

Decisions taken by the Cabinet on Wednesday, 9 March 2022

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A7	A land transaction in respect of the River Park Leisure Centre (RPLC) site and associated parking area, bowls club and skate park (less exempt appendix)	<ol style="list-style-type: none"> 1. That having considered the objections received as a result of the public notice under s123(2A) of the Local Government Act 1972, approval is given to enter into an agreement to dispose of the land known as River Park Leisure Centre, Gordon Road, Winchester, as identified by the red line on the plan at Appendix A (“the Site”) of CAB3342, to the University of Southampton on a 150 year lease. 2. That the Heads of Terms are agreed as set out in Appendix B of CAB3342, subject to an amendment in order to ensure that the 	<p>The University of Southampton has approached the council to express an interest in acquiring the former and now decommissioned River Park Leisure Centre, bowls club and skate park hereinafter collectively referred to as “the Site”.</p> <p>Report CAB3342 summarises the objections received in response to the statutory advertisement required for the disposal of open space and then proposes entering into an agreement for the disposal of the Site to the University of Southampton (“the Agreement for Lease”). The</p>	<p>Option 1: Refurbishing the existing River Park Leisure Centre</p> <p>Previous committee reports considered the option of refurbishing the existing leisure centre but it was determined that the building was beyond its useful life and would require in excess of £10 million to bring it up to a suitable standard. Although the old leisure centre was much loved locally, in addition to the new sport and leisure park at Bar End, there are several other private leisure providers in the city centre and as demonstrated through the Sports Facilities Needs Assessment (2017 to 2037) it is not required to</p>
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		<p>skatepark is leased back to the council. The Heads of Terms include a five year 'longstop date' during which period the University of Southampton will investigate and apply for planning consent, with the usual public notices, for their proposed development.</p> <p>3. That authority be delegated to the Corporate Head of Asset Management to enter into an Agreement for Lease with the University of Southampton in keeping with the Heads of Terms and the above amendment in respect of the skate park, including authority to agree the purchase price with The University of</p>	<p>objections have been considered and an agreement to amend the Heads of Terms has been secured in order to ensure that the skatepark is leased back to the council so that the continuation of the skate park is secured under the council's management.</p> <p>There is a five year period during which the University must use reasonable endeavours to bring forward their proposal for a transformational development to the existing Winchester School of Art campus, working with local residents and partners to secure the best outcome for Winchester.</p>	<p>meet current or future demand.</p> <p>This option was rejected by Cabinet by its decision dated 24 June 2020 and is not recommended.</p> <p>Option 2: Potential site for housing development. Housing on the RPLC site is not a good option given that the site is located in a flood risk area i.e. in Flood Zone 2 and 3. The NPPF states that 'Development should not be allocated or permitted if there are reasonable available sites appropriate for the proposed development in areas with a lower risk of flooding'. This option is not recommended.</p> <p>Option 3: Demolition and</p>

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		<p>Southampton on terms that satisfy S123(2) of the Local Government Act 1972.</p> <p>4. That subject to further decisions by the council as to the grant of planning permission for the University of Southampton’s proposed campus scheme and as to the appropriation of those parts of the Site required for the scheme, authority be delegated to the Corporate Head of Asset Management to enter into a lease of the Site with The University of Southampton in accordance with the above-mentioned Agreement for Lease.</p> <p>5. That authority be delegated to the Service Lead Legal the drafting of</p>		<p>restoration as public open space The old leisure centre is sited at the entrance to North Walls Recreation Ground and although it would be possible to demolish and restore the Site to public open space this is not recommended because it does not take the opportunity to make the best use of the Site when other uses would deliver better cultural and economic advantages for local people and the wider city. This option is not recommended.</p> <p>Option 4: Redevelop for surface car parking. There are 192 spaces on the Site at present and the Heads of Terms envisage the retention of 77 spaces.</p>

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		<p>the Agreement for Lease and the lease, and any relevant ancillary agreements as are necessary to implement the recommendations above.</p>		<p>Development of the site for surface car parking would be contrary to the Council's Parking and Access Strategy, Carbon objectives and the Winchester Movement Strategy. This option is not recommended.</p> <p>Option 5: Redevelop the site for a Lido. The council supports open water swimming but due to the current affordability and likely constraints on the Site (which can be found in the 2013 'River Park Leisure Centre Flood Risk Design Note'), the Site is not considered appropriate for a lido. Winchester Town Forum Members have offered to work with the public to look at outdoor swimming opportunities in and around</p>

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				Winchester Town. This option is not recommended.
A8	King George V (KGV) Pavilion Funding	<ol style="list-style-type: none"> 1. That capital expenditure of up to £2,190,000 (bringing the total expenditure approved to £2.3m) be approved for the construction of the new KGV Pavilion, subject to successful funding applications set out in Table 2 Project funding. 2. That the Corporate Head of Economy & Community submit an application for grant funding to the District Wide Community Infrastructure Levy for the sum of £450,000. 3. That £450,000 of District Wide CIL funding be agreed, subject to the due 	The new pavilion at KGV has been considered for some years and has now reached an important milestone in seeing the scheme come to fruition. The new pavilion, adjacent to the new Winchester Sport and Leisure Park and the University of Winchester Sport Ground, will create a hub of high-quality, sports and community facilities. This replaces out-dated, underused and inaccessible pavilions with a larger, accessible, modern facility designed with sustainability and carbon saving measures that supports the development of grass roots football, especially women's,	<p>Do not replace the existing pavilions: This was rejected as both facilities are considered to be beyond their useful life, do not provide appropriate disabled access and have very poor thermal efficiency. Cost of continued repair and maintenance does not represent value for money and also impacts on the council's ability generate income from bookings for the playing pitches.</p> <p>Replace both pavilions like for like: this was rejected as being more costly than replacement with a single larger facility, with efficiencies also gained in</p>

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		<p>diligence assessment and support of the application in April by the council's CIL Informal Panel.</p> <p>4. That subject to the securing of all required funding, the Corporate Head of Asset Management be authorised to invite and evaluate tenders and to award a design and build contract to the preferred bidder in accordance with the Public Contract Regulations 2015 and Councils Contract Procedure Rules for the construction of the KGV Pavilion.</p>	<p>girls' and youth football. This is enhanced by the inclusion of a club room that can be used independently for community and social events and activities.</p> <p>Report CAB3341 sets out the sport and community benefits and outcomes, associated design requirements and costs for the new development. This forms the final business case for the development of the KGV Pavilion and seeks approval for budget expenditure to enable officers to move to the next stage of inviting tenders for the construction works.</p>	<p>on-going management and maintenance.</p> <p>Replace both pavilions with a smaller new facility: this was rejected as a smaller facility would not provide the accessible range of changing rooms, showers and toilets etc. to meet football association standards to support the league football clubs or cricket clubs' use. The addition of a club room enables a more ambitious business plan to increase income generation and open up the pavilion for use by a wider range of people.</p>

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A9	WCC Landscape Character Assessment Supplementary Planning Document	<ol style="list-style-type: none"> 1. That the public consultation responses as set out in Appendix A of report CAB3337 be noted. 2. That the proposed Landscape Character Assessment Supplementary Planning Document be adopted, as set out within Appendix B of CAB3337, subject to necessary minor amendments. 3. That authority be delegated to Strategic Director Place, in consultation with Cabinet Member Built Environment, to make final minor amendments to the Supplementary Planning Document prior to adoption. 	<p>Report CAB3337 recommends the adoption of the updated Landscape Character Assessment as a Supplementary Planning Document.</p> <p>Landscape Character Assessments are produced by local authorities to identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced, and valued by people. For these documents to carry as much weight as possible in the planning decision-making process they need to be adopted by the City Council as 'Supplementary Planning Documents' (SPD).</p>	<p>The option of updating the existing Landscape Character Assessment, but not affording it the additional planning weight that a SPD would provide, was an option considered. This was rejected as LCAs are vital in informing planning decisions and more weight can be given to a new document which has been through the SPD process before being formally adopted by the council.</p>

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A10	Parking charges review	<ol style="list-style-type: none"> 1. That changes to the parking tariff in Winchester Town (in addition to the previously agreed changes to City Centre Parking outlined in the 2022/23 Fees and Charges Paper (CAB3326)) as set out in paragraph 12.4 and appendix 1 of report CAB3330, with the exception of the river park leisure centre (RPLC) car park which should be £15.50 for over 4 hours Monday to Friday, be advertised and implemented in October 2022. 2. That a consultation is undertaken in the summer (for a 6 week period and will report back to Cabinet in the 	<p>The Council, as part of the Air Quality Management Area action plan, has committed to consider a differential parking charge tariff based on vehicle emissions. This report recommends that a consultation is undertaken on how that might be done and that a further report be brought back to Cabinet in due course setting out the results of the consultation and next steps.</p> <p>In addition to the previously agreed changes to City Centre Parking outlined in the 2022/23 Fees and Charges Paper (CAB3326), this proposal:</p> <ul style="list-style-type: none"> • Seeks approval to consult on an Air Quality Surcharge in the Winchester air quality management area. 	<p>The option of not increasing any parking charges was considered but it was felt that as the Council has an agreed air quality strategy, which was fully consulted upon, that some changes are required in order to deliver objectives and actions in that strategy. This approach also supports meeting wider objectives in relation the Winchester Movement Strategy and carbon reduction objectives. Increasing central charges further was also considered but felt that this would not to be the right time due to businesses still recovering from the impacts of Covid.</p>

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		<p>autumn) for a scheme to charge vehicles based on vehicle emissions.</p> <p>3. That the Head of Programme and Head of Legal Services be authorised to enter into a new parking management agreement with New Alresford Town Council for Arlebury Park car park, New Alresford.</p>	<ul style="list-style-type: none"> Proposes extra measures to reduce car movements in the central air quality zone and improve air quality by removing the free half hour ticket for City Centre On Street Parking and introducing a free hour ticket in Park & Walk Car Parks. Recommends increasing central zone Season Tickets to ensure they remain consistent with parking day rates and an improved Season Ticket offer for park and ride. 	
A11	Parking and access plan improvement programme	<p>1. That an additional budget of £70,000 (total £100,000) be approved for the upgrade of pay machines in order to roll out contactless payments and to support the potential introduction of a differential charging scheme based on vehicle emissions across the</p>	<p>The purpose of report CAB3329 is to consider and agree the proposed Parking and Access Improvement Programme for 2022/23 and an indicative programme for 2023/24.</p> <p>The programme consists of both capital and revenue expenditure and is part of the</p>	<p><u>If we do not invest in decarbonisation and air quality initiatives we will fail to deliver core council priorities in both these areas</u></p> <p>Not investing in Council car parks and their infrastructure may lead to financial loss if car parks are not able to be used or are unattractive to</p>

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		<p>central Air Quality Management Area.</p> <p>2. That expenditure of £590,000 for the car park major works programme 2022/23 be approved, as outlined in appendix A of CAB3329.</p> <p>3. That it be noted that the indicative programme for 2023/24 is yet to be fully defined subject to condition surveys and further evaluation work being completed.</p> <p>4. That a change in relation to The Dean Car Park at Alresford from 47 to 42 spaces and expenditure of £1,005,000 be approved (as outlined in paragraph 13.2 of the report).</p>	<p>Council's Asset Management Plan and delivery of the Parking and Access Strategy across the whole district.</p> <p>The City of Winchester Movement Strategy recognises the importance of parking as a means to help manage traffic movements through the city and, as part of this objective, the need for additional park and ride provision has been identified. Parking management is also a tool to support wider traffic management which enables us to address the Climate Emergency and improve air quality.</p> <p>The report also covers progress made in 2021/22 programme for maintaining and improving parking assets and sets out additional</p>	<p>drivers. Losses may also result if accidents occur which generate successful claims against the Council. There is also a risk of reputational damage to the Council, and an adverse impact on the city and market towns' economies, through lack of good quality parking provision which help to underpin these locations in terms of meeting business and visitor needs.</p>

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		<p>5. That authority be delegated to the Head of Programme in consultation with the Corporate Head of Asset Management and Cabinet Member for Economic Recovery, to procure and to make minor adjustments to the programme in order to meet maintenance and operational needs of the car park service throughout the year, as required.</p>	<p>proposals for maintenance and enhancements of car parks for 2022/23 and beyond including proposals for digital transformation and customer service improvements in relation to parking services.</p> <p>An update is provided within this report on works still to be delivered or that are no longer required as the business needs have changed. A key part of this has been the impact of, and the response to, COVID 19 which has had a significant effect on traffic levels, parking patterns, and driver behaviour. It has also had a direct impact on progress on a number of projects.</p> <p>In addition, the County Council has indicated that</p>	

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			<p>subject to a formal decision in March 2022 that it intends to take back the traffic management and the on-street parking agency agreements. The proposals in this report have taken this into account, in terms of priorities and approach, and to reflect the likely arrangements once the agencies have been transferred back to the County Council.</p>	
A12	Risk Management Policy 2022/23	That the Risk Management Policy for 2022/23, its Risk Appetite Statement for 2022/23 and the appended Corporate Risk Register be approved.	Report CAB3338 presents the annual review of the council’s Risk Management Policy and Risk Appetite 2022/23. These define the council’s arrangements for identifying and managing risks and its integration with corporate governance and performance management.	Changing the risk appetite to reflect either a decreased or increased comfort with accepting different levels of risk, and determining which levels of risk are unacceptable.

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			<p>There have been updates and additions to the key risks that appear on the Corporate Risk Register over the course of 2021/22, resulting from the quarterly reviews by ELB and Audit and Governance Committee.</p> <p>The report seeks consideration and approval of the reviewed Risk Management Policy and Risk Appetite Statement for 2022/23</p>	