



Meeting	Cabinet
Date and Time	Wednesday, 10th March, 2021 at 9.30 am.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

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

Agenda item.

8. For information. Copy of presentation slides in relation to item 8. Central Winchester Regeneration (CWR) Development Proposals and Delivery Strategy (Pages 3 - 32)

(CAB3281)

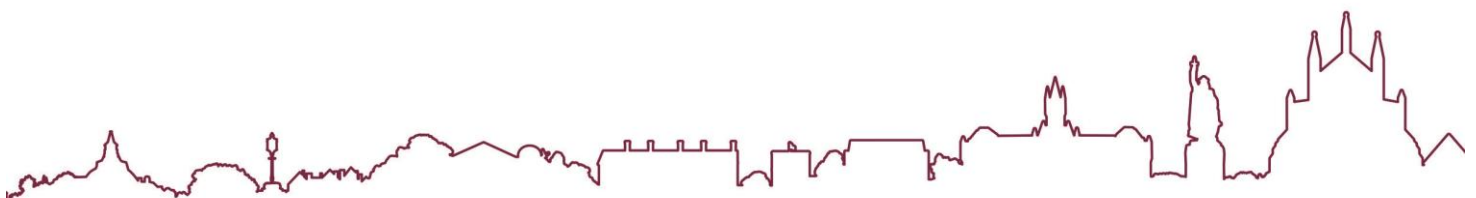
City Offices
Colebrook Street
Winchester
SO23 9LJ

Lisa Kirkman
Strategic Director: Resources
and Monitoring Officer

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



10 March 2021



This page is intentionally left blank

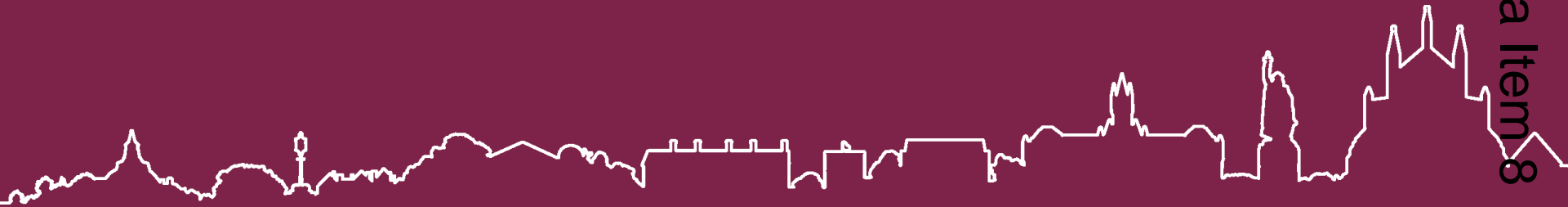
CABINET MEETING

10th March 2021






Page 3

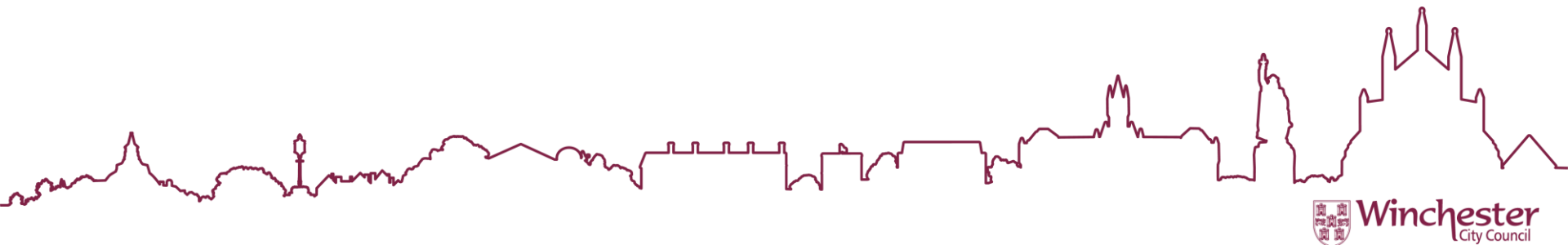
Central Winchester Regeneration (CWR)

Agenda Item 8

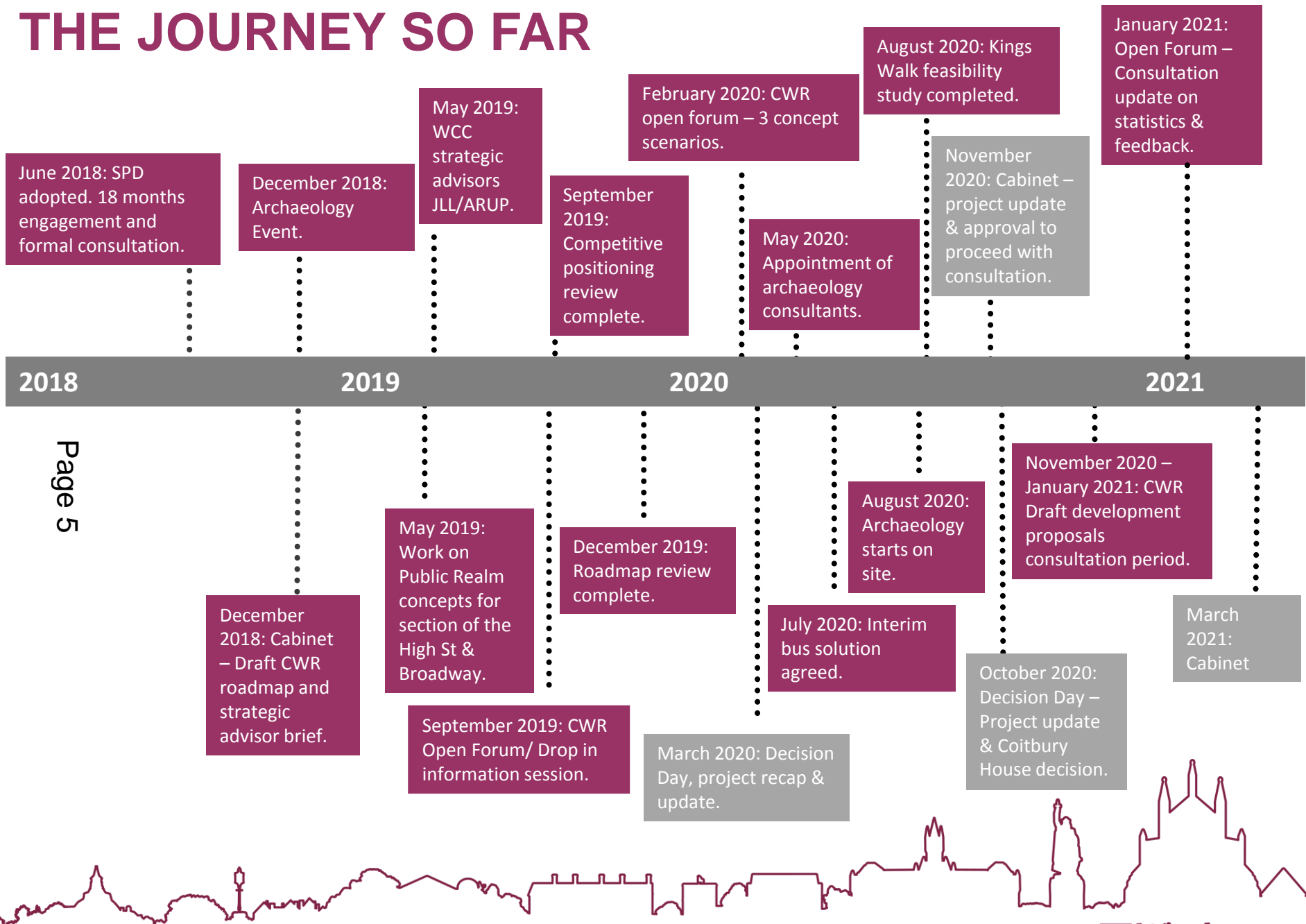


AGENDA

-  A reminder of the journey so far
-  Consultation feedback and response
-  Next Steps
-  Timeline
-  Close

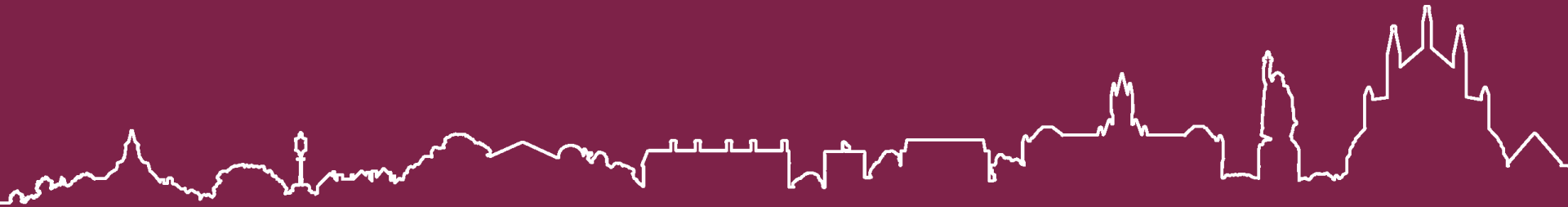


THE JOURNEY SO FAR



Page 5

Consultation Feedback and Response



CONSULTATION FEEDBACK: HOUSING



Support for affordable housing



Importance of housing mix and design, including allocation for parking

Page 7






Suitability of location and space



CONSULTATION RESPONSE: HOUSING

Page 8



-  Mix of housing will meet WCC planning policy
-  Reduction in car parking a priority
-  Our studies show demand for housing in city centre



CONSULTATION FEEDBACK: WORKSPACE

Support for mixed workspace and ensuring cost, uses and facilities are carefully considered to attract start ups

Questions on suitability of existing buildings for re-use

Need to be mindful of likely working patterns in the future, especially in light of the impact of Covid-19



CONSULTATION RESPONSE: WORKSPACE



Page 10



Studies have been undertaken to test the market



Proposals will include a mix of uses to ensure appropriate balance



Sustainability considerations are being taken into account regarding re-use of buildings



CONSULTATION FEEDBACK: LEISURE, RETAIL AND CULTURE



Emphasis on heritage of city,
including a museum



Page 11

Links to High St, type of retail
offer and rental levels are
important issues



Noise levels may be a
concern



CONSULTATION RESPONSE: LEISURE, RETAIL AND CULTURE



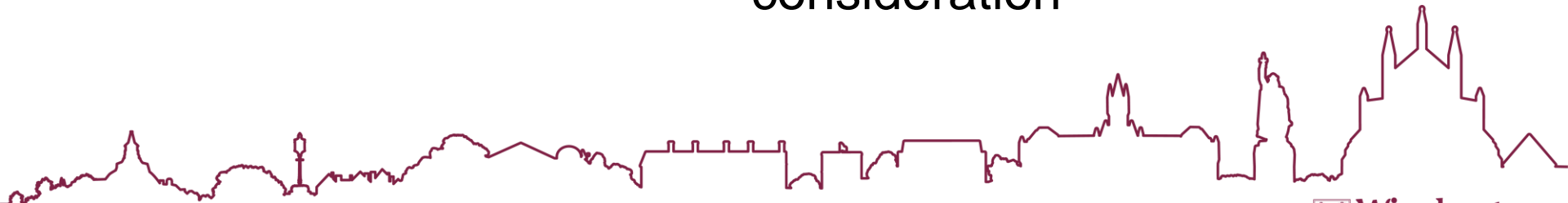
Proposals recognise the opportunity to enhance city's cultural / heritage offer and will complement existing city offer



Research has been carried out into rents and types of retail, as part of the Kings Walk feasibility study



Noise levels will be taken into consideration



CONSULTATION FEEDBACK: MOVEMENT



Need to align with Winchester
Movement Strategy and
current levels of traffic

Conflicting views in relation to
car parking

Concerns over bus solution
and need for sheltered bus
stops



CONSULTATION RESPONSE: MOVEMENT



- Car free development as far as possible – designed with pedestrian and cycle priority in mind
- Bus solution follows discussions with HCC and the bus operators and will be reviewed in the longer term as outputs of Movement Strategy come forward
- On street solution will include facilities including covered shelters, real time information and improved public realm



CONSULTATION FEEDBACK: PUBLIC SPACES

Seating, bins, art, green space accounting for weather are all important

Ensure plans for maintenance of space

High quality design and opening up waterways to recognise the city's heritage



CONSULTATION RESPONSE: PUBLIC SPACES



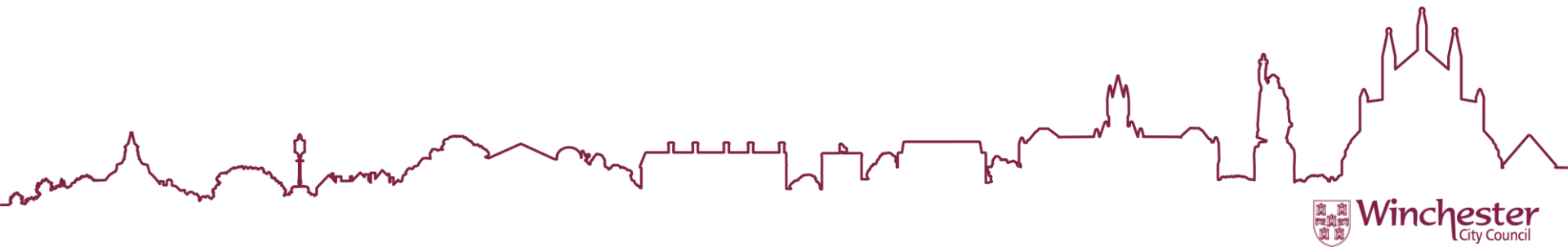
Street furniture will include seating, lighting, canopies and art with a view to the space being used all year round



The proposals include greenspace and Riverside Walk, with tree planting

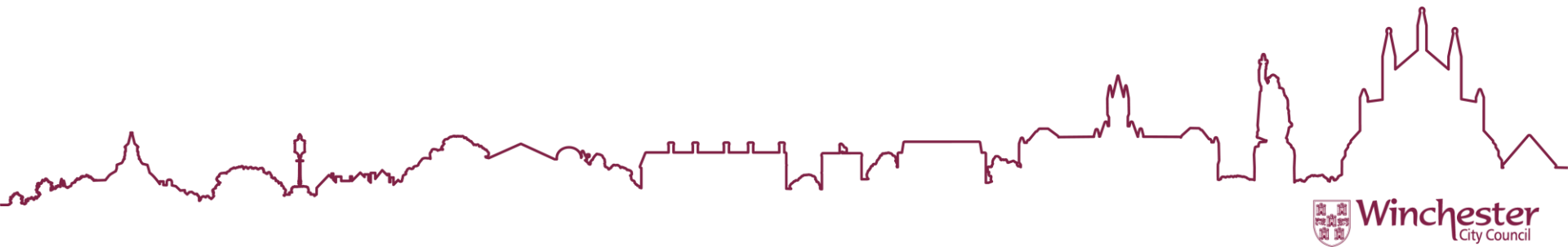


A mixture of contemporary and traditional materials will be used to blend surrounding character



CONSULTATION FEEDBACK: SUSTAINABILITY




- Building design and materials important
- Urged to use renewable energy and local materials
- Importance of green public spaces

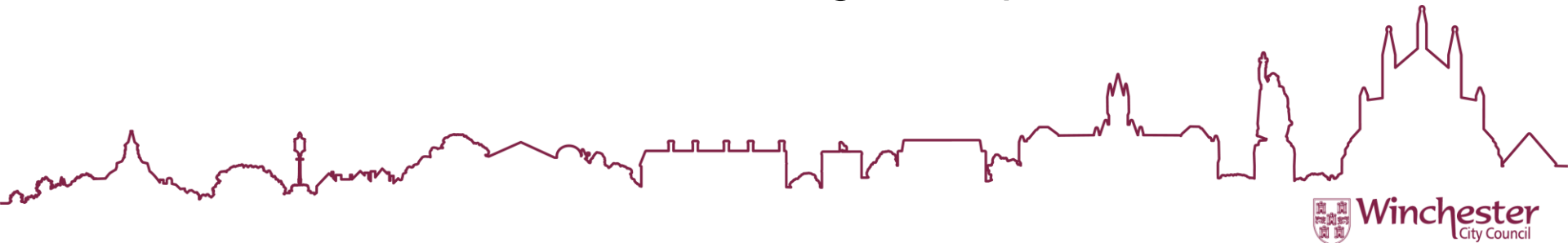


CONSULTATION RESPONSE: SUSTAINABILITY

Page 18

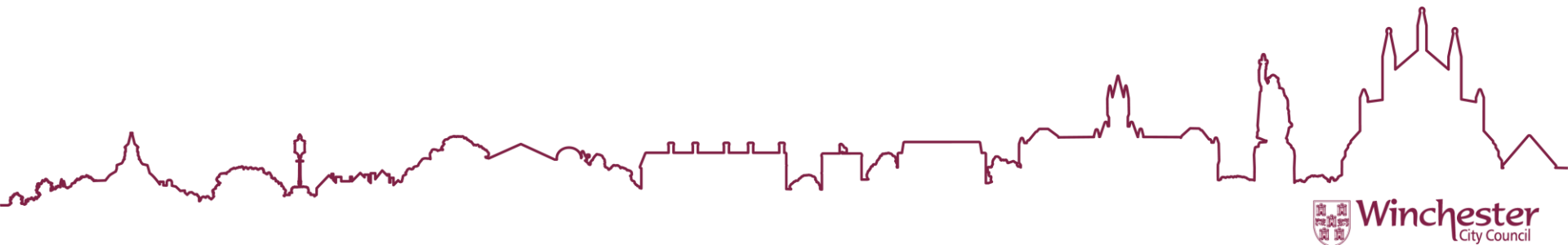


-  Sustainability and meeting targets for carbon neutrality is a priority
-  More detail on approach will be developed as project moves to design stage, including use of sustainable technology and renewable materials
-  All new buildings will conform to rigorous performance standards



CONSULTATION FEEDBACK – ADDITIONAL COMMENTS

- More information and details expected and questions raised on progress made and use of previous work undertaken
- Archaeology – interest in further reports and investigations
- Confidence in viability a consideration



CONSULTATION RESPONSE – ADDITIONAL COMMENTS



At this stage there are no detailed designs, these will be shared later in the consultation process



We have built on previous work undertaken



We recognise viability is fundamental to delivery



CONSULTATION FEEDBACK: DELIVERY APPROACH

Page 21



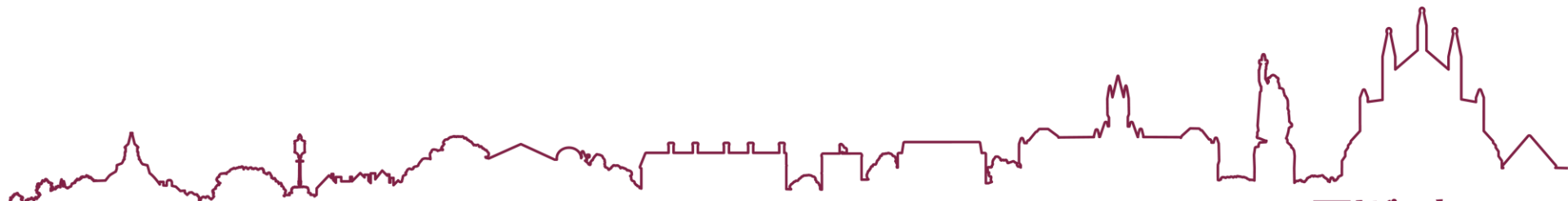
Support for phased approach



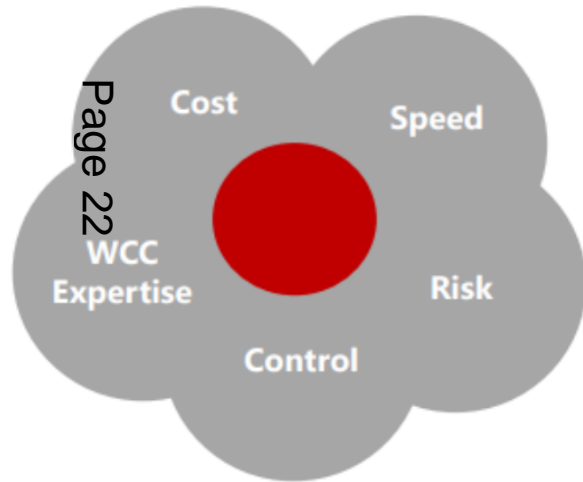
Concern around the approach to enter into agreement with a single development partner






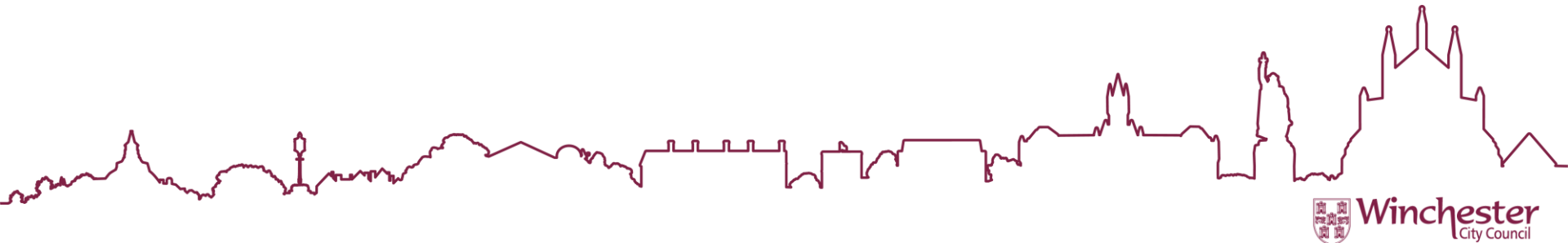
Learn from previous proposals








CONSULTATION RESPONSE: DELIVERY APPROACH



-  The site is complex and we are balancing a number of factors; soft market testing, viability studies and consultation feedback
-  Options will be revisited to seek to identify the delivery route
-  The lessons learned from the past have helped us move forward



CONCLUSIONS

-  We are encouraged by thoughts shared and support given;
-  Affordable Housing
-  Provision of creative and flexible workspaces at Kings Walk
-  Opening up of waterways
-  Improved public realm across the site



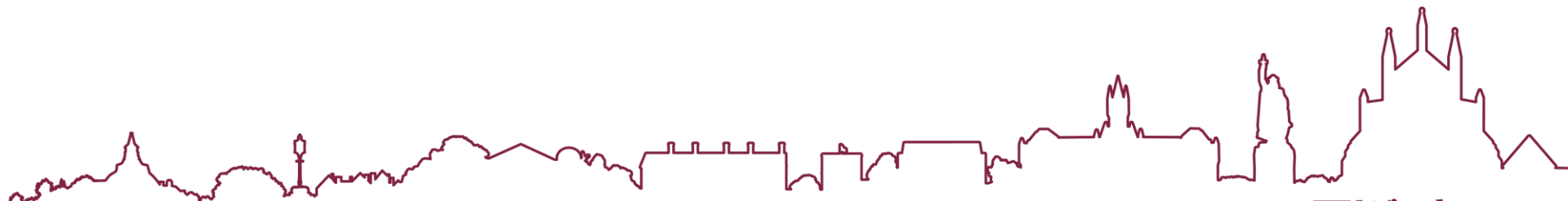
CONCLUSIONS



We note mixed views on movement, particularly parking and buses



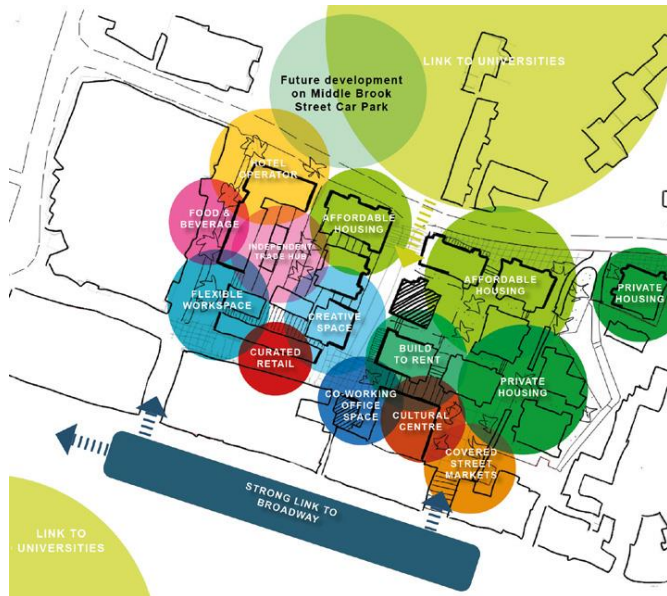
We also note concern over proposed delivery route of a single development partner and comments around timing/phasing








NEXT STEPS – BUSINESS CASE

 Complete business case for CWR to inform the delivery of the development proposals including;

Page 25



-  Freehold/leasehold disposals
-  Single developer
-  WCC to deliver KW
-  WCC to deliver KW and bus solution
-  Options for multiple developers

NEXT STEPS – BUSINESS CASE



Page 26

Finalise the route to deliver the medium/long term vision for the creative and flexible workspaces at Kings Walk



NEXT STEPS – BUSINESS CASE



Explore the options for delivering the interim on street bus solution along Friarsgate, Tanner St and Silver Hill and finalise the preferred approach

Page 27



NEXT STEPS – KINGS WALK



Finalise the route to procure and deliver short term improvements to the ground floor at Kings Walk and surrounding public realm

Page 28



NEXT STEPS – FRIARSGATE MEDICAL CENTRE




Finalise the design for the interim public space and take forward the planning application to demolish Friarsgate Medical Centre

Page 29



NEXT STEPS - LANDOWNERSHIP AND FUNDING

 Continue to liaise with 3rd party landowners with a view to bringing forward all sites in the CWR SPD area

Page 30 

Explore opportunities to secure external funding



TIMELINE

Spring 2021: Kings Walk soft market testing, assessment of delivery models and financial analysis

Spring 2021: Contractor Procurement for Friarsgate Medical Centre demolition

Summer 2021: Commence demolition of Friarsgate Medical Centre

Winter 2021: Cabinet – Approval to procure for partners/developers as per summer decision

Spring 2021: Carry out Kings Walk building surveys and essential repairs

Summer 2021: Cabinet – Approval of business case and approach for delivery inc. Kings Walk and bus solution

Late Autumn 2021 - Establish interim public space on ex Friarsgate Medical Centre site

'21 Mar Apr May Jun Jul Aug Sep Oct Nov Dec '22 onwards

Page 32

Spring 2021: Submit planning application for Friarsgate Medical Centre demolition and interim public space

Summer 2021: Contractor procurement for interim public space

Early Autumn 2021 – Create new events space in Kings Walk loading bay

Spring 2022 - Market launch – Inc. market engagement, running marketing process and negotiating deal

March 2021: Cabinet – short term works to Kings Walk and Friarsgate Medical Centre, business case and exploration of delivery for Kings Walk and bus solution

Early Summer 2021: Consultation on delivery route inc. Kings Walk and bus solution.

Late Summer 2021 – Commence Kings Walk improvements to entrances, arcade and courtyard

Early 2023: Appointment of contractors & partners.

Late Summer 2021 - Market preparation Inc. further viability testing, brochure content, preparation of marketing strategy and deal structure

