

**CENTRAL WINCHESTER REGENERATION INFORMAL POLICY GROUP****18 January 2017****Attendance:**

Councillors:

Chairman: Weston (P)

Ashton  
Burns (P)  
Elks (P)  
Hutchison (P)  
Izard (P)  
Read (P)

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

**Others in attendance:**

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

**Officers in Attendance:**Steve Tilbury –Corporate Director (Service Delivery)  
Antonia Perkins – Head of Policy and Projects  
Zoe James – Project Manager

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**1. DECLARATION OF INTERESTS**

Councillor Gottlieb declared a personal and pecuniary interest in the St Clement's Surgery. He did not believe that it was a prejudicial interest but he would at the Chairman's discretion leave the room if there was a specific discussion about the property.

**2. MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 8 November 2016 (Report CAB2887 which was considered by Cabinet on 18 January 2017 refers) be approved and adopted.

**2. PUBLIC PARTICIPATION**

During public participation Julian English and Terry Gould addressed the meeting.

In summary, Julian English stated that in addition to the points made on the Engagement Strategy, as covered in the item below, he had concerns that the

City Council and Hampshire County Council were only looking at parts of the transport solution and that the approach should be more integrated. The officers addressed Mr English's comments in the item relating to the Transport Strategy below.

In summary, Terry Gould stated that the brief for JTP was not available on the Council's website. The officers responded that it was on the South East Business Portal and a link would now be included on the City Council website to that document.

Mr Gould continued that JTP should have an open remit that was not constrained and that there were simple solutions that would bring benefits (to the regeneration site). He stated that an embryonic community trust had already been established for the area and that Councillor Gottlieb's expertise in the field of regeneration should be used.

### 3. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman stated that Councillors Scott and Tait had been appointed by the Winchester Town Forum to work with the consultants and the Head of Policy and Projects on the Winchester City 'public' consultation element of the commission.

The Chairman continued by providing a summary of the work of the IPG to date. It was noted that John Thompson and Partners (JTP) had been appointed as consultants for the project on 14 December 2016 and had since been working with the officers.

At the invitation of the Chairman, Kevin Warren (Assistant Director Estates and Regeneration) provided a summary of the works that had been carried out to tidy up the Silver Hill site, as summarised below.

The works included improvements to the Royal Mail, Iceland and Coitbury House buildings. Some of these buildings had now been let to tenants on a five year timescale, which had also led to confidence by the tenants to carry out works to the properties themselves. The letting would also generate rental income to the Council.

The Friarsgate Multi Storey Car Park was due complete its partial demolition by 31 January 2016, with the remaining car park to be reopened in April; it would provide 70 regular and 4 disabled car parking spaces.

Decoration work was also planned for Kings Walk and the Poundland building as the weather improved to allow external painting. Improved signage would also be provided to the Kings Walk parade to improve its appeal. It was also intended to remove the old fountain base and the adjacent steps from in front of the old Post Office building and to repave the area.

4. **OUTLINE OF ENGAGEMENT STRATEGY FOR SUPPLEMENTARY PLANNING DOCUMENT BY JTP ARCHITECTS AND MASTERPLANNERS.**

The Chairman welcomed to the meeting Charles Campion from JTP who would act as the lead consultants for community engagement.

Mr Campion gave a presentation to the meeting on the background to the company and previous community engagement schemes in which JTP had been involved. A copy of the presentation would be available for viewing on the City Council's website and also on JTP's website, as they would be setting up a dedicated section for the Winchester Regeneration Scheme by 10 February 2017.

Amongst the schemes that JTP had been involved with, Mr Campion referred to the Caterham Barracks scheme which had been attended by approximately 1000 people for the community engagement element; the Hungate project in York which had included a community weekend event with an archaeologist present and schemes in Wick and Thurso in Scotland that had involved local people in the community planning process. Work had recently been carried out at the St Clements Hospital site in Tower Hamlets which had generated community events including the Shuffle Film Festival.

The process of community engagement was a flexible model that had been refined over the years and had been used both in the United Kingdom and abroad.

For Winchester, it was proposed to publicise the launch event with banners in the High Street, involvement of the local media and the use of social media to emphasise public participation. There would be road show meetings in Alresford, Bishops Waltham and also at Winchester's Sunday Market. A community planning weekend would be held at the end of March and there would be exhibitions and walkabouts. A whole range of community events would be held, including ones to involve young people, site walkabouts and the involvement of school groups.

The workshops would focus on problems (issues), dreams and solutions, asking what works well elsewhere, aspirations, and how it can be made to happen. The JTP team would capture the outcomes and work on a vision for the central area, which would be multifaceted, and would lead towards the Supplementary Planning Document. The draft document and framework would be subject to further public involvement with the community and finally formal public consultation before adoption by the Council in the autumn of 2017.

The workshops would utilise groups divided into different tables to address the various components and in this way the whole site could be understood. Feedback loops would be used to help define ideas. At the end of the process there would be a 'next steps workshop' which would have further public participation and then JTP would analyse the outcomes to achieve a consensus master plan. The illustrative master plan would understand the

various components including viability, transport, landscape and urban design. The final part of the process was to seek planning permission.

The proposed programme was as follows:

Launch on 10 February 2017.

Roadshow – 5 March Winchester Sunday Market, week commencing 6 March Alresford, Bishops Waltham and Winchester station.

Community outreach events with stakeholders.

Planning weekend – 24/25 March to be held in a location in the vicinity of the site.

Report back – 4/5 April 2017.

Community consultation - April – September 2017.

In answer to a question from Mr Julian English during public participation, Mr Campion stated that the large institutions such as the Cathedral, which was a key stakeholder, would be met with in advance of the community planning weekend.

RESOLVED:

That the presentation be noted.

5. **WINCHESTER CITY TRANSPORT STRATEGY DEVELOPMENT.**

The Assistant Director (Policy and Planning) informed the meeting that a joint project board for the Winchester Transport Study had been established between the City Council and Hampshire County Council to steer the process. The Board comprised the Assistant Director (Environment) and the Portfolio Holder for Environment at Winchester City Council and their opposite numbers at Hampshire County Council. There would also be an officer group to underpin the work, which would include the Assistant Director (Policy and Planning).

The process of collecting data on movement and access was actively being undertaken by Hampshire County Council with the aim to produce an updated traffic movement model over the next 9 -12 months.

JTP's transport consultant was WS Atkins, who was also acting as Hampshire County Council's consultants. Consideration was also being given to appointing a second consultant to undertake the visionary part of the transport study solution including the capturing of ideas from elsewhere and again this work could possibly be undertaken by WS Atkins.

The City Council had in the past undertaken detailed work on transport which would be fed into the process as it progressed.

RESOLVED:

That the update be noted.

6. **PARKING AND BUS PROVISION CONSIDERATIONS.**

The Assistant Director (Policy and Planning) informed the meeting that the Council's Car Parking Strategy had identified car parking needs in Winchester Town centre, with additional space required to replace lost spaces. If these spaces were identified to be located within the regeneration area then there could be impacts that would affect demand and traffic flows. The Winchester Transport Study and the Car Parking Strategy would need to come together as the SPD developed to resolve such issues.

With regard to buses, work was continuing with Stagecoach (on behalf of the bus operators) and Hampshire County Council to consider bus routing and the location of an interchange facility.

In answer to a Member's question about the possible location of a transport hub at either side of the railway station, and the use of midi-electric buses, the Assistant Director (Planning and Policy) responded that there was a cost for provision and Stagecoach had indicated at a previous meeting of the IPG that there was demand for provision in the regeneration area. Although there would be commercial considerations to take into account, the second consultant considering the overall transport strategy might be able to provide further guidance on this matter.

Assistant Director (Planning and Policy) also explained that the work between the City Council, Hampshire County Council and JTP on transport would be shared with the IPG at its next meeting in advance of the public engagement exercise.

RESOLVED:

That the update be noted.

7. **UPDATE ON PREVIOUS ACTIONS INCLUDING SUPPORTING TECHNICAL WORK.**

The Assistant Director (Policy and Planning) informed the meeting of the progress on the following technical works:

Topographical Study – The sections of the site were near completion and the study would be completed within 1 week.

Contamination Study – To be completed by early February.

Flooding Study – To be completed by end February/ early March.

Ecological Study – To be completed by 20 February.

Archaeological Study – Commissioned on 18 January.

Retail Study – Commissioned on 17 January and will be part of the JTP work.

Bus Study – Covered in the previous item.

All studies would be published on the Council's website for public view.

RESOLVED:

That the update be noted.

6. **DATES OF FUTURE MEETINGS**

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

6:00pm Tuesday 7 February 2017 (to consider buses and ideas for the regeneration area. There would be joint 'walk the site' opportunity for members of the IPG and JTP in mid February).

6:00pm Tuesday 14 March 2017

6:00pm Tuesday 4 April 2017

6:00pm Tuesday 23 May 2017

6:00pm Tuesday 4 July 2017

6:00pm Tuesday 1 August 2017

The meeting commenced at 6.00pm and concluded at 7:30pm.

Chairman