



<b>Meeting</b>	Cabinet
<b>Date and Time</b>	Wednesday, 21st October, 2020 at 9.30 am.
<b>Venue</b>	This meeting will be held virtually and a live audio stream can be listened to via <a href="http://www.winchester.gov.uk">www.winchester.gov.uk</a> .

**S U P P L E M E N T A R Y   A G E N D A**

Agenda Item.

12. Bar End Depot Site Future – Feedback from Depot Insight Group (para 6.3 refers) (Pages 3 - 4)

(CAB3268)

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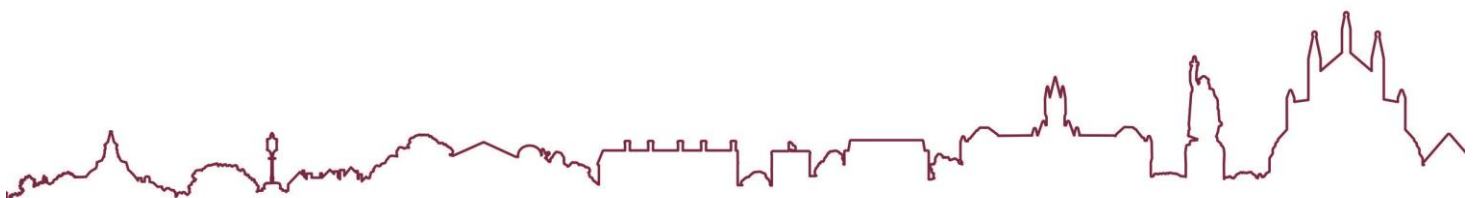
**Lisa Kirkman**  
**Strategic Director: Resources**  
**and Monitoring Officer**

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13 October 2020

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## DRAFT CONSENSUS COMMENTS TO CABINET version 3

### **1. Aspirations of local residents**

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The Group noted the previous consultation which led to the formation of the Winchester Sport and Leisure Park Design Framework approved by Cabinet in June 2018.

Whilst this had the leisure centre development as its main focus, it also captured resident's aspiration on other matters and has two pages related to the development of the depot.

A convenience store was one of the clear aspirations of the local community, as well as improved access to the leisure centre site and playing fields. There was some consideration of a café, but there is to be one in the new leisure centre.

The Group commented that if Cabinet wanted to understand resident's aspirations more deeply than that, then a further full consultation would be required. Just consulting with the Highcliffe Residents Forum alone would not necessarily give a representative view. However consultation would need to be on a detailed scheme for it to be focussed and meaningful.

The group considered that keeping local residents informed was very important, and ward members play an important part in that process.

### **2. Likely development options**

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The Group were briefed on current contact from interested parties.

The Group considered that:

- the site represented an attractive development opportunity and that there would be appetite from developers and occupiers.
- an up to date high level development value appraisal of potential development options would be helpful to Cabinet in the decision making process. This would help to understand how best value and community aspirations could together be satisfactorily met.
- there was a need to give prospective purchasers as comprehensive information as possible to assist robust bidding. In particular the extent of any site contamination and transport constraints were key matters.
- there was no merit in advanced "soft market testing" of the site to test market appetite.

### **3. Input to the Cabinet report**

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The Group debated the merit of going to the market and the timing of marketing the site. The Group were clear that it was important to go to market when conditions were right, and that marketing in 2020 was not appropriate.

The merits of a leasehold vs freehold disposal were considered, and the Group advise that Cabinet should consider these very carefully, as well as the relative merit of a capital receipt vs ongoing revenue income.

Cabinet are advised by the Group to take expert advice on these matters.

The consideration of best value for the council was important for the residents of the whole district.

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Oct 2020

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