

REPORT TITLE: PROGRESS OF THE CENTRAL WINCHESTER REGENERATION  
SUPPLEMENTARY PLANNING DOCUMENT COMMISSION

WINCHESTER TOWN FORUM

25 JANUARY 2017

PORTFOLIO HOLDER: Cllr Vicki Weston - Deputy Leader, Portfolio Holder for Built  
Environment

REPORT OF ANDY HICKMAN ASSISTANT DIRECTOR - POLICY & PLANNING

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WARD(S): ST MICHAEL WARD

PURPOSE

This report provides an update on progress being made to develop a Supplementary Planning Document (SPD) for the Central Winchester Regeneration area including the commissioning of a design team to help to formulate the SPD and to undertake the associated engagement.

RECOMMENDATIONS:

1. That the Winchester Town Forum note the content of this report and make any comments to the Deputy Leader.

## IMPLICATIONS:

### 1 COMMUNITY STRATEGY OUTCOME

- 1.1 The Central Winchester Regeneration Supplementary Planning Document (SPD) will help to deliver the Community Strategy outcomes of Place (High Quality Environment), People (Active Communities), and Prosperity (Prosperous Economy) by setting out the type and layout of land uses that could be built on the Central Winchester site and helping to ensure that the development is fit for the future and will rejuvenate such a prominent part of the City.

### 2 FINANCIAL IMPLICATIONS

- 2.1 A £200k budget has been allocated to cover the costs of external appointments. Work has been commissioned to date to a value of approximately £90k with approximately £50k of this spent within financial year 2016/17.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None. The procurement of a Design Team to formulate the SPD and undertake the associated engagement was undertaken by inviting proposals in response to a brief advertised on the South East Business Portal and on Contracts Finder.

### 4 WORKFORCE IMPLICATIONS

- 4.1 The Policy and Major Projects team are providing officers to support the process.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None at this stage.

### 6 CONSULTATION AND EQUALITY IMPACT ASSESSMENT

- 6.1 The engagement process to support the SPD process will be in accordance with the Council's Statement of Community Involvement.

### 7 RISK MANAGEMENT

- 7.1 There are no risks identified as a result of this report. A Central Winchester Regeneration project risk register is reviewed on a monthly basis, and a risk assessment has been provided by the Design Team as part of their proposal.

### 8 SUPPORTING INFORMATION:

- 8.1 After a competitive procurement process the City Council has appointed JTP (jtp.co.uk), an award-winning 'placemaking' practice of architects and masterplanners, to work with the Council and wider community to create a Supplementary Planning Document which will set out a vision for the future

development of central Winchester through collaborative planning and consultation. This decision follows the consideration of 17 high quality bids received from organisations who were interested in working on the central Winchester project.

- 8.2 At their meeting on 16 November 2016, Winchester Town Forum were invited by the Chairman on the Central Winchester Regeneration Informal Policy Group (IPG) to put forward two non-IPG members to work with the consultants, the IPG Group and the Head of Policy and Projects on the consultation side of the commission. As a result Cllrs Ian Tait and Jamie Scott were nominated.
- 8.3 JTP has formed a strong team to work on the commission with Hampshire based Snug Architects and Ubu Design Ltd together with consultancies with expertise in commercial property, movement and infrastructure. An inception meeting was held on 20 December 2016 and JTP is due to start work on the project early in 2017 with a public launch on 10 February 2017.
- 8.4 The approach JTP will take is based on three strands of work: understanding, engaging and creating. The WTF Members will be involved particularly on the engagement side via its nominated representatives, working closely with the Head of Policy and Projects. The engagement process put forward by JTP as part of their bid includes a community planning weekend, focused stakeholder topic workshops and outreach through roadshows etc to target hard to reach groups. One of the first elements required for this strand of work is to agree the Communications Strategy and Cllrs Scott and Tait will be invited to meetings with JTP on this in due course.
- 8.5 The outline timetable for the process is as follows:

<b>Event</b>	<b>Dates</b>
Launch	February 2017
Frontloading public engagement events	February - April 2017
Drafting SPD with further community consultation	April – June 2017
IPG meeting to agree draft for Cabinet	26 June 2017
Cabinet meeting to agree draft for formal consultation	5 July 2017
Formal consultation on draft SPD for 6 week period (as over summer)	July – August 2017
Consideration of responses and potential modifications, production of final draft SPD	August – November 2017
Cabinet Agreement to adopt SPD	December 2017

## 9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 JTP was selected following the evaluation of 17 bids received through the procurement process by a panel including Cllrs Weston, Izard, Hutchison, the Assistant Director for Policy and Planning and the Head of Policy and Projects.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

None

#### Other Background Documents:-

None

### APPENDICES:

None