

**Decisions taken by the Cabinet on Wednesday, 21 June 2023**

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

A8	Concept Masterplan governance	That the approach to Concept Masterplanning, as set out in appendix 1 of report CAB3408 be approved.	<p>Report CAB3408 sets out the Council’s approach to concept master planning and seeks agreement that the approach is used to support the delivery of all significant development sites in the district unless a Supplementary Planning Document (SPD) has been adopted for the site so as not to add unnecessarily to the financial burdens on development.</p> <p>For the Council, this could help to clarify design expectations early in the planning process, set a clear vision for the site, inform infrastructure and viability assessments and identify</p>	Emerging local plan policy requires any new application for development of this site to be preceded by, and consistent with a comprehensive masterplan. It is therefore appropriate for the masterplanning approach that concept masterplan be considered and agreed by Cabinet.
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			<p>requirements for developer contributions or other investment. For the developers, help to evolve their own vision for a site, assess options, engage the local planning authority and community in pre-application discussions and support an outline planning application.</p> <p>The Council is also bringing forward a new Local Plan and has concluded its consultation on its Regulation 18 draft local plan after reviewing the policy to ensure it is deliverable in the next plan period. The emerging plan policy – Strategic Policy D5 [Masterplan] states that proposals for significant development on sites occupied by major landowners/users will be</p>	

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			permitted where they accord with the Development Plan and are consistent with a comprehensive and evidence-based site wide masterplan which demonstrates how high-quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested.	
<b>A9</b>	Bushfield Camp concept masterplan	1. That the concept masterplan process as undertaken by the applicants be supported and the accompanying technical document that has helped to inform the preparation of the concept masterplan for Bushfield Camp, which has been undertaken in general conformity with the Councils emerging	Land at Bushfield Camp, Winchester is allocated for employment in the current adopted Winchester District Local Plan Part 1 (Policy WT3). The policy sets out the requirement for a conservation led approach to development of the site and a range of detailed policy criteria that any future planning application will be assessed against. The	Emerging local plan policy requires any new application for development of this site to be preceded by, and consistent with a comprehensive masterplan. It is therefore appropriate for the concept masterplan to be considered and endorsed by Cabinet.

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		<p>master planning process be noted; and</p> <p>2. That the Bushfield Camp concept masterplan that is attached at Appendix 1 of the report along with the accompanying technical document attached at Appendix 2 be agreed as a material consideration to inform the development management assessment of the planning application.</p>	<p>current plan was adopted in March 2013.</p> <p>The Council is bringing forward a new Local Plan and has concluded its consultation on its Regulation 18 draft local plan after reviewing the policy to ensure it is deliverable in the next plan period. Recognising the changing nature of employment uses, the policy for Bushfield Camp has been amended to support a high quality flexible business and employment space, an innovation/education hub and creative industries.</p> <p>The emerging plan policy will require any future application at the site to be preceded by and consistent with a comprehensive and evidence</p>	

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			<p>based site wide masterplan that has been undertaken in conformity with the Councils master planning process. This will demonstrate how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is endorsed by the local planning authority as a material consideration for development management purposes.</p> <p>The applicants have entered into a planning performance agreement with the local planning authority to enable the council's planning team to comment on the site context and masterplan as it has evolved. The site promoter has undertaken a series of community events</p>	

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			<p>and where appropriate taken on board comments received.</p> <p>Report CAB3378 explains the process undertaken by the applicants in preparing their concept masterplan and seeks Cabinet agreement for this concept masterplan prior to the submission of a related planning application.</p> <p>The concept masterplan approach for Bushfield Camp has been undertaken in conformity with the master planning approach being reported for agreement by Cabinet.</p>	
<b>A10</b>	Park and ride bus contract	1. That the Strategic Director be given delegated authority to seek tenders based on options as outlined in the report, and to agree	The purpose of report CAB3397 is to recommend options as to how the Park and Ride (P&R) bus service could operate in future under a new contract. Approval is	The Park and Ride service operates from two main car parks owned by Hampshire County Council and leased to the city council. In previous years the County Council

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		<p>tender documentation to be used pursuant to the Public Contracts Regulations 2015, selection criteria, and the detailed evaluation criteria for the award of the contract based on a 80% price: 20% quality ratio. and that the tender be advertised as set out in full in Appendix A of report CAB3397 and include the following key provisions:</p> <p>a) Vehicles should be specified as new at the beginning of the contract with Zero Emissions, a minimum capacity of 70 passengers and a maximum length of 12.5 metres.</p>	<p>sought for the retendering of the Park and Ride contract as set out in the recommendations. The current contract is due to expire on 18 April 2024. This was an eight year contract which commenced in April 2016.</p> <p>The park and ride service is an integral part of the Winchester Movement Strategy and supports the achievement of the Council's carbon reduction targets by providing an affordable alternative to parking within the city centre</p> <p>Despite year-on-year growth on the P&amp;R from 1993 to 2019, the lasting effects of the pandemic continue to impact working patterns and usage to the extent that passenger levels and</p>	<p>had assisted in the operation of the P&amp;R service, and for some time had shared the financial support obligations necessary to run the service. With county council staff mainly not working in the office they are no longer contributing to the cost of the bus service and furthermore income from users visiting the county council offices has diminished. A key option would be to hand back the operation of the P&amp;R service to the county council rather than the city council subsidising its cost. This option is not favoured despite the ongoing and increasing costs of the service as it felt that the off-street parking services should be managed in an integrated and coordinated way so as to deliver the Council's</p>

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		<p>b) To include a tender option that allows for Euro VI standard buses (reuse of the existing or same specification buses) so that the comparison cost of a Zero emission vs conventional bus can be determined. This option will also include use of HVO as an alternative fuel.</p> <p>c) To include tender options to allow for a contract period of 8 years in the case of Zero Emission Buses and up to 5 years in the case of conventional buses.</p> <p>d) To allow for a peak time vehicle frequency of 10 minutes (7 bus operation) and off-peak (and Saturday) frequency of 15</p>	<p>associated income from passengers remain at less than 60% of pre-covid levels, whilst the operational costs (mainly the bus service) continue to increase due to fuel and driver costs. This has long term implications for the financial operation of the P&amp;R service and will influence the choice of vehicle to operate the service for the next contract period.</p>	<p>movement strategy. .</p> <p>As part of the background work carried out, some of which was in conjunction with City Science, a number of operational options were considered and dismissed. These were discussed within the section 11 above as were considered to be variations rather than options.</p>



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		<p>minutes (4 buses).</p> <p>f) To operate the P&amp;R service six days a week from 0625 to 1930 (Monday to Friday) and 0700 to 1930 (Saturday).</p> <p>g) In the in the case of a Zero Emission bus contract the maximum age for the vehicles at the end of the contract be 8 years. In the case of a Euro VI bus contract the maximum age for the vehicles at the end of the contract be 13 years</p> <p>h) To run a 'linked' bus route, connecting all the City's Park &amp; Ride sites as detailed in Appendix E of the report.</p> <p>i) To allow for enhanced levels of operation during the five weeks before</p>		

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		<p>Christmas including provision of a Christmas Sunday shuttle service.</p> <p>j) In the case of a Euro VI standard bus contract the notice of termination be set at a level of six months to allow for a scenario where WCC is successful in obtaining grant funding for a replacement Zero Emission bus contract.</p> <p>2. That the outcome of the tendering process be reported to Cabinet in Autumn 2023 for approval to award the contract and noting that this will need to be considered in relation to the council's overall budget position and in context of car parking charges.</p>		

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		<p>3. That the tendering process recommended in the previous recommendations is subject to achieving agreed heads of terms with Hampshire County Council for lease renewals for South Winchester, Barfield and St Catherine’s Park and Ride car parks.</p> <p>4. That the Corporate Head of Asset Management be authorised to enter into lease renewals for South Winchester, Barfield and St Catherine’s Park and Ride car parks and negotiate terms.</p>		