



Meeting	Cabinet (Central Winchester Regeneration) Committee
Date and Time	Tuesday, 25th September, 2018 at 4.30 pm.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given.
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. To note any request from Councillors to make representations on an agenda item under Council Procedure Rule 35.**
Note: Councillors wishing to speak about a particular agenda item are requested to advise the Democratic Services Officer before the meeting. Councillors will normally be invited by the Chairman to speak immediately prior to the appropriate item.
- 4. Minutes of the previous meeting held on 10 July 2018 (Pages 5 - 8)**
- 5. Public Participation**
– to receive and note questions asked and statements made from members of the public on issues relating to the responsibility of this Committee (see note overleaf).

BUSINESS ITEMS



6. Central Winchester Regeneration Update and establishment of Advisory Panels (Pages 9 - 28)

Key Decision (CAB3077(CWR))

7. Central Winchester Outline Delivery Strategy (Pages 29 - 50)

Key Decision (CAB3080(CWR))

L Hall
Interim Head of Legal Services

17 September 2018

Agenda Contact: Dave Shaw, Principal Democratic Services Officer
Tel: 01962 848221 Email: dshaw@winchester.gov.uk

Membership 2018/19

Chairman: Horrill (The Leader with Portfolio for Housing)
Ashton
Brook

Non-Voting Invited representatives

Councillors Burns, Hutchison, Mather and Murphy

Councillors Berry (Non-voting Deputy) and Weir (Non-voting Deputy)

In the event of any of the standing or deputy or deputy member not being available for a particular meeting, another member of Cabinet will be selected in alphabetical rotation by the Legal Services Manager to substitute for the standing member.

Quorum = 3 members

PUBLIC PARTICIPATION

Public Participation is at the Chairman's discretion. If your question relates to an item on the agenda, you will normally be asked to speak at the time of the relevant item. Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers. If several people wish to speak on the same subject, the Chairman may ask for one person to speak on everyone's behalf. As time is limited, a "first come first served" basis will be operated.

To reserve your place to speak, you are asked to arrive no later than 10 minutes before the start of the meeting to register your intention to speak. Please contact the Democratic Services Officer in advance for further details.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will include on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

TERMS OF REFERENCE

Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

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CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE

10 July 2018

Attendance:

Councillors:

Horrill (Chairman) (P)

Brook (P)

Humby

Miller (P) (alternative member of Cabinet)

Other invited Councillors:

Burns (P)

Hutchison (P)

Mather (P)

Murphy (P)

Others in attendance who did not address the meeting:

Councillors Bell, Berry and Thompson

1. **APOLOGIES**

Apologies were received from Councillors Humby and Ashton (Standing Deputy)

2. **DISCLOSURES OF INTERESTS**

There were no disclosures of interests.

3. **TO NOTE ANY REQUEST FROM COUNCILLORS TO MAKE REPRESENTATIONS ON AN AGENDA ITEM UNDER COUNCIL PROCEDURE RULE 35.**

Councillor Hutchison addressed the Committee.

In summary, Councillor Hutchison commented that the collaboration of members on the Central Winchester Regeneration Informal Policy Group had been good and that a spirit of cooperation and wide discussion would be welcomed going forward. The consideration of the way ahead (including the urban delivery report and options) had not been shared with members of the (former) Informal Policy Group.

The development of the site would be piecemeal and there should be an overall design statement to establish a co-ordinated approach to achieve the outcomes desired by the Supplementary Planning Document (SPD). The meanwhile uses were welcomed but the lack of (an overarching) design was a concern that needed to be addressed (by means of a proper plan). Examples were given of the works that had been carried out in Middle Brook Street, where there was no

public seating, and the proposals for the Broadway needed to be properly designed so that they fitted in with the area.

The Chairman responded that the delivery options would be considered by the Committee in September 2018 and that there would be Advisory Panels set up relating to meanwhile uses, including the Broadway. There would be discussions on the way forward. Experts and interest groups with knowledge and skills would be engaged with when appropriate, with the Strategic Director: Place providing coordination and having overall control.

4. **MINUTES 19 OCTOBER 2017**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 19 October 2017 be approved and adopted.

5. **PUBLIC PARTICIPATION**

Mr Gould stated that he was pleased that progress was being made on the project. He enquired how the regeneration project fitted in with the other major projects that the Council was pursuing and the process of engagement. He also enquired about the redevelopment of Coitbury House and how this might be linked with the St Clement Street Surgery. He also commented that he was looking forward to the opening of the waterways and asked if the drawings for the Broadway had the approval of Hampshire County Council. It was also asked whether the City Council could act as developer as it owned 80% of the site.

In response, the Chairman provided detail on the staff resources available to the Council to deliver its projects and its collaborative working with Hampshire County Council on matters such as the reshaping of the Broadway and the future of the bus station. The longer term vision for the regeneration area would be run in parallel with short term improvements by implementing meanwhile uses. The Sports and Leisure park contract was uppermost for delivery and the Council's other projects were behind this, but would come forward. The City Council could possibly act as developer for parts of the site where it was certain that the works would reflect public desire (and finance and resources would be required) and this was a matter that the Strategic Director: Place would take into consideration.

Mr Davies enquired about the St Clement Street Surgery's proposed move from its present site. He noted that the Upper Brook Street Car Park site had planning permission for a doctor's surgery.

The Chairman stated that Cabinet was supportive towards the move of the surgery, and that confirmation for a move from the doctor's practice was required. If the doctors decided to remain in their present location at St Clement Street, the site would not be disturbed as the value of the surgery to the community was recognised.

6. **CENTRAL WINCHESTER REGENERATION UPDATE**
(Report CAB3061(CWR) refers)

The Committee received an introduction from Councillor Horrill which provided an update on the Central Winchester Regeneration Project. Councillor Horrill emphasised that she was looking for the process to be collaborative across the political groups, to involve residents and to engage with interested parties. Advisory Panels would also be established to extend the process of engagement.

The Head of Programme outlined the report to the Committee, covering items including an archaeology, meanwhile uses, the improvements to the existing estate and public realm, movement strategy, key partnerships and stakeholders, delivery options and viability and governance and engagement going forward.

In summary, the following matters were raised by Members and the Chairman responded as set out below:

How the outputs from the Archaeology Advisory Panel would be fed into the plans going forward.

The Panel would be meeting with those that had raised concerns, would be holding public sessions and there would be the opportunity for members of the Committee to talk informally with members of the Panel.

Would the Advisory Panel for the refurbishment of Coitbury House take into consideration the requirements of prospective tenants.

The Advisory Panel would assist the Council in terms of design and presentation of the building. Consideration could then be given to finding the most appropriate user and to make decisions as to whether it required light refurbishment or something more fundamental. It was envisaged that this project would take 6-12 months to complete.

The membership of the Advisory Panels and their consultative role.

Local experts could act as advisors if they did not have a commercial or other prejudicial interest in future contracts or the area. The experience of other projects would also be taken into consideration. Advisory Panels would also be consultative and be supported by expert advice as necessary, for example in ensuring a good design. The Advisory Panel's membership would include Councillors. All advice flowing from the Panels would be considered by the Strategic Director: Place, project team and this Committee.

The proposals for paving and surfacing, including the Broadway, should be well designed and be coherent.

The designs would be taken forward in consultation with Hampshire

County Council (who had been involved in good schemes elsewhere).
The brief would include on-going maintenance following installation.

The Winchester Movement Strategy

All councillors would have the opportunity to participate and comment on the emerging Movement Strategy.

The Urban Delivery Report

Information in this background report would be considered in developing the approach to project delivery, which would form the subject of a report to this Committee in September 2018.

The Design Programme should be divided into different parcels which were manageable and coherent.

The Strategic Director: Place replied that there was now a coherent vision, articulated in the SPD, which was shared and widely supported. The priority now was for that vision to be delivered through short term improvements and a longer term delivery approach.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the contents of the report be noted.
2. That the commissioning of further work on delivery options and viability for the Central Winchester Regeneration project be approved.
3. That the principles that underpin the governance structure and the creation of the first three Advisory Panels be approved.

The meeting commenced at 16:30 and concluded at 18:05

Chairman

CAB3077(CWR)
CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE

REPORT TITLE: CENTRAL WINCHESTER REGENERATION UPDATE AND THE ESTABLISHMENT OF ADVISORY PANELS

25 SEPTEMBER 2018

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Horrill

Contact Officer: Veryan Lyons Tel No: 01962 848596 Email: vlyons@winchester.gov.uk

WARD(S): TOWN WARDS

PURPOSE

The purpose of this report is to update members on the Central Winchester Regeneration (CWR) project.

RECOMMENDATIONS:

1. That Cabinet (CWR) Committee approves the Terms of Reference and membership for the advisory panels as outlined in this report.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

The Central Winchester Regeneration 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.

- 1.2 Progress made to date aims to support activity in the area in the short to medium term while the long term delivery strategy is agreed and implemented.

2 FINANCIAL IMPLICATIONS

- 2.1 The current revenue budget is £335,000 of which £268,794 has been spent to date.

- 2.2 There is therefore scope to commission further technical work within the existing budget but it will be necessary to seek further budget as this area of work progresses.

Request for budget will be included in the report for Committee in November. Work streams for additional funding could include;

- a) Commissioning long term strategic advisor. Further details on this approach are presented in report CAB3080 to be considered by this Committee
- b) Budget to procure an architect for the refurbishment of Coitbury House
- c) Budget for meanwhile uses
- d) Budget for improvements to the public realm in lower High Street and Broadway
- e) Budget for short term improvements around the CWR area

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None at this stage although there will be procurement implications when commissioning the strategic advisor.
- 3.2 As the project progresses, it is likely that there will be further legal and procurement implications, for delivery of meanwhile uses and the refurbishment of Coitbury House as examples, and these will be brought to Committee as they arise.

4 WORKFORCE IMPLICATIONS

- 4.1 The Advisory Groups proposed in this report can be supported by the existing project team.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None at this stage but property and asset implications will be considered through the work of the Advisory Groups.
- 5.2 Areas that need to be considered at this stage are works to Coitbury House, short term lettings and meanwhile uses.

6 CONSULTATION AND COMMUNICATION

- 6.1 The Portfolio Holder supports the proposal to introduce Advisory Groups. There have been Central Winchester Regeneration informal working groups on the 19 July and 13 August where members were updated on progress to date.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None at this stage.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required.

10 RISK MANAGEMENT

- 10.1 Risks at this stage of the project are outlined below.

Risk	Mitigation	Opportunities
Failure to agree and implement a delivery strategy could lead to fragmented design and conflicting uses across the site.	Develop a delivery strategy to deliver the vision established in the SPD.	Opportunity to further develop the Winchesterness concept and continue stakeholder and public engagement.
If Coitbury House is not refurbished and re-let, the building could fall in to disrepair and the Council will continue to fund upkeep.	Agreement on architect and designs to bring the building into use.	The refurbishment will send a message that things are happening in the CWR area and contribute to economic activity in the city.
Funding required to carry out the works is not recovered through rental income.	Market the property to potential tenants at an early stage in the refurbishment process to	

	secure a tenant.	
Failure to implement a meanwhile use strategy would see vacant space and empty units remain inactive and unattractive and continue to cost the Council regarding maintenance.	Agree short term lettings on flexible arrangements and find a meanwhile use to bring activity to vacant space – initially at the bus station.	Allowing flexible lettings and uses across the site sends a message the things are happening and provides the opportunity to try new things in the city centre. Could provide affordable space for start ups and creative activities.
Not carrying out improvement works to lower High Street and Broadway leaves the Council open to criticism that nothing is being done to enhance the image of Winchester.	Carry out the works as discussed.	
Funds may not be available to support the works.	Research options for funding such as CIL and LEP.	Opportunity to contact partners regarding funding and get the word out that work is starting in the city.
Failure to hold an archaeology event as promised by the Leader will result in reputational damage.	Arrange the event as planned and ensure sufficient prior engagement.	An opportunity to engage with those expressing concern around the approach of “preserve in situ” identified in the SPD (as dictated by NPPF).

11 SUPPORTING INFORMATION:

Background

- 11.1 The Central Winchester Regeneration Supplementary Planning Document was adopted on 20 June 2018.
- 11.2 At the subsequent meeting of Cabinet (Central Winchester Regeneration) Committee on the 10 July, Members approved the initial outlined work streams and stressed how important it was to make progress.

Agreed work streams are:

A	<ul style="list-style-type: none"> • Develop a strategy to deliver the vision and aspirations outlined in the SPD
B	<ul style="list-style-type: none"> • Establish the advisory panels as agreed at Committee in July
C	<ul style="list-style-type: none"> • Action the refurbishment and re-letting of Coitbury House
D	<ul style="list-style-type: none"> • Implement a meanwhile use strategy for the vacant space in the bus station
E	<ul style="list-style-type: none"> • Drive to let vacant property on a short term basis within the CWR area
F	<ul style="list-style-type: none"> • Deliver the repaving of lower High Street and re-visit plans for Broadway
G	<ul style="list-style-type: none"> • Identify and deliver short term improvements to the public realm in the CWR area
H	<ul style="list-style-type: none"> • Agree and deliver the archaeology event

11.3 The project team, together with the Head of Programme and the Strategic Director of Place have:

- a) Confirmed the initial work streams, drafted timelines for those work streams and established the advisory panels for the refurbishment of Coitbury House, meanwhile uses and public realm improvements, initially concentrating on lower High Street and Broadway
- b) Drafted a plan for ongoing dialogue around the approach to archaeology within the site
- c) Drafted an outline delivery strategy for the Central Winchester Regeneration area, including short term and meanwhile uses

11.4 This report details the progress made to date in these areas.

11.5 Work stream A: Develop a strategy to deliver the vision and aspirations outlined in the SPD

11.6 An outline delivery strategy has been drafted and considered in another item on this agenda

- 11.7 Work stream B: Establishment of advisory panels
- 11.8 The first advisory panels have been established with terms of reference and memberships.
- 11.9 The advisory panels are setup to consider and provide comment to aid decisions. Decision making powers remain with the Cabinet (CWR) Committee or with the delegated authority holder.
- 11.10 The project team is working on the brief for each panel and this will be shared with the panel when they first meet. The Terms of Reference and membership for the three panels; Coitbury House, Meanwhile Uses and the Lower High Street / Broadway Panel are attached at appendix A.
- 11.11 Committee members have seen the draft Terms of Reference and proposed membership previously and their comments have been noted. It is recommended that Committee approves the Terms of Reference and memberships of the panels to enable work to progress. The Head of Programme, together with the Strategic Director of Place and the Portfolio Holder for CWR have developed the governance process so that decisions can be made promptly and by the appropriate decision maker.
- 11.12 Where delegated authority exists, the appropriate officer will make a decision, following comments received from the relevant advisory panel members and Portfolio Holder. Where delegated authority does not exist, decisions will come forward to Committee.
- 11.13 Work stream C: Action the refurbishment and re-letting of Coitbury House
- 11.14 At its meeting on 19 October 2017, the Cabinet (CWR) Committee authorised the Assistant Director (Estates & Regeneration) to produce a feasibility study for the refurbishment and extension of Coitbury House. £25,000 has been spent on engaging Architects, Mechanical & Electrical Engineers, Cost Consultants and Structural Engineers to consider the feasibility of the improvements and whether it was cost effective to undertake the works necessary to let the building.
- 11.15 The Architects produced a review which identified a number of ways in which the building could be extended to make better use of the roof space. Three possible options for using the roof to provide more accommodation were produced but it was decided that these options should be revisited taking the contents of the recently adopted SPD into consideration, to ensure the design adheres to the vision for the area. The options considered and rejected are listed below:
- A dormer roof extension
 - A duo pitch roof extension
 - A flat roof extension

- 11.16 The project team has established the advisory panel and together with the estates team has produced a draft brief for the refurbishment project together with an initial time line outlining the next steps.
- 11.17 This includes procurement of an architect and development of and agreement on designs and budget. The construction programme will follow once this step is underway. The proposals will be shared with the advisory panel at their first meeting on the 17 October 2018. These proposals, with comments; will then come to Committee for approval in November.
- 11.18 Work stream D: Implement a meanwhile use strategy for the vacant space in the bus station
- 11.19 The project team has established the advisory panel and are carrying out research into options for pop up uses at the bus station. The options will show different potential styles and uses and will outline the costs and management structure. Resource is a key consideration as a pop up destination will require funding and management. WCC would be required to initially fund such a project and there may or may not be a return on that investment.
- 11.20 Any destination will need management, both for set up and with ongoing lettings, maintenance, cleaning, promotion etc. Officers will look to any provider to offer a management contract to carry out this function.
- 11.21 Three options will be presented to the advisory panel on 16 October for their consideration and comment. These options, together with comments, will then come to Committee in November for discussion and a decision on how to proceed. Once a decision is made, the project team will develop a detailed plan and timeline and implement.
- 11.22 Work stream E: Drive to let vacant property on a short term basis within the CWR area.
- 11.23 The estates team are continuing work to let vacant space in the CWR area.
- a) Former antiques market update
The lease agreement has been signed and the new tenant is now in occupation. The fit out has been completed and decorating is due to begin shortly. An opening event is scheduled to take place after this.
 - b) Gin distillery
The lease agreement has been signed and the new tenant is now in occupation. The fit out has been completed and the gin distillery is due to open on 1 October 2018.
 - c) Old Post Office

Conversations are currently taking place with potential tenants for the Old Post Office building. The Meanwhile Uses Advisory Panel will have an opportunity to comment on the potential tenant(s) and their comments will be taken into consideration by the officer with delegated authority before an agreement with the tenant is reached.

- 11.24 Work stream F: Deliver the repaving of lower High Street and re-visit plans for Broadway
- 11.25 The project team has established the advisory panel and one of the first tasks is to revisit existing plans from earlier discussions around improvements to the lower High Street and Broadway.
- 11.26 Existing plans include removing the tarmac and repaving the lower High Street and the pedestrian part of Middle Brook Street with the same surfaces as the rest of the High Street.
- 11.27 Plans for the Broadway include widening of the pavements, removing the parking around King Alfred's statue and landscaping the area to improve the area in the short term while longer term plans are developed.
- 11.28 These plans were taken to Committee in July for information. Whilst an evaluation of how the area functions in terms of bus and coach traffic, there will be little scope to remove or reduce such vehicles in the Broadway in the shorter term. However it may be possible to develop options which would improve how the area operates in relation to vehicle movements which will also provide opportunities for environmental enhancements.
- 11.29 The advisory panel has a meeting scheduled for 9 October 2018 and these plans will be discussed then. The project team are liaising with colleagues both at WCC and HCC to produce a draft timeline and this will be shared with the panel as the project progresses. Much will depend on whether the existing plans are implemented and how the schemes are funded.
- 11.30 Options for funding are being explored, in the first instance, for the improvements to the lower High Street. Initial estimates for the existing scheme are in the region of £500,000. This is for the capital works.
- 11.31 In addition to the capital funding to carry out the works, HCC will be looking to WCC for funding to cover ongoing maintenance. Further details will be brought to Committee in November.
- 11.32 Work stream G: Identify and deliver short term improvements to the public realm in the CWR area
- 11.33 The Informal Policy Group (precursor to the Cabinet (CWR) Committee) in February of this year conducted a walk about in the CWR site with a view to suggesting short term improvements to the area.

Minutes from this walk about can be seen at appendix B.

- 11.34 There have been ongoing discussions about how to plan, fund and action some of the suggestions and some work has been carried out;
- a) Mural in the bus station – designed by an art student at the University of Southampton and installed in August
 - b) Posters outside the buildings at Kings Walk – designs have been agreed in line with the current major projects branding and the posters are being produced. The tenants in situ have been consulted and are happy for this to go ahead. Installation is anticipated to be mid September
- 11.35 It has been agreed by the Committee that the advisory panel looking at public realm should revisit this subject and make further suggestions to Cabinet (CWR) Committee for a decision.
- 11.36 The portfolio holder has requested that the lower High Street and Broadway improvements are a priority and that the short term improvements should be considered in due course.
- 11.37 The advisory panel for public realm is meeting on 9 October when timing can be discussed before commenting back to Committee in November.
- 11.38 Work stream H: Agree and deliver the archaeology event.
- 11.39 As discussed at the last Committee meeting and as a result of the Leader's promise to continue the discussion around the approach to archaeology, the project team has been liaising with Professor Martin Biddle and the members of the archaeology panel with regard to an event in the winter.
- 11.40 The event is likely to be a full day's event with a mix of informal private sessions with members, seminars with those who commented on archaeology in the SPD consultation and an open session with members of the public with an interest.

To ensure the maximum participants, this event is likely to be held in December. Details will be circulated to members of the Cabinet (CWR) Committee once finalised.

12 OTHER OPTIONS CONSIDERED AND REJECTED

The Council does not have to undertake short term works but this would not inject activity and vitality into the area so is not recommended.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2969 (CWR) – 17 October 2017 Central Winchester Regeneration Area Short Term 'Meanwhile' Measures and Uses

CAB2995 (CWR) – 6 December 2017 Draft Supplementary Planning Document

CAB3034 (CWR) – 20 June 2018 Adoption of Supplementary Planning Document

CAB3061 (CWR) – 10 July 2018 Central Winchester Regeneration update

Other Background Documents:-

None.

APPENDICES:

Appendix A – Advisory Panels Terms of Reference and Memberships

Appendix B – Minutes from IPG walk about February 2018

Full list of Central Winchester Regeneration proposed Advisory Panels – terms of reference and membership.

Advisory Panel 1- Coitbury House Refurbishment Panel

Purpose/Terms of Reference:

The Cabinet (Central Winchester Regeneration) Committee agreed that advisory panels would be formed on various CWR project work streams going forward. The aim of the panels is to discuss options and issues and to feed back their findings to Committee and officers to help inform Committee members in the decision making process or the officer with decision making powers, if delegated authority has been granted.

The Coitbury House Refurbishment Advisory Panel will consider the brief for the works, be consulted as part of the process to appoint the architect and advise on designs for the building, including design of the spaces, accessibility and materials used. The panel will also consider estimates for costs, timescales and resource requirements.

Decisions around the refurbishment of Coitbury House remain with the Cabinet (CWR) Committee or officers, if delegated authority has been granted.

Considerations:

- Scope of the Committee falls within the red line boundary/map
- Options and decisions should reflect the SPD vision and objectives
- Options and decisions must have regard for costs and timescales
- The nature of discussions requires confidentiality

Core Membership:

1. Cabinet (CWR) Committee Member: Cllr Horrill
2. 2x Member representation:
Conservative: Cllr Berry
Lib Democrat: Cllr Hiscock
3. Project team officer – Veryan Lyons and Rachel Robinson
4. Estates officer – Richard Wadman
5. Council appointed architect (once appointed)
6. City of Winchester Trust - Keith Leaman

Additional Members will be called upon as required:

7. Winchester BID - Richard Sutherland
8. Hampshire Chamber Commerce – Mark Baulch TBC
9. Development Management officer/ Planner – TBC
10. Contractor (once appointed)
11. Finance Manager – Neil Aitken

Advisory Panel 2 - Lower High Street / Broadway

Purpose/Terms of Reference:

The Cabinet (Central Winchester Regeneration) Committee agreed that advisory panels would be formed on various CWR project work streams going forward. The aim of the panels is to discuss options and issues and to feed back their findings to Committee and officers to help inform Committee members in the decision making process or the officer with decision making powers, if delegated authority has been granted.

The Lower High Street/Broadway Advisory Panel will consider and advise the Committee on short term options to improve the areas outlined in red on the attached plan (project team to provide the panels)

The panel will consider the brief for the works, be consulted as part of the appointment of a landscape architect/contractor and consider design options to present to Committee for discussion and approval. The panel will also consider estimates for costs, timescales, resource requirements and implications re Highways consents.

HCC co-operation and approval is key to bringing this work stream forward and decisions around how to move this element of the project forward remain with the Cabinet (CWR) Committee or officers, if delegated authority has been granted.

Considerations:

- Scope of the Committee falls within the red line boundary/map
- Options and decisions should reflect the SPD vision and objectives
- Options and decisions must have regard for costs and timescales
- The nature of discussions requires confidentiality

Core Membership:

1. CWR Cab Committee member: Cllr Ashton (Chair) – Also Town Forum representative
2. 2x Member representation:
Conservative: Cllr McLean
Lib Democrat: Cllr Hutchison
3. Project team officer: Veryan Lyons and Sophie Kitson
4. Hampshire County Council representative – Frank Baxter TBC
5. Council appointed Landscape Architect (once appointed)
6. City of Winchester Trust – John Hearn
7. Winchester BID – Richard Sutherland
8. Member of the public – Tim Fell

Additional Members will be called upon as required:

9. Transport Engineer / Planner - TBC
10. Landscape/design officer – Clare Penny
11. Development Management / Planner - TBC
12. Estates officer – TBC
13. Specialist Maintenance – Darren Lewis
14. Finance Manager – Neil Aitken
15. Historic England – Marion Brinton
16. Hampshire Chamber Commerce – Mark Baulch TBC
17. Winchester Access for All – Keith Hatter TBC
18. Stagecoach (when relevant) – Pete Robinson
19. *Engineer (once appointed) – if required
20. *Contractor (once appointed) – HCC or alternative as required
21. [PAS 68 Consultant (once appointed)] – likely to be the landscape architect

* Could be the same member

Advisory Panel 3 – Meanwhile Uses

Purpose/Terms of Reference:

The Cabinet (Central Winchester Regeneration) Committee agreed that advisory panels would be formed on various CWR project work streams going forward. The aim of the panels is to discuss options and issues and to feed back their findings to Committee and officers to help inform Committee members in the decision making process or the officer with decision making powers, if delegated authority has been granted.

The Meanwhile uses Advisory Panel will consider options for short to medium term uses for WCC owned sites. The panel will then advise the Committee on practical and cost effective ways to improve the existing estate including potential uses for existing buildings within the CWR area and costs and timescales where relevant.

Decisions around meanwhile uses for the WCC estate remains with the Cabinet (CWR) Committee or officers, if delegated authority has been granted.

HCC co-operation and approval is key to bringing forward the public realm short term improvements and decisions around how to approach this element remain with the officers and / or Cabinet (CWR) Committee or officers, if delegated authority has been granted.

Considerations:

- Scope of the Committee falls within the red line boundary/map
- Options and decisions should reflect the SPD vision and objectives
- Options and decisions must have regard for costs and timescales
- The nature of discussions requires confidentiality

Core Membership:

1. Suggested CWR Cab Committee member: Cllr Brook
2. 2x Member representation:
Conservative: Cllr Weston
Lib Democrat: Cllr Murphy – also Town Forum representative
3. Project team officer – Veryan Lyons and Sophie Kitson/Rachel Robinson
4. Winchester City Trust – Andie Swain
5. Winchester BID – Richard Sutherland
6. Member of the public – Terry Gould

Additional members will be called upon as required:

7. Special Maintenance – Darren Lewis
8. Finance Manager – Neil Aitken
9. Economy & Arts – Alison Woods
10. WCC officer, transport - TBC

11. Landscape/design officer – TBC
12. Estates officer – Melissa Jepson
13. Hampshire Cultural Trust – Paul Sapwell

Please note: All meetings will be attended by Veryan Lyons, Rachel Robinson and Sophie Kitson where possible.

DRAFT

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Project Title:

CWR - Walkabout

Author:

Rachel Robinson

Meeting Information

Date, Time & Location:

Friday 2 February 2018, 9am, CWR area

Attendees:

Cllr Caroline Horrill (Cllr CH)
Cllr Guy Ashton (Cllr GA)
Cllr Nicki Elks (Cllr NE)
Cllr Liz Hutchison (Cllr LH)
Cllr Richard Izard (Cllr RI)

Ian Charie (IC)
Veryan Lyons (VL)
Rachel Robinson (RR)

Apologies:

Cllr Rose Burns
Cllr Mike Read

Minutes from meeting

Suggestions for improvement

Broadway

Cllr LH flagged that the Broadway is poorly lit and suggested more lighting is put in place throughout. Cllr LH also commented on how quiet the Broadway can be on an evening, Cllr GA flagged that many of the bars and restaurants are very busy on an evening.

LH suggested that something could be done to encourage more people into this area. IC flagged that the extension of the market stalls as set out in the draft SPD will help with this.

Cllr NE flagged the narrowness of the pavement outside the bus station and suggested that this could be widened. IC explained that consideration has been given to this and the Projects Team will provide an update.

Cllr LH asked if something could be done to brighten up the area and asked for planting pots to be considered down the middle of the street.

Bus station

Cllr CH explained that WCC are aware there is insufficient lighting in the bus station at present due to a fault with the underground cables that provide supply to the lighting above the bus station arch, adding that SSE were due to visit the site to investigate these issues but have been delayed. WCC officers are chasing to get the issue resolved as soon as possible.

Cllr NE asked if the back of the 'Winchester Bus Station' arch could be cleaned / painted, adding that it is quite unsightly as it is currently.

Cllr NE questioned why the newly added wall mounted canopy's had been added as individual canopy's for each bus bay as opposed to providing one longer canopy which would have covered the whole area. Adding that at present the canopies are unlikely to provide sufficient shelter from the rain. Cllr GA agreed with this.

Cllr LH questioned why mature trees had been planted and suggested potted planting would have been more suitable considering the improvements to the bus station are a short term solution until the bus station is relocated.

Cllr CH told the group about a scheme she had recently visited in London where by flexible workspaces had been created using small 'hut' style buildings and refreshments for these workspaces had been made available from a refurbished double decker bus. Adding that this could be a good meanwhile use for the largely unused area in the bus station, behind the old Friarsgate Medical Centre. Cllr LH and Cllr NE expressed an interest in this. Cllr NE suggested it would be a good idea to provide access to this area directly from the Broadway.

St Clements Doctors Surgery

Cllr LH suggested that by loosing the orange around the windows and introducing some new planting, the surgery could be improved in the immediate future, until the new surgery is built elsewhere.

Coitbury House

Cllr LH explained that in her view the building is not a bad building, the issue is more with the surroundings, adding that something could be done to improve this by adding some planting.

Friarsgate

Cllr NE suggested something could be done to make the grass area behind the wall along Friarsgate more visible from the road, adding that the wall itself is quite unsightly.

Antiques Market

Cllr CH explained that a new tenant will be going into the Antiques Market soon, it is taking a little longer than expected but they are a small company so longer timeframes need to be allowed for. All Cllrs in agreement that the decision to retain the Antiques Market is a good one.

Friarsgate Car Park

Cllr LH suggested planting could be added outside the car park, near the entrance to improve the area.

Kings Walk

Cllr LH flagged that there is nothing drawing you into the area as you arrive on Tanner Street / Silver Hill from the Broadway along Cross Keys Passage.

CWR advertising

Cllr NE suggested a poster could go underneath the St Clements poster on the side of Coitbury House

Cllr LH suggested a community art feature could be provided on the side of Friarsgate Car Park (white wall)

Cllr GA suggested posters could go outside Kings Walk looking over Friargate Car Park and Tanner Street.

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REPORT TITLE: CENTRAL WINCHESTER OUTLINE DELIVERY STRATEGY

25 SEPTEMBER 2018

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Horrill

Contact Officer: Veryan Lyons Tel No: 01962 848596 Email:
vlyons@winchester.gov.uk

WARD(S): TOWN WARDS

PURPOSE

Following the adoption of the Central Winchester Regeneration (CWR) Supplementary Planning Document (SPD), which gives a clear vision and direction to the development, this report introduces the draft outline delivery strategy which is designed to give a comprehensive overarching framework for the approach to be taken to deliver the scheme.

RECOMMENDATIONS:

1. That Cabinet (CWR) Committee approves the outline delivery strategy as detailed in this report including the development of a scope for procurement of a Strategic Advisor.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The CWR 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.
- 1.2 The CWR SPD was adopted in June 2018 and the outline delivery strategy presented in this report will facilitate the regeneration of this area in line with the vision and aspirations set out and demonstrate active support for that process.

2 FINANCIAL IMPLICATIONS

- 2.1 If the outline delivery strategy is approved by Cabinet (CWR) Committee, one of the key tasks is to identify a brief for and procure a strategic advisor to work across the project work streams. Although the council has a range of skills available to it within the staff team, a strategic advisor can provide additional capacity and draw down specialist skills as required. Further detail is provided throughout this report. Importantly, a Strategic Advisor can provide support across the totality of the Council's regeneration work.
- 2.2 Budget will be required in order to action this and the scope of work along with the financial implications will be considered by Cabinet in November for approval.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 If the principle approved, the Head of Programme and Strategic Director of Place will carry out a procurement process to commission a strategic advisor in line with policy, depending on the value of the contract. Due to the long term nature of the proposed contract, the sum is likely to require a full procurement process in line with EU rules. A review of available frameworks will be undertaken if the principle is agreed which may provide a more cost and time effective route to market.

4 WORKFORCE IMPLICATIONS

- 4.1 The resources within the existing project team are continually under review to ensure the project can be delivered. .

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Winchester City Council owns a significant amount of the land and property within the CWR area and takes an opportunistic approach to additional purchases in line with the principles of the Strategic Asset Purchase scheme. The Council is seeking to acquire outstanding property interests by agreement. The high value of the property in the area, both capital and

ongoing revenue costs, will require careful management if there is not to be a negative impact on Council finances in the long term.

6 CONSULTATION AND COMMUNICATION

- 6.1 In developing the SPD over a period of eighteen months, an extensive programme of consultation and engagement was carried out across the district. This comprised community planning events, roadshows both in the city and around Winchester district and an eight week formal consultation period. Full details of the steps taken are outlined in the Consultation Statement which can be seen at appendix A.
- 6.2 The outline delivery strategy has been developed to reflect the aspirations from that exercise and the Portfolio Holder and Cabinet members have been consulted on the approach proposed in the outline delivery strategy.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Proposals for the CWR area are underwritten by an approach to development which is environmentally sustainable in the long term. The SPD sets out eight objectives for the area of which 'Climate Change and Sustainability' is one. As set out under this objective, new development should be designed to be resilient to the impacts of climate change, particularly flooding in this location and to minimise its impact on climate change. High standards of sustainability should be achieved in accordance with LPP1 policy, incorporating measures to minimise energy and water use, generate and store renewable energy. The SPD can be seen at appendix B.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None at this stage.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Not approving the delivery strategy risks nothing happening or a fragmented and un co-ordinated development across the site.	Agree a co-ordinated strategy to deliver the vision established in the SPD.	The CWR area can bring cultural and economic benefit to the city and improve the overall city experience.
A lack of development or a fragmented CWR scheme will damage the reputation	Agree a co-ordinated strategy to deliver the vision established in the	Opportunity to build on the enthusiasm for the CWR project gained throughout

of the Council.	SPD.	the SPD process and restore Winchester City Council reputation following the Silver Hill development issues.
Not carrying out works to the CWR area will result in a loss of community support.	Agree a co-ordinated strategy to deliver the vision established in the SPD.	

11 SUPPORTING INFORMATION:

- 11.1 The CWR SPD was adopted on 20 June 2018, setting out the vision and aspirations for the regeneration area.
- 11.2 This is a complex development scheme, with many external aspects that inter-relate and a number of critical factors that are outside of the direct control of Winchester City Council. A comprehensive delivery strategy needs to be developed to ensure the aspirations and objectives of the SPD can be implemented. This is a long term development project, and will have both short term improvements – commonly called “meanwhile uses”, and longer term more complex work, such as the relocation of the bus station.
- 11.3 As well as actioning the agreed short and medium term work streams outlined in the update report CAB3077, the project team has explored options for delivery of the long term scheme. A draft delivery strategy for the CWR area has been developed to set out an overarching view of the implementation work that needs to be progressed. This will then form the basis for more detailed work streams and approaches, which will interlock to enable the development to progress over a number of years.
- 11.4 The key elements of the outline strategy are detailed in the following paragraphs which also expand on key elements of the proposed approach.

12 Purpose of the outline delivery strategy

- 12.1 This is a complex development project with many interlocking aspects. For example moving the bus station to enable development of that site has significant effects on the traffic flows in that part of the city, as well as impacting on the bus operators, passengers, businesses and car drivers. In this example Hampshire County Council as transport authority is a key stakeholder, as are Stagecoach and Bluestar the bus operators. Local businesses will also have strong views. The purpose of the outline delivery strategy is to show the overall work-streams that need to be developed to enable delivery of the SPD as a whole, and to give a clear framework for the delivery of CWR.

13 Scope

13.1 Delivery of CWR as defined in the SPD June 2018.

14 Guiding principles

14.1 These are the over-riding principles that guide the development of the delivery strategy, as expressed in the SPD and from consultation in the development of that document.

- Site assembly initially envisaged to be by negotiation and wherever possible not through compulsory purchase powers
- Delivering improvement through phased high quality development rather than one monolithic scheme
- Whilst the development approach is underway, ensuring that vibrancy and a sense of action is achieved through implementing meanwhile uses, smaller development and public realm improvements where practicable and cost effective
- Ensuring the delivery of well designed high quality public realm to set the tone for the regeneration area as a whole
- Incorporating the expression of “Winchesterness” as detailed in the SPD
- Taking care of existing businesses both within the CWR area, and also those that may be affected by development
- Being inclusive and engaging throughout the work, building on the positive momentum generated by the development of the SPD. Whilst it is recognised that all stakeholders will not always fully agree, the aim is to ensure a broad supportive informed consensus for the development approach

14.2 Vacant possession of the sites will have to be obtained prior to the commencement of redevelopment. This results in the need to be able to identify for short term users of premises in the area that are required for redevelopment, the earliest dates possession will be required of the premises they occupy.

15 Key strategic links

15.1 There are a number of documents and strategies that are of critical importance to the successful delivery of CWR:

15.1.1 Local Plans 1 and 2 adopted in 2013 and 2017 respectively, provide the key planning policies supported by the SPD, for determination of planning applications in the CWR area. Preparation of a new local plan (Local Plan 2036) has commenced and once adopted 2021/2, it will be necessary to

update the SPD to ensure that the guidance in the SPD is aligned to a recently adopted local plan

- 15.1.2 Movement Strategy – led by Hampshire County Council, but supported and part funded by Winchester City Council. Work is now well underway and due to be finalised in early 2019. The study is identifying the factors which constrain the way the city operates in transport terms. It will establish priorities moving forward which will form the basis for making changes to the city’s transport infrastructure and systems aimed at improving movement in and around Winchester. The Strategy takes a long term view looking ahead at the next 20 plus years and will include packages of high level options intended to enhance how Winchester works in relation to transport, which should create wider opportunities for environmental improvements. This is key to CWR in particular as rearrangement of bus routes, moving the bus station and access to the area are critical
- 15.1.3 Economic Strategy – work is underway to produce a new economic strategy for the Winchester City and district. The city centre economy is an important part of the local economy, and the future type of business occupiers is a key part of the successful delivery of a sustainable CWR
- 15.1.4 Medium Term Financial Strategy – the CWR area currently generates income for the Council that supports its financial position, as well as the Council having ownership of a number of land and property within, and in the surrounding area, central Winchester. Development of this site will need to be strongly aligned to the medium term financial strategy, as well as the Council’s capital strategy and treasury management strategy, as different financial implications and opportunities will arise for the Council through this development.

16 Essential partners

- 16.1 Some local partners are essential to the successful delivery of the CWR SPD:
- 16.1.1 Hampshire Cultural Trust - Hampshire Cultural Trust and Winchester City Council have been in discussions regarding provision of a museum in the CWR area. This is in line with the vision of a mixed use scheme with a vibrant retail/cultural/heritage offer. Talks are ongoing. Winchester City Council is exploring options for a location for a museum and Hampshire Cultural Trust is exploring the feasibility of such an offer. The changing nature of town and city centres means that a cultural/heritage offer could become an anchor use within the site.
- 16.1.2 Hampshire County Council - Hampshire County Council is the highways authority in the area and as such is a crucial partner in the CWR regeneration project. Hampshire County Council is also a potential funding source for highways/public realm works.
- 16.1.3 Business Improvement District (BID) - The Winchester BID represents the local businesses in and around the CWR area and can therefore play an

important role throughout the regeneration period. The aim is to keep economic activity thriving during the redevelopment and the BID is well placed to lead and assist in this. They support the vision expressed in the SPD.

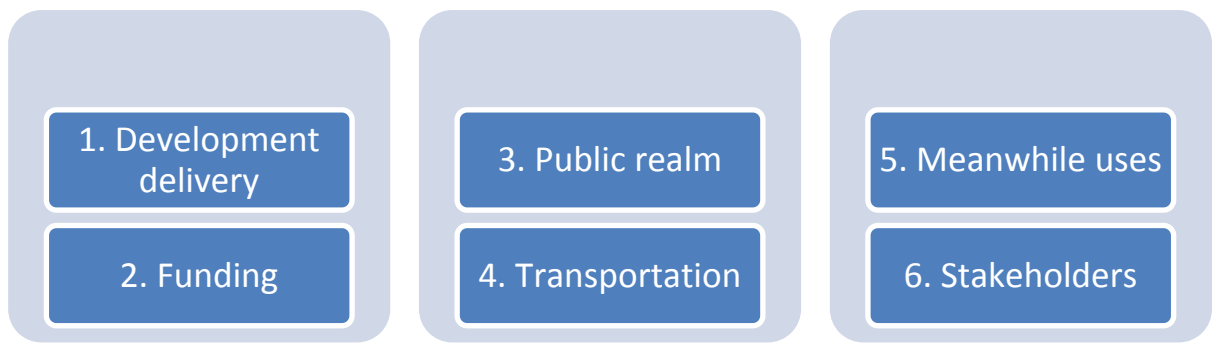
17 Key players

17.1 Clear engagement and involvement of key local stakeholders is very important over the long term. Whilst this is not an exclusive list, at the current time the following are key players who need to be pro-actively engaged in the delivery of the scheme;

- Landowners in the CWR area
 - Marks and Spencer - The vision expressed in the CWR SPD is for a vibrant mixed use development in the heart of the city. Marks and Spencer are landowners of Woolstaplers Hall which is located in the middle of the CWR site and they are therefore key partners in bringing forward the regeneration plans.
- Existing businesses in the CWR area
- Communities in the district along with residents of the City
- Ward members both Winchester City Council and Hampshire County Council
- The Town Forum
- Local interest groups – WinACC; City of Winchester Trust; Hampshire Chamber Commerce; Winchester Access for All;
- Enterprise M3 Local Enterprise Partnership
- Historic England
- Stagecoach and other bus operators

18 Outline framework for programme delivery

18.1 Delivering the aspirational vision expressed in the SPD is complex. To give clarity on how the Council will approach this work, the strategy proposes six interlinked programme themes which will have associated work streams to underpin and deliver the key elements of this approach:



19 Development delivery

Procurement of a strategic advisor

- 19.1 Whilst there is a depth of local knowledge about Winchester and local circumstances, and strong programme management expertise within the Council, a development of this complexity will need to draw on external specialist expertise over a period of time. For example understanding current and future retail trends, the investment landscape and options available in the market nationally will be key to successful implementation of the development.
- 19.2 With the complex and highly visible nature of the CWR project, it is recommended that a strategic advisor be appointed to assist the Cabinet (CWR) Committee in the implementation of the project. The strategic advisor will advise the council throughout the process, and add capacity and expertise to the programme at appropriate points over the coming years.
- 19.3 Essentially the strategic advisor will be a multi-disciplinary organisation. The strategic advisor will not be appointed to be either a developer or an architect. The strategic advisor will provide expertise which the Council will need to draw upon from time to time to develop solutions and inform decision making in relation to development options and into the appointment and procurement of developers and architects.
- 19.4 The strategic advisor would work with the Council to provide long term support throughout the delivery of the project, initially assisting officers in developing the delivery strategy and providing advice and guidance to the Council where required as the project progresses. Exact areas will be more defined in a strategic advisor procurement brief, but initial tasks/responsibilities have been set out below.
- 19.5 Within the first twelve month period of appointment, the advisor will;
- Develop a clear understanding of the Winchester context and the needs of the delivery programme
 - Understand and advise on the outline delivery strategy and help refine where appropriate
 - Provide and or procure expert technical advice and studies as required

- Provide expert advice on cost and construction aspects to help guide the Council founded on proven experience
 - Research the market and provide advice in regards to development options, investors, funding sources etc.
 - Present back to the Council and aid in decision making process
 - Procure any required contractors or consultants
 - Help to contract manage and monitor the works undertaken by sub-consultants
- 19.6 Other local authorities have also procured external specialist expertise to assist in the successful delivery of complex developments:
- 19.7 Bracknell Forest Council appointed multi disciplinary consultants Montagu Evans to assist officers and members throughout delivery of The Lexicon development. This was a mixed use town centre regeneration scheme that was successfully opened in September 2017.
- 19.8 Montagu Evans sat alongside Bracknell Forest Council in discussions with the main developers to ensure that the proposed scheme was in the interests of the council and the local residents and businesses.
- 19.9 Over a period of more than 7 years, Montagu Evans provided the council with advice on market research, planning, viability, tax issues, land values and how the council maximised return on investment in the scheme (which comprised land and funding to the tune of £15m).
- 19.10 GVA have been appointed by Tunbridge Wells Borough Council to act as lead consultant and project manager on the Tunbridge Wells development programme, now called Calverley Square which includes a new office building, theatre, underground car park and public square in the centre of town. Prior to this GVA worked with the Council to assess the viability and oversee the delivery of the initial stages of the project including feasibility and design.
- 19.11 It is proposed that a brief is prepared and considered by Cabinet in November that covers areas of advice and consultancy services that are required and then undertake a procurement process to seek to appoint a suitably experienced and qualified long term advisor.

Spatial distribution / assignment of space

- 19.12 To follow the work carried out by JTP throughout the SPD process, a cohesive, financially viable and comprehensive approach to developing the site is required. This needs to carefully consider the layout and design of the development blocks and the public realm. Further external advice may be required to support the long term delivery proposals but there are some areas that can be developed in the short term without compromising that longer term

vision and the Council should seek to move forward with these, e.g. Coitbury House.

Design guidance

- 19.13 As above, further work is required to build on the design principles established in the SPD. The concept of Winchesterness is a key aspiration and it may be that external guidance is commissioned to develop a design brief for developers. JTP advised that the Council should not be too prescriptive in this design guidance so ideas are not stifled and innovative designs come forward for consideration.

Development approach and options

- 19.14 This is key to delivering the CWR project. The aspirations in the SPD are that the development is carried out incrementally. Research has been undertaken as to how other Councils have brought forward schemes recently and, with the help of the proposed strategic advisor; options can be brought to Cabinet for discussion and approval in due course.
- 19.15 For information, during a visit to Oxford's Westgate centre, although the scheme is very different from what is envisaged for Winchester, the lesson learned was that the different look and feel across the scheme was achieved with one developer and one master architect but with several other architects, each designing one section of the scheme.
- 19.16 There are a range of options for development of the site which have a varying risk and reward profile. These are commonly recognised as disposal of land in whole or part to developers who will then bring forward the scheme subject to planning controls, through to the Council, as the major land owner, being the principal developer and developing the site in its entirety.
- 19.17 Other options include exploring joint ventures and the possibilities around setting up a development company or entering into a development agreement.
- 19.18 A key early task for the strategic advisor will be to evaluate and advise on the appropriate options for the Council, which could vary across the site. Given the range of regeneration work being undertaken the strategic advisor will be expected to consider the delivery options in the round.

Viability

- 19.19 The development of the site will need to ensure that its viability fits with the Council's medium term financial strategy and Council Strategy. Further work to assess overall scheme viability will be required having regard to the available development options. Overall viability will be affected by the option chosen for development and what role the Council plays. It will have regard to any available grant, Community Infrastructure Levy or funding from third party organisations such as private investors or other public bodies. Specialist advice will be required.

Phasing and Delivery Plan

19.20 The phasing of development is linked to the development strategy and delivery plan, but also depends on land availability and projects might be interlinked. An example to date is that by purchasing the bus station, the bus routes could be removed from the town centre,

Securing a positive outcome through regeneration

19.21 Key to the success of the project will be the development of a vibrant new quarter for the City Centre. Research will assist in ensuring ongoing viability and activity within the scheme and the market interest in Winchester. This is a task that we would call on our advisor to carry out. Market testing should be carried out at an early stage to ensure that proposals for development that come forward will meet the needs of the market and remain flexible to accommodate the changing nature of the High Street and general experience that customers will require. Initial studies have been carried out to inform the SPD but more detailed and updated studies will be needed. The economic strategy will be an important piece of work to support the occupier mix on the site and ensure, so far as possible, that it is sustainable over time.

19.22 The balance of retail use, leisure use and residential provision is an important factor and it will be necessary to reflect the aspirations of the SPD in the overall development plan.

Branding and marketing

19.23 It is important at the right time to create a strong identity for the regeneration area and reflects the vision in the SPD.

19.24 As development options emerge, targeted marketing will be a necessary part of the strategic advisor role.

20 Funding

Sourcing funding as a whole

20.1 A key area in which a strategic advisor can add value is helping the Council identify sources of funding and structures that will secure that funding. Much will depend on the mechanisms adopted to deliver the development and again, this is the area where value can be added by a strategic advisor who will assist in marrying up the preferred development approach with available funding in the market.

Short term and long term

20.2 There are also funding considerations for the meanwhile uses and independent pieces of the CWR jigsaw. For example, the Council is looking to deliver the repaving in the lower High Street and refurbishment of Coitbury House and funding for projects such as these is likely to fall outside the overall project

funding. Sources of funding need to be explored and these may include CIL monies and LEP funding if available.

Investors

- 20.3 This is another key area that a strategic advisor can assist the Council with. The approach will ultimately depend on the development options adopted. The Council should consider where/when approaching investors is advantageous and what arrangement that might take.

Public realm

- 20.4 Providing outstanding public realm is an objective identified in the SPD but in order to do that, funding is key. Not only is the capital cost of the works a major consideration but, where the public realm is delivered on highway land, Hampshire County Council will require funds to cover ongoing maintenance costs. Typically, a period of 50 to 60 years is not uncommon so this must be addressed and factored in.

21 Public realm

Coherence across the scheme

- 21.1 With an incremental approach to development, it will be very important to have an agreed approach to delivering the public realm, not just in relation to the look and feel but also how it is funded and maintained going forward. The SPD is as the base line for the scheme but work is now required to determine how best to bring that forward.

21.2 High Street paving

- 21.3 Plans exist to repave the lower High Street in line with the rest of the High Street and this is a work stream that is being carried out as one of the initial projects. Details are given in report CAB3077.

21.4 Broadway

- 21.5 Plans have been drawn up showing options to carry out short term improvements to the Broadway. This is a work stream that is being carried out as one of the initial projects. Details are given in report CAB3077.

21.6 Meanwhile Uses

- 21.7 The Informal Policy Group (precursor to the Cabinet (CWR) Committee) in February of this year conducted a walk about in the CWR site with a view to suggesting short term improvements to the area.

- 21.8 This is a work stream that is being carried out as one of the initial projects. Details are given in report CAB3077.

22 Transportation considerations

Bus station

- 22.1 Relocating the current bus station as proposed in the SPD is crucial in order to develop the eastern edge of the site in line with the vision for the area. How and when this is delivered will be identified as the process above moves forward but it will be important to bring both Hampshire County Council and the bus operators along with us. Long term plans to re-route the buses away from Silver Hill and Tanner Street remain the end goal but there are challenges along the way as to the relocation of bus stops, traffic movement and pedestrian crossings. Plans will be developed alongside the emerging themes from the Movement Strategy.

Vehicular traffic

- 22.2 There are challenges around vehicular movement in the city centre and plans to deliver the CWR scheme should reflect that the vision in the SPD is for a reduction in city centre traffic. Parking will be kept to a minimum, but recognising the need for businesses and occupiers to park locally. Consideration will be given to whether servicing vehicles may be restricted in the routes and/or times they can enter the area.

Sustainability - cycles, electric, gas powered buses

- 22.3 The aim expressed in the SPD is to reduce vehicular traffic in the centre and more prominence given to sustainable modes of transport. Cycle routes will be planned across the site and will link up to existing cycle paths, provision of charging points and promotion of electric vehicles may be encouraged and, in conjunction with changes to the bus routes, cleaner greener buses will be encouraged. Again, plans will be developed alongside emerging themes from the Movement Strategy.

Pedestrians first

- 22.4 A fundamental aspiration is to provide outstanding public realm and to encourage pedestrianisation across the site where possible. Clean, green, safe routes and open spaces will be developed in line with the Movement Strategy outcomes and the new routes across the site will aid pedestrian movement around the city centre.

Link to the Movement Strategy and action plan

- 22.5 The vision for CWR area expressed in the SPD is the long term aspiration but consideration needs to be given to the outcomes of the Movement Strategy. The drafting in the SPD allows sufficient flexibility for the long term aims to be delivered over time so it will be important to have a cohesive plan to ensure that neither the development nor the long term transportation plans are compromised. The Council is already working with Hampshire County Council and will call on external expertise if required.

23 **Meanwhile uses**

- 23.1 The meanwhile use work stream was identified at committee in July as a priority and is already underway. Details for the projects below can be seen in CAB3077 which is also presented at this Committee meeting.

Old Antiques market

- 23.2 The lease agreement has been signed and the new tenant is now in occupation. The 'Nutshell Arts' Community Interest Company offer an accessible place for creatives to use for rehearsals, workshops, exhibitions and small-scale productions; alongside resident companies the Discarded Nut Theatre Company and ENCORE Youth Theatre.

Coitbury House

- 23.3 Work has started to develop a brief for the refurbishment of Coitbury House and will be presented to the Coitbury House Advisory Panel in October for comment and then to Cabinet (CWR) Committee in November for approval.

Bus station

- 23.4 Work to explore pop up options for the vacant land at the bus station will be presented to the Meanwhile Use Advisory Panel in October for comment and then to Cabinet (CWR) Committee in November for approval.

Vibrancy projects

- 23.5 Suggestions for short term improvements around the CWR area were identified by the Informal Policy Group in February this year and these are to be revisited by the Public Realm Advisory Panel in October.

24 Stakeholders – engagement and involvement

- 24.1 The involvement of stakeholders in this work is a critical component and needs to build on the momentum from the development of the SPD. Currently the strategy will build on that by developing a town team, establishing specific advisory panels, and building key relationships with strategic stakeholders. A communications strategy and action plan will be developed as part of this work.

24.2 An inclusive approach

- 24.3 Following from the approach taken through development of the SPD, the development stage should also take a collaborative approach. Whilst led by the Council it is for the benefit of the business, residential, and visitor community, and should be an inclusive programme of development for the future.

Advisory panels

- 24.4 Dedicated panels will be an important mechanism to keep interested parties up to date and involved in the project moving forward. The aim of these panels is to help to keep those involved on board with work streams and aid the officers

and members in the decision making process. Three panels have already been created for the initial work streams and these are detailed in report CAB3077.

Strategic stakeholder group

24.5 A core strategic panel should be convened to ensure that key stakeholders are central to the CWR plans as they progress.

25 OPTIONS CONSIDERED AND REJECTED

25.1 The Council has an adopted SPD for the area and an option available is to wait for market interest from third party owners. The Council has brought forward these regeneration proposals to kick start a positive change in the City centre. This approach of being market led is not recommended.

25.2 It would be possible to adopt a more aggressive land acquisition approach through CPO and thus increase the Council ownership in the area. Throughout the development of the SPD the Council indicate that CPO would not be the preferred route, so this approach is not recommended.

25.3 Similarly the council need not invest in a strategic advisor but this would not bring forward the transformation of the CWR area in any timely fashion due to the easy access of multidisciplinary skills and capacity the advisor team would bring.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2969 (CWR) – 17 October 2017 Central Winchester Regeneration Area Short Term 'Meanwhile' Measures and Uses

CAB2995 (CWR) – 6 December 2017 Draft Supplementary Planning Document

CAB3034 (CWR) – 20 June 2018 Adoption of Supplementary Planning Document

CAB3061 (CWR) – 10 July 2018 Central Winchester Regeneration update

Other Background Documents:-

None.

APPENDICES:

Appendix A – Central Winchester Regeneration Supplementary Planning Document Consultation Statement

Appendix B – Central Winchester Regeneration Supplement Planning Document

<http://www.winchester.gov.uk/planning-policy/supplementary-planning-documents-spds/central-winchester-regeneration-spd>

Consultation Statement

Introduction:

This Consultation Statement accompanies the draft Supplementary Planning Document (SPD) for the Central Winchester Regeneration area (CWR area). It sets out what consultation and engagement has been undertaken to date and how it influenced the content of the draft and final plan. The statement covers

- Who was invited to be involved in the plan preparation;
- How they were invited to be involved in the plan preparation;
- A summary of the main issues raised as a result of the consultation and how those main issues have been addressed.

The draft SPD was informed by an extensive programme of stakeholder and community engagement as required by planning legislation.

Engagement with organisations and the community was vital in guiding the draft SPD. The approach was to work collaboratively to develop a design framework to incorporate the organisations and communities aims and objectives for the regeneration area.

The engagement process was launched in February 2017 and focused on a Community Planning Weekend (CPW) held on 24 and 25 March 2017 attended by over 700 people. Other activities involved individual meetings, community roadshows, focus group workshops and surveys, including users of the bus station and car parks. In all, over 1,500 people contributed to the process.

Who was invited to be involved in the plan preparation and how:

At the beginning of the engagement process, a database was compiled with over 200 contacts, including Winchester City Councillors, landowners, businesses, community groups, public bodies, voluntary organisations and other key stakeholders. This database grew throughout the process and now holds data for over 850 local stakeholders. Amongst these are Winchester BID, City of Winchester Trust, University of Winchester, Marks & Spencer plc, Stagecoach, St Clements Surgery and North Winchester Youth and Community Action.

A launch event was held on 10 February 2017 to begin publicising the community engagement and to explain Winchester City Council had appointed John Thompson and Partners (JTP) to work with it and the wider community to create an SPD and to explain JTP's Community Planning process to invited stakeholders and the local media – BBC Radio Solent, Winchester Radio and Hampshire Chronicle.

Community roadshows were held in early March 2017 at Winchester Sunday Market (5 March 10am – 1pm), Alresford Community Centre (9 March 9am – 12pm), Winchester Train Station (9 March 4pm – 7pm and 10 March 7am – 9am) and King's

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Church, Bishop's Waltham (10 March 1pm – 4pm) to explain JTP's role and the project objectives to the local community, to begin to understand local issues and aspirations and to encourage participation at the Community Planning Weekend.

Further pre-arranged meetings and conversations were held with residents of St John's Almshouses, students at Peter Symonds College, Christ Church Centre Street Pastors, students at Westgate School and local businesses/market traders and landowners.

A publicity flyer was distributed to approximately 13,000 households in Winchester via the Mid Hampshire Observer, advising the local community of the SPD engagement process and encouraging their attendance and participation in the CPW. The flyer also included the details of a telephone information line and a contact email to allow people to get in touch with and request further information about the process.

A large banner advertising the CPW was suspended across the High Street for a week prior to the event. A large poster was displayed in the Council office.

Press advertisements and media releases were distributed through the Mid Hampshire Observer and the Hampshire Chronicle throughout the Community Planning process. Social media was also utilised, with both the Council and JTP tweeting each event at various stages to help reach community users on those platforms.

A web page was set up displaying information and downloads about the proposals and this has been updated throughout the community engagement process. The website URL is: www.centralwinchesterregen.co.uk.

On 24 and 25 March 2017, over 700 members of the community participated at the CPW at the Guildhall to help create a Vision for the CWR area. People took part in workshops, walkabouts and hands-on planning groups to consider key issues and opportunities for the site and its relationship with the existing city. Participation was on a drop-in basis and people could stay for a short while, a few hours or for the whole event. There was also an exhibition explaining the background of the proposal.

Team members were on hand to facilitate the CPW and to answer questions. Community Planning and masterplanning expertise was provided by JTP. Other consultants were Atkins for transport, Osmond Brookes and Rocmor for commercial property, Propernomics for property research, Scarborough's Renaissance for creative and enterprising towns, Snug Architects for urban design and Ubu Design for landscape and public realm.

At the CPW, the local community shared their ideas and experiences with the JTP team through workshops and one-on-one discussions. A huge amount of data was captured through post-it note comments and hands-on planning drawings.

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Following the CPW, street surveys were conducted in Winchester High Street, Stanmore and Winnall, to engage with the age group between approximately 25 to 50 years old, so-called Generation X. A total of 54 questionnaires were completed; 25 in the High Street, 12 in Stanmore and 17 in Winnall.

Surveys with users of the bus station and car parks took place on 23 March (7am – 9pm) and 25 March (10am – 5pm) at five bus stops (South Winchester P&R; East Winchester P&R; Bus Station; The Broadway; & Upper Brook Street) and two car parks (The Brooks and Middle Brook Street).

Before, during and after the CPW, people were also encouraged to complete comment forms and submit them by post or email or simply to email their comments and suggestions to community@jtp.co.uk if they were unable to participate in any of the workshops or roadshow events. Around 150 comments were submitted.

After the public workshop days, the JTP team analysed and summarised the contributions and reported back to the local community at the Guildhall on 4 April 2017.

To engage further with the enterprising and creative business community, a workshop was held on 15 May 2017 to consider their needs and aspirations. Approximately 30 people, including those representing a range of groups and organisations attended. This included 360 Integrated PR, Action Hampshire, Hampshire Cultural Trust, T2 Architects and Winchester Music Project, amongst others.

Further work was then undertaken to develop a Vision for Central Winchester including analysis of Winchester's built form, views, streets and spaces, the emerging design framework and artist's illustrations which were presented to the public Informal Policy Group (IPG) on 4 July 2017. Members of the audience were invited to give their comments and thoughts after the presentation and fed into the SPD process.

Main issues raised and how they were addressed

The JTP team summarised and analysed all of the feedback from before, during and after the CPW and identified a number of key themes:

1. Support for Central Winchester Regeneration
2. Winchesterness
3. Streets, spaces and water
4. "City experience" economy
5. Getting about
6. Buses
7. Heritage and culture
8. Housing and community

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9. Delivery and meanwhile uses
10. Community participation – keep the process going

The first is an overarching theme supporting the positive change which could be brought forward through regeneration of the CWR area in incremental phases. Participants envisaged a mixed-use pedestrian friendly quarter which is distinctly Winchester; this first objective is the vision for the SPD framework and builds upon LPP2 policy WIN4:

The vision for the Central Winchester Regeneration Area is for the delivery of a mixed-use, pedestrian friendly quarter that is distinctly Winchester and supports a vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings of historic interest.

The remaining nine key themes and the nine principles set out in policy WIN4 were distilled and honed into a further eight objectives for the CWR area which development is aspires to meet:

1. Vibrant Mixed-Use Quarter
2. Winchesterness
3. Exceptional Public Realm
4. City Experience
5. Sustainable Transport
6. Incremental Delivery
7. Housing for All
8. Community

A draft SPD was produced based on the outputs of the engagement process as outlined above. **Consulting on the Draft SPD**

The draft SPD was made available to the public following a meeting of the Council's IPG on 30 October. The public, businesses and visitors had the opportunity to find out more and give their initial feedback at a drop-in exhibition event at Guildhall Winchester on 14 November 2017.

The draft SPD was reviewed by the Overview and Scrutiny Committee in November 2017 before the Cabinet gave its approval for the SPD to go to formal consultation on 6 December 2017.

The formal consultation was launched with an exhibition at Guildhall Winchester on 11 December and ran until 5 February 2018.

The consultation was advertised through a public notice in the Mid Hants Observer on 14 December 2017, via letters to statutory and general consultees on the Local Plan database and those on JTP's stakeholder database as well as through articles in a number of newsletters and advertising flyers used at the exhibitions.

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Copies of the draft SPD were made available online and for collection from the Council's main office and at the various exhibition events. Reference copies of the draft SPD were also available to view at libraries throughout the District.

Exhibition boards were placed on display in The Brooks Shopping Centre from 12 December 2017 until 8 January 2018.

A week-long, staffed, touring exhibition ran at various times and locations across the district from 10 – 15 January 2018.

Feedback using an online comment form was encouraged although a printed form with a freepost return address was also available to be downloaded or collected from events and the Council's main office.

JTP and Council officers had over 1,000 interactions with visitors to the exhibition events and 210 written responses were received – 32 from representatives of organisations and the rest from individuals.

Addressing Consultation Feedback

A summary of the key feedback themes from the consultation was shared at a public meeting of the IPG in March 2018.

A list of all the responses received and a document showing the Council's response to the key themes, including how they affected the final SPD, were made available on the Council's website: <http://www.winchester.gov.uk/projects/engagement-and-consultation>

Overall, the consultation showed a wide level of support for the draft SPD, the vision it promoted and the objectives it set out. Whilst there was considerable comment on the detail of the draft SPD, the majority of this was aimed at refining, improving or adding detail to the draft SPD, rather than resulting from fundamental objections. Amongst the themes that emerged from the responses, the following key issues were raised:

1. Sustainability / Environmental Protection
2. Movement Strategy / Bus operations / Cycling
3. Retail
4. Archaeology
5. Design guidance
6. Viability and Delivery
7. Development requirements

As a result of these issues, the following amendments were made:

- A ninth objective 'Climate Change and Sustainability' was added to cover sustainability standards and expectations
- The SPD was amended to include sufficient flexibility to be able to deal with the potential outcomes of the Movement Strategy and to respond to concerns regarding loss of the bus stops outside M&S and Paperchase

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- The SPD was amended to clearly indicate where cycle routes could be and how they could connect with existing routes outside the CWR area
- Recommendations from the Archaeology report produced by an Advisory Panel of independent Archaeology experts was added to the SPD
- The ranges in the land uses table were updated following initial viability assessments and to ensure flexibility to adapt to market changes was maintained
- The key aspirations in relation to development requirements were set out more clearly throughout the SPD

The vision was also amended after it was flagged that the imaginative re-use of existing buildings, where possible applies to all not only those of historic interest.

No amendments were made to the SPD in response the comments received in relation to retail, however a Council response was provided to explain that retail needs reports have been produced which provide evidence and recommendations on future needs, and to address concerns regarding rents and rates, to explain that the Council does not directly control the retail sector costs – rents are established by property owners and are market driven and business rates are set nationally.

A Council response was provided in relation to requests for more consideration and guidance on architectural styles, design and materials, to explain that it is not appropriate to include more detailed design guidance in the SPD as this will be addressed throughout the whole planning process. However, a more detailed section on what the planning process requires including expected developer contributions, community engagement and sustainability was added. And the title of section 2 in the SPD was amended from 'Context' to 'Context and Design Principles'.

In response to the comments related to lack of detail in relation to viability and delivery, the Council explained that it continues to work with consultants assessing scheme options and that next steps will be to assess models for delivery to determine the most appropriate approach.

The revised SPD, incorporating all the changes that were proposed, was recommended by the IPG, reviewed by the Overview and Scrutiny Committee and adopted by Cabinet on 20 June 2018.

For further enquires or if you would like to join our mailing list so we can keep you updated on the next steps please email CWRegen@winchester.gov.uk

The SPD was formally adopted on 20 June 2018.