



Meeting	Cabinet Committee: Regeneration
Date and Time	Tuesday, 7th February, 2023 at 10.00 am.
Venue	Walton Suite, Guildhall, Winchester (& a live stream video broadcast available via youtube.com/WinchesterCC)

Agenda Item.

6. Major Regeneration Projects - Verbal Update - Presentations (Pages 3 - 10)

City Offices
Colebrook Street
Winchester
SO23 9LJ

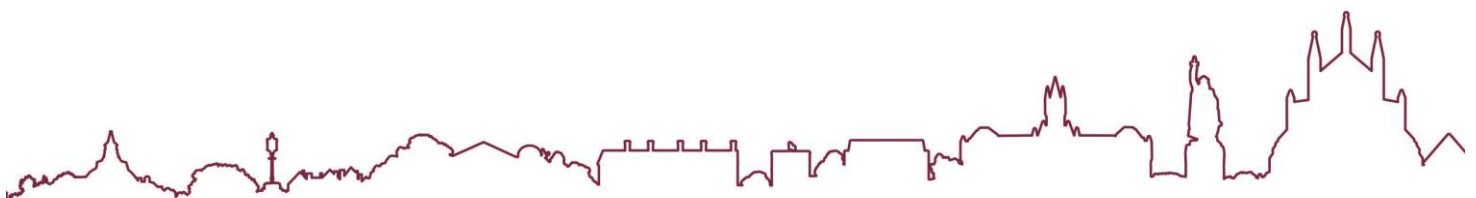
Laura Taylor
Chief Executive

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7 February 2023

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CENTRAL WINCHESTER
REGENERATION

CABINET COMMITTEE:
REGENERATION 07/02/23



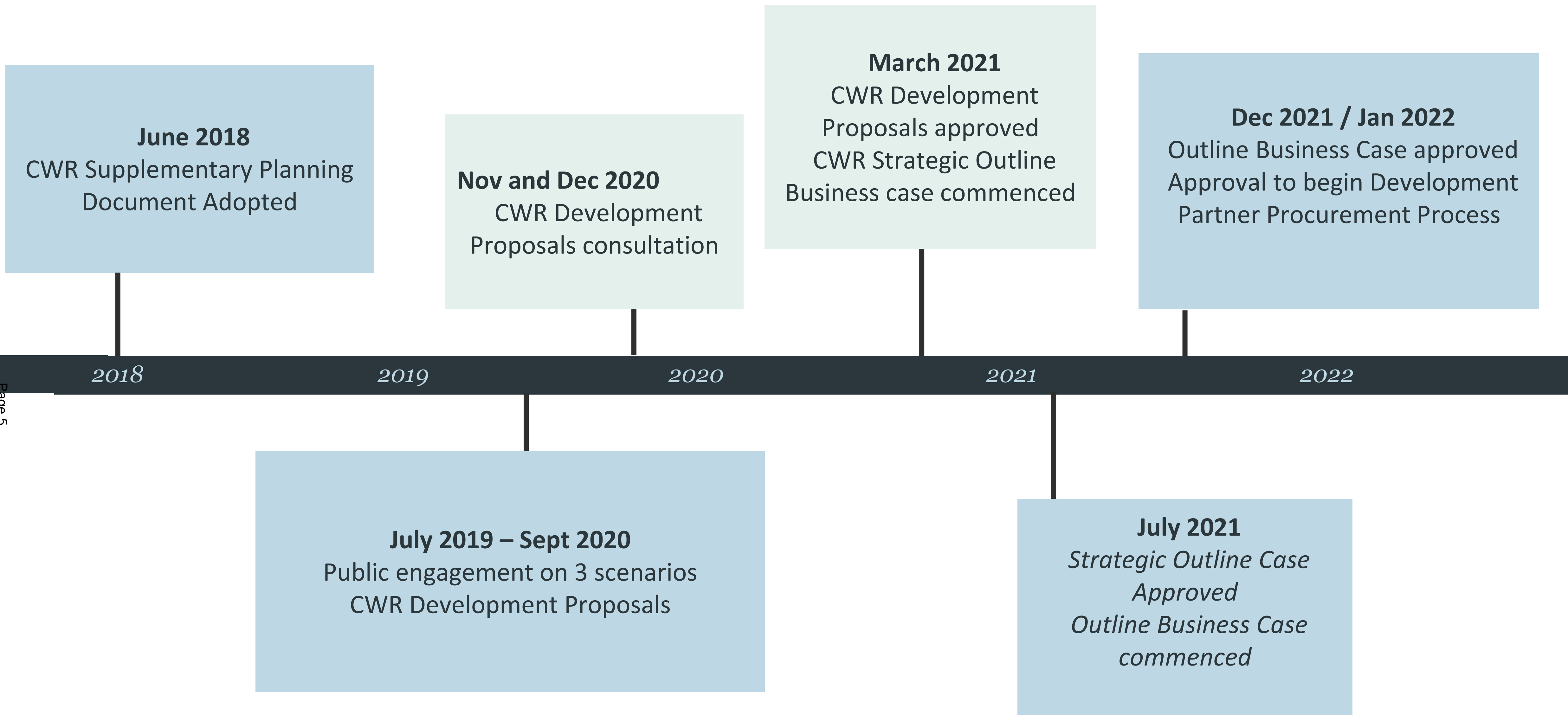
Winchester
City Council



THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY



JOURNEY SO FAR



CWR TIMELINE

PREVIOUSLY AGREED

- December 2021
 - Approval of:
 - Outline Business Case (OBC)
 - Procurement strategy – including the central role of the SPD
 - Key commercial principles
 - Approval to:
 - Finalise procurement documentation
 - Initiate and conduct the procurement process



CWR TIMELINE

WHAT'S NEXT

- March 2023
 - Cabinet Decision on recommended development partner
- Post-approval*:
 - Development Delivery Plan:
 - Discussion and agreement to final Comms & Engagement Plan
 - Discussion and agreement to Development & Delivery Plan
 - *followed by* Planning Submission:
 - Comms & Engagement
 - Planning Application



* Exact timetable to be confirmed with recommended development partner

STATION APPROACH

Cabinet Committee:
Regeneration
07 February 2023



PREVIOUSLY AGREED

19 July 2022 Cabinet approved:

- **Public communications and engagement strategy** and associated timelines.
- **A market value study**
- **A parking usage and forecasting study** to inform potential release of car parks for re-development
- Establishment of **cross party reference group**
- **A capacity study** to examine the existing conditions and constraints of the site
- **Continued exploration** of opportunities with London & Continental Railways (LCR) and Network Rail (NR)



WHAT'S NEXT

- 09 March - **Regen Committee**
- March - Viability work /Final report of capacity study
- March / April - Development of Strategic Outline Case
- April - Reference Group
- June - **Scrutiny Committee**
- June/July – **Cabinet** – decision on go / no go to stage 2 (master planning)



The Journey so far

