016 that the ultimate aim of the process now being undertaken since the termination of the Development Agreement should be to produce a Supplementary Planning Document (SPD) for Silver Hill and its environs (it was agreed that this is called 'the Central Winchester SPD') which will act as a new planning brief for the area and will have the benefit of established status in the local planning system. The area of the SPD is shown in Appendix 1. Cabinet has asked for the SPD to be adopted before the end of 2017. The Local Plan contains a Policy (WIN4) which sets the framework for the SPD. This was modified at the recent Local Plan Examination in Public and the Inspector has since confirmed that these changes are positive and should be included in the modified plan.

1.2 The inaugural meeting of this Informal Policy Group will consider various issues as set out below in terms how these matters will be considered and addressed:

- Traffic and transport – including parking, public transport and air quality management.
- Winchester's archaeological, cultural and heritage assets including watercourses.
- Winchester's retail and commercial requirements.
- Housing and affordable housing.
- The requirements and aspirations of existing land owners and occupiers.
- How to engage with the public and stakeholders throughout the process.

2 Public engagement

2.1 The process of adopting an SPD is set out in Town and Country Planning Regulations 2012 (as amended). An Examination in Public is not required for an SPD. It is however important to make sure that the required public consultation is effective and allows issues and concerns to be addressed through the process, as there is a 3 month period post adoption in which any person may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD. The Regulations also require that there is a

thorough engagement strategy which provides the opportunity to involve relevant stakeholders and the public to ensure that the SPD takes into account the views of these key groups.

- 2.2 The Council's Statement of Community Involvement relating to the planning process also sets out good practice in developing an SPD. In addition to the formal consultation process required on the draft SPD there should also be comprehensive early community and stakeholder participation to identify issues and concerns to inform the scoping of the SPD.
- 2.3 A consultation statement must be produced to explain what consultation has been undertaken and how the Council has dealt with the representations. Good practice would be to produce this after the early consultation stage and to update it throughout the process.

OTHER CONSIDERATIONS:

2 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 2.1 The central Winchester area has the potential to contribute to all of the Council's Community Strategy objectives by enhancing the environment of the area, improving the local economy and by providing important community benefits.

3 RESOURCE IMPLICATIONS:

- 3.1 Officer resources have been allocated to the project and a budget provision of £200,000 has been made to cover engagement, research and required studies.

4 RISK MANAGEMENT ISSUES

- 4.1 This will be considered fully as work progresses. All the main risks in developing a Central Winchester SPD revolve around the difficulty of achieving a consensus which the Council, the County Council, local businesses, and those commercially involved in can deliver. This will require a thorough and effective engagement strategy to be drawn up and agreed in advance of starting the process.

4.2 BACKGROUND DOCUMENTS:

There are numerous background documents and these are set out on the Council's website at:

<http://www.winchester.gov.uk/planning/major-sites/silver-hill-central-winchester-regeneration/>

APPENDICES:

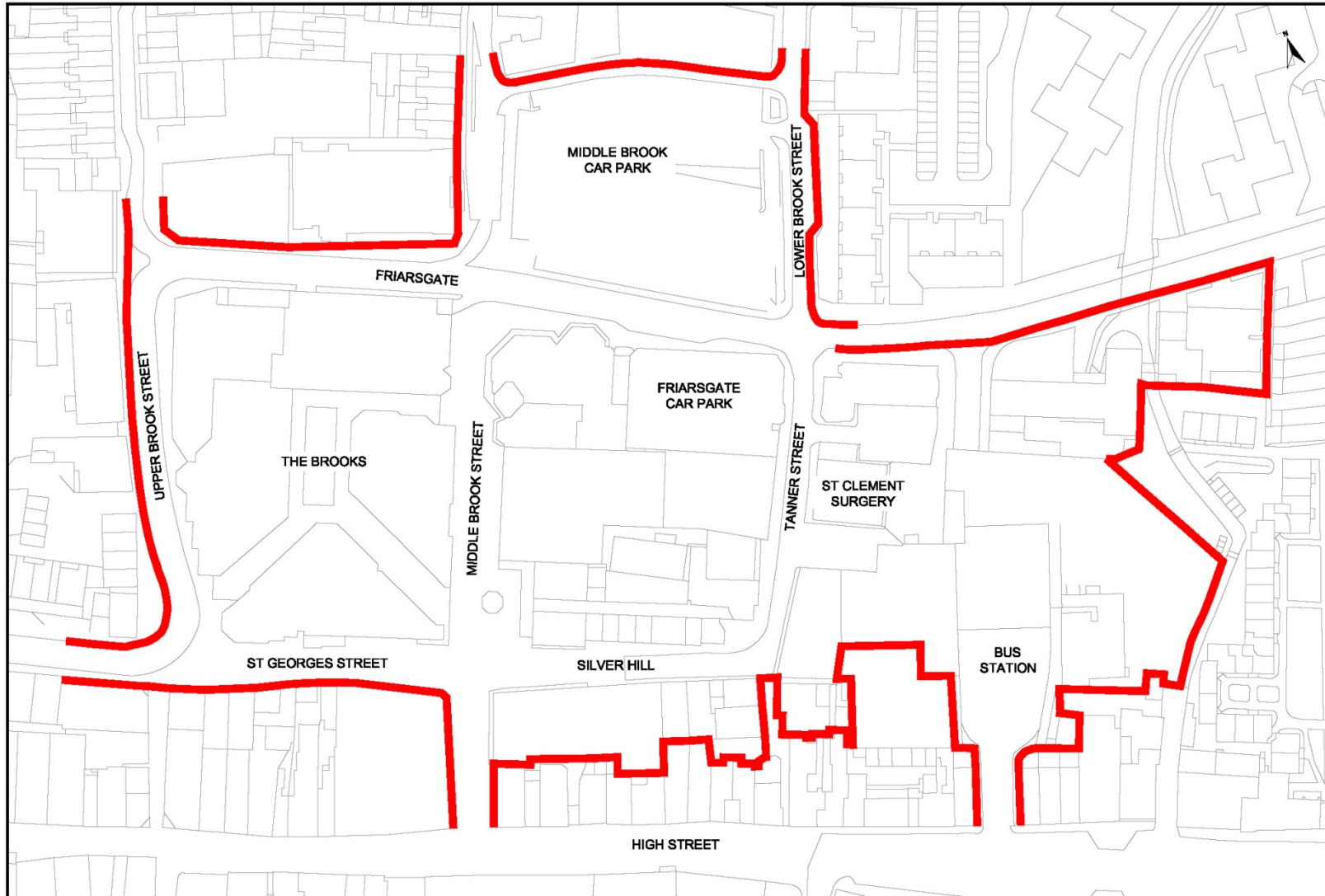
1. SPD Plan Area.
2. Land Control/ Ownership Map

Appendix 1: SPD Plan Area

CENTRAL WINCHESTER REGENERATION STUDY AREA

SCALE 1:1250 @ A4

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Appendix 2: Land Control/ Ownership Map

