

REPORT TITLE: CENTRAL WINCHESTER REGENERATION DRAFT
SUPPLEMENTARY PLANNING DOCUMENT (SPD)

6 DECEMBER 2017

REPORT OF PORTFOLIO HOLDER: CLLR CAROLINE HORRILL

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WARD(S): All Wards

PURPOSE

A draft Supplementary Planning Document (SPD) has been produced for the Central Winchester Regeneration area. A period of formal consultation is now required before the draft SPD can be considered for adoption. The draft SPD was recommended to Cabinet for approval for formal consultation by the Central Winchester Informal Policy Group (IPG) on 30 October 2017. The purpose of this report is to present the draft SPD to Members for approval to go to formal consultation. Additional budget of £30,000, taking the 2017/18 revenue budget to £168,000 and the overall project revenue budget to £230,000, is requested to cover January exhibition costs, legal advice and printing of the draft SPD for formal consultation.

RECOMMENDATIONS:

It is recommended that:

1. The contents of the report be noted.
2. The draft SPD be approved for formal consultation and the outcome of the formal consultation will be reported to a future Cabinet.
3. Informal feedback received between 31 October and 6 December be noted and carried forward into the formal consultation.

4. The Head of Programme be given delegated authority to make any minor amendments to the draft SPD, prior to the commencement of the formal consultation period.
5. A budget Virement of £30,000 from the general revenue asset management plans budget to the Central Winchester Regeneration Area is approved in accordance with Financial Procedure Rule 7.4 in order to cover the additional project spend.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The SPD will provide a framework which supplements the Local Plan Policy for the Central Winchester Area. This area has potential to contribute to the Council Strategy objectives by enhancing the environment of the area, improving the local economy and providing important community benefits.

2 FINANCIAL IMPLICATIONS

- 2.1 The cost of developing the draft SPD, facilitating the public and stakeholder engagement and consultation and other related technical work is now estimated to cost £230,000, which is £30,000 above the existing revenue project budget.
- 2.2 The framework for future development set out in the draft SPD will impact on existing public car parking which will need to be carefully managed as part of the overall car parking strategy.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 As set out in paragraph 153 of the National Planning Policy Framework, SPDs build upon and provide more detailed advice or guidance on the policies in the Local Plan. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs. These regulations require that consultation is undertaken prior to the adoption of an SPD.

4 WORKFORCE IMPLICATIONS

- 4.1 None.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The Estates team is working hard to ensure that the Council's properties in this area are maintained in good order and improved where possible to ensure their continued productive use until such time as future redevelopment takes place.
- 5.2 Opportunities will also be taken to bring currently vacant buildings and/or land into productive use. Most recently the office space above Poundland was refurbished and a large part of it has been let to Winchester Pilates, while negotiations are progressing over the letting of the remaining space.
- 5.3 A report considered by the Cabinet (Central Winchester Regeneration) Committee regarding short term meanwhile measures and uses outlines the importance of identifying interim uses for the site in the short term, and details

the improvements that have already been undertaken to the appearance of the existing site.

- 5.4 At the conclusion, the Committee considered that meanwhile uses and general improvements undertaken in the area are welcomed so to make the best use of the area and the Council's assets and also show the Council's positive intentions to residents, visitors and businesses in terms of its longer term commitment to deliver the Central Winchester project.
- 5.5 It was agreed that pending the redevelopment of the Central Winchester area, the former Antiques Market building would be let for an artistic use, the Assistant Director (Estates & Regeneration) be authorised to appoint Architects, Cost Consultants, Structural and Mechanical & Electrical Engineers to provide a feasibility study for the refurbishment and extension of Coitbury House, and the expenditure to meet the cost of the Coitbury House feasibility study and for works to the former Antiques Market was approved to be met from existing AMP resources.
- 5.6 Subject to the outcome of the internal consultation, the Committee agreed to locate 12 Market Stalls in the area between Marks & Spencer and Sainsburys. Proposals for potential pop up uses on the land at the side of the Bus Station were agreed to be explored and if viable brought forward for consideration.
- 5.7 Cost and valuation consultants have been appointed by the Council to undertake an assessment of the commercial viability of the proposals contained in the draft SPD.

6 CONSULTATION AND COMMUNICATION

- 6.1 The draft SPD has been informed by extensive community planning and engagement. Full details of the engagement undertaken are set out in the draft SPD appended to this report.
- 6.2 The engagement with stakeholder organisations and the community has been key to guiding the evolving draft SPD and the approach has been to work collaboratively to develop a planning and design framework to incorporate their aims and objectives for the Central Winchester Regeneration Area.
- 6.3 The engagement process was launched in February 2017 and focussed on a Community Planning Weekend held in March 2017 attended by over 700 people. Other activities involved individual meetings, community roadshows, focus group workshops and surveys.
- 6.4 The draft SPD was shared with the public at the Informal Policy Group (IPG) meeting on 30 October. The draft SPD and consultation forms were made available on the Council's website on 31 October and paper copies were made available from the Council reception.

- 6.5 Pending approval from Cabinet, formal consultation will begin on 11 December for eight weeks, concluding on 5 February 2018 and will include exhibitions across the district. Details of the exhibitions are available on the Council website. Paper copies of the draft SPD and consultation forms will be available from local libraries after 11 December.
- 6.6 Comments received between 31 October and 6 December will be noted at this meeting and carried forward into the formal consultation period. Comments received between 6 and 11 December will be carried forward into the formal consultation period.
- 6.7 People are encouraged to submit feedback using the online comment form. Alternatively the questions are available to download as a PDF document, print and complete by hand if required. A free post address is provided for those completing the form by hand; or they can be handed into the Council reception. Comments can also be made by email or in person, by completing the form during exhibitions or by sending a letter to the free post address.
- 6.8 An item has been placed in the Parish Connect and Local Plan e-newsletter to notify people of the formal consultation. Letters/emails have been sent to those on the JTP database and the statutory and general consultees on the Local Plan database.
- 6.9 A consultation statement detailing who was invited to be involved in the plan preparation, how they were invited, a summary of the main issues raised and how they have been addressed will be available with the draft SPD from 11 December.
- 6.10 A public notice to announce that the formal consultation has commenced will go into the Mid Hants Observer on 14 December.
- 6.11 The draft SPD has also been considered by The Overview and Scrutiny Committee at its meeting on 27 November 2017. The Committee is supportive of the draft SPD and is content for the draft SPD to go to Cabinet for approval to go to formal consultation with no amendments.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Careful consideration has been given to traffic management and air quality issues in the formulation of the draft SPD for the Central Winchester Regeneration Area.
- 7.2 The area is located within the walled town of the Winchester Conservation Area and within the floodplain of the River Itchen. Other known constraints and opportunities include listed buildings adjacent to the site boundary; green and blue infrastructure including trees, waterways and culverts; movement; and land ownership. See the draft SPD for further detail.

7.3 The Winchester District Local Plan Part 1 identifies two sustainability priorities for the district: to reduce carbon footprint due to the district's above average carbon footprint, and to reduce water consumption due to the severity of the water stress in the area.

7.4 The draft SPD outlines key considerations and specific requirements that development proposals will need to take into account to ensure a responsive development approach is achieved which reflects social, economic and environmental objectives. This includes a range of sustainable principles which, amongst others, ensure that the development protects and enhances the environment and uses sustainable products and recycled materials where possible and appropriate.

8 EQUALITY IMPACT ASSESSMENT

8.1 These issues have been considered throughout the formulation of the draft SPD.

9 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<u>Property</u> <i>Significant external events such as property purchase or disposal may require immediate response which impacts on the programme.</i>	Manage risk.	
<u>Community Support</u> <i>Lack of support for the draft SPD or raising of any unforeseen significant issue or challenge from the local community may lead to a delay to the adoption of the draft SPD.</i>	Thorough and inclusive engagement has taken, and continues to take place.	
<u>Timescales</u> <i>The timescale set out following formal consultation needs to allow for any relevant robust changes (but unknown at this stage) which may delay the adoption of the draft SPD.</i>	Careful and robust assessment of consultation responses and proposed changes, which will entail legal input.	
<u>Project capacity</u> <i>Should the level of response received during the formal consultation</i>	Carefully consider the process for amendments ensuring sufficient resources are allocated.	

<i>process be very high it could lead to a longer period for amendments which could delay the adoption of the draft SPD.</i>		
<u>Financial / VfM</u> <i>Development proposals arising from the draft SPD are not financially viable and cannot be delivered.</i>	Continue to undertake high level testing of viability including consultant input.	
<u>Legal</u> <i>A Legal challenge to the process would cause a delay in the adoption of the SPD.</i>	Ensure any legal challenge can be defended by complying with the legislative requirements and where necessary obtaining expert advice to guide and inform processes.	
<i>Perceived conflict of interest between Council as land owner and local planning authority.</i>	When making decisions be clear on the capacity in which the Council is acting.	
<u>Reputation</u> <i>Cabinet do not resolve to adopt the draft SPD, there is a risk to the Council's reputation.</i>	Ensure that the draft SPD adequately reflects input received through the engagement process and reflects technical advice provided.	
<u>Other</u> <i>Failure to reconcile all interests and ideas with achievable commercial and technical outcome.</i>	Set out clearly why key decisions have been taken ensuring all inputs are balanced.	

10 SUPPORTING INFORMATION:

Role of the SPD

- 10.1 The draft SPD has been prepared for Winchester City Council by JTP architects and masterplanners and their team to set out a vision and planning and urban design framework for the future development of the Central Winchester Regeneration Area. Input from Legal Advisors has been incorporated into the draft.

- 10.2 The role of the draft SPD is to provide planning policy guidance to prospective developers for regeneration within this part of Winchester's city centre, building on the principles of the parent policies within the Adopted Local Plan (Parts 1 and 2) and other Council led strategies. It will be a material consideration in determining applications within the Central Winchester Regeneration Area.
- 10.3 The draft SPD aims to ensure that the future development is coordinated, sustainable and achieves high standards of architecture and urban design in order to protect and enhance the special qualities of the area.
- 10.4 The draft SPD also has a wider role in ensuring that the regeneration of the area promotes sustainable solutions to Winchester's wider physical, social, economic and environmental needs, challenges and aspirations.

Regeneration Area

- 10.5 The Central Winchester Regeneration Area covers 4.5 hectares of land within the city centre, defined by Upper Brook Street to the west, Friarsgate and Middle Brook Street Car Park to the north, St. Johns Almshouses and the Lower Brook stream to the east and the Broadway and lower High Street to the south.
- 10.6 Some issues relating to the draft SPD go beyond this geographical boundary such as air quality, transport and parking. These matters have been fully assessed throughout the process and through the commissioning of technical assessments/ reports and in close liaison with key stakeholders including the County Council as Transport Authority.

11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 The option of doing nothing was considered and rejected as being inappropriate as this will not facilitate a regeneration scheme. The Council is committed to ensuring that the future development of the Central Winchester Regeneration Area is coordinated, sustainable and achieves high standards of architecture and urban design in order to protect and enhance Winchester's character and heritage.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB 2794 – Central Winchester Regeneration – 29 March 2016

Other Background Documents:-

Supporting Technical reports:

<http://www.winchester.gov.uk/projects/central-winchester-regeneration-technical-reports>

APPENDICES:

APPENDIX A – Draft Supplementary Planning Document (SPD)

Paper copies are available for Members only.

Copies are available on the Council website: [winchester.gov.uk/CWR](http://www.winchester.gov.uk/CWR), alternatively paper copies can be requested by email from Rachel Robinson rrobinson@winchester.gov.uk