



Meeting	The Scrutiny Committee
Date and Time	Monday, 14th October, 2024 at 6.30 pm.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (youtube.com/WinchesterCC) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting (5pm Tuesday, 8 October 2024). Please see below for details on how to register to attend. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

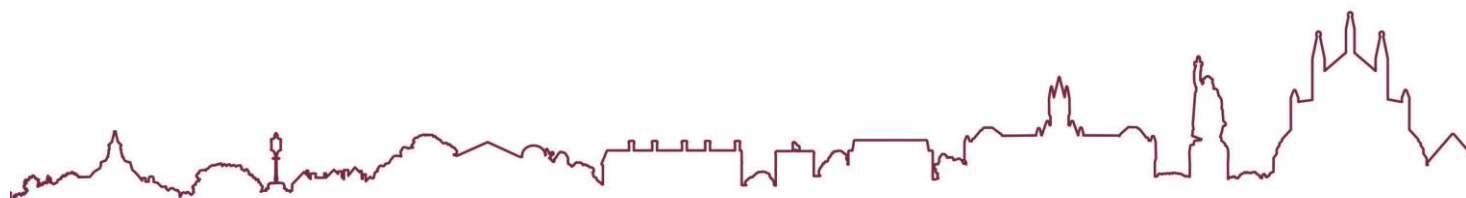
AGENDA

- 1. Apologies and Deputy Members**
To note the names of apologies given and deputy members who are attending the meeting in place of appointed members.
- 2. Declarations 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.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

- 3. Chairperson's Announcements**
- 4. Minutes of the meeting of the 4 September 2024** (Pages 5 - 12)
That the minutes of the meeting be signed as a correct record.



5. **Public Participation**

To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Committee.

Members of the public and visiting councillors may speak at the committee, provided they have registered to speak three working days in advance. Please complete [this form](https://forms.office.com/r/Y87tufaV6G) (https://forms.office.com/r/Y87tufaV6G) by 5pm Tuesday, 8 October 2024 or call (01962) 848 264 to register to speak and for further details.

6. **Bar End Depot, Bar End Road, Winchester - Disposal (less exempt appendices)** (Pages 13 - 60)

RECOMMENDATION:

It is recommended that the committee scrutinise and comment on the proposals within the attached cabinet report, ref CAB3447 which is to be considered by cabinet at its meeting on the 15 October 2024.

NOTE

This report contains exempt appendices (appendix 3, 4 and 5), if members wish to discuss any part of these exempt papers, then the procedure under agenda item 6a applies.

a) **Bar End Depot, Bar End Road, Winchester - Disposal (exempt appendices)** (Pages 61 - 72)

To consider whether in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

To pass a resolution that the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100 (I) and Schedule 12A to the Local Government Act 1972.

7. **Council Plan 2025-30 (Presentation)** (Pages 73 - 108)

RECOMMENDATION:

The Scrutiny Committee is asked to consider the priorities in the current Council Plan and review and comment on the direction of the new Council Plan, including the vision, themes and priorities.

8. **To note the latest Forward Plan of Key Decisions** (Pages 109 - 116)
The current forward plan of key decisions for the period November 2024 to January 2025 is attached to this agenda.
9. **To note the latest Committee Work Programme.** (Pages 117 - 118)
The latest version of the committee work programme is attached.

Laura Taylor
Chief Executive

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4 October 2024

Agenda Contact: Matthew Watson, Democratic Services Officer
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**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

THE SCRUTINY COMMITTEE – Membership

Chairperson: Councillor: Brook **Vice Chairperson:** Councillor Wallace

Committee Members.

Councillors:

Achwal V
Batho
Clear
Laming
Pett
Reach
Bolton

Quorum = 3 Members

Relevant Cabinet Members

Having regard to the content of the agenda, the Chairperson requests that The Leader and all relevant Cabinet Members attend meetings of the committee

Public Participation

A public question and comment session is available at 6.30pm for a 15 minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 at least three days in advance of the meeting (5pm Tuesday, 8 October 2024) for further details. If there are no members of the public present at 6.30pm who wish to ask questions or make statements, then the meeting will commence.

Filming And Broadcast Notification

This meeting will be recorded and broadcast live on the Council's YouTube site and may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Voting

1. Apart from the Chairperson, every member has one vote when a matter before the meeting requires a decision.
2. In the event of an equality of votes, the Chairperson may exercise a casting vote and that vote may be exercised in any way seen fit.
3. A member may abstain from voting or vote differently from how they may have indicated during the debate, without further explanation.
4. The way each member voted will not be recorded in the minutes, unless a motion to have a recorded vote has been passed.

Terms Of Reference

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

Public Document Pack Agenda Item 4

THE SCRUTINY COMMITTEE

Wednesday, 4 September 2024

Attendance:

Councillors
Brook (Chairperson)

Wallace
Achwal V
Batho
Clear

Pett
Reach
Bolton

Apologies for Absence:

Councillor Laming

Other members in attendance:

Councillors Lee, Cook, Cutler and Tod

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for the meeting were noted as above.

2. **DECLARATIONS OF INTERESTS**

Councillor Wallace declared a non-pecuniary interest concerning items upon the agenda that may be related to his role as a County Councillor.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson advised members of an additional meeting of the committee that had been scheduled for the 3rd October 2024.

4. **MINUTES OF THE MEETING OF THE 29 JULY 2024**

RESOLVED:

That the minutes of the previous meeting held on 29 July 2024 be approved and adopted.

5. **PUBLIC PARTICIPATION**

Councillor Sue Cook addressed the Committee regarding item 6 (Q1 Finance & Performance Monitoring) and asked a number of detailed questions and points of clarification on a range of matters. A number of these points were subsequently raised during the meeting and the Chairperson asked Councillor Cook if she could forward her questions to officers for a response to be provided outside of the meeting.

Councillor Danny Lee addressed the Committee regarding item 6 (Q1 Finance & Performance Monitoring), item 7 (Housing Revenue Account outturn 23/24), item 8 (General Fund outturn 23/24) and item 9 (Forward Plan of Key Decisions) and asked a number of detailed questions and points of clarification on a range of matters. A number of these points were subsequently raised during the meeting and the Chairperson asked Councillor Lee if he could forward his questions to officers for a response to be provided outside of the meeting.

6. **Q1 FINANCE & PERFORMANCE MONITORING**

Councillor Neil Cutler, Deputy Leader and Cabinet Member for Finance and Performance introduced the report, ref CAB3469 which set out proposals for the Q1 2024/25 Performance Monitoring, (available here). The introduction included the following points.

1. He advised that following the recent corporate peer challenge, it was concluded that the City Council remained a high-performing authority. Financial management was noted as strong, mitigating immediate risks to the council.
2. The new direction for quarterly performance reporting was acknowledged as an opportunity to refocus performance management. This process would drive delivery and track progress on the council's corporate priorities.
3. Councillor Cutler highlighted that the new report presented information in a more streamlined format. Last year's quarterly reports averaged 115 pages, while this report was significantly reduced to around 40.
4. Key council priorities were set out in the report, along with a summary of progress achieved in the quarter and actions planned for the next quarter. These were broken down by Tier 1 projects and major programmes, with progress tracked using a red, amber, and green (RAG) status system.

Simon Howson, Senior Policy and Programme Manager advised the committee that the new report format aimed to provide essential data while significantly reducing its length, focusing on the Council Plan's five key priorities. He confirmed that financial performance data for both the General Fund and the Housing Revenue Account (HRA) was included.

The committee was asked to raise with the Deputy Leader or relevant Cabinet member any issues arising from the information in this report (CAB3469), which was being presented to Cabinet on the 11th of September 2024, and to consider whether there are any items of significance to resolve or to be drawn to the attention of Cabinet.

The committee proceeded to ask questions and debate the report. In summary, the following matters were raised.

1. Further information was requested about the council's policy for managing invasive species.
2. A question was raised about the carbon neutrality action plan, specifically asking for details on the "cargo bike last-mile delivery scheme."
3. Further information was requested about the rerouting of the waste and recycling rounds, and if ward members would be informed of the changes.
4. A question was asked about the amber RAG status for TCE1 and TCE2, particularly whether the status was due to outdated data or performance issues.
5. Regarding page 27, a question was raised about projects due for completion in July and August 2024, asking if they were finished as scheduled and if any delays would be reported.
6. A question was asked regarding the targets for TCE1, TCE2, TCE7, and TCE8 as it was felt that these targets had changed without explanation in the report.
7. A question was asked about whether the 80% target for clearing fly-tips was ambitious enough, given the perceived scale of the problem. Further information was requested regarding whether specific areas with frequent fly-tipping were receiving targeted attention from the council. A request was made for future reports to include footnotes specifying contract terms for fly-tipping clearance response times.
8. A question was raised about environmental concerns with solar panels, for example lead leaching and whether solar panels were the best option for renewable energy, given these environmental concerns, and whether alternatives were being explored.
9. It was noted that on page 35 regarding the New Homes programme the RAG status was amber, but the committee felt the supporting text did not align with this status.
10. A question was raised about the rising number of households on the housing waiting list, and whether this was due to increased demand or other factors. A follow-up question asked about comparing WCC's housing waiting list numbers to other local authorities.
11. Further information was asked about the rise in void properties and whether this was contributing to longer waiting times for housing.
12. A question was raised about the results of the tenant questionnaire on repairs and maintenance, and when the findings would be available for Councillors.
13. A question was asked regarding HFA4 and specifically in understanding the 365-day target.
14. Clarification was sought regarding the 2024/25 target for achieving an energy efficiency rating of C or above in council housing which appeared to be the same for 2023/24. A follow-up question was asked if the cabinet would review its housing energy efficiency targets to ensure they aligned with carbon neutrality goals.
15. Further information was requested about future investments in waste management infrastructure to support the upcoming route changes.
16. A question was raised about potential upgrades to the heating system in council offices to align with carbon reduction goals.

17. Further information was sought about the retrofit programme's progress and when the work would begin. A follow-up asked if the council had a formal system for inspecting completed retrofit work to ensure it met standards.
18. A question was raised about whether revenue from the Guildhall and Abbey House would be reinvested into their maintenance.
19. Clarification was sought regarding how the council would manage GDPR and data security risks in its potential use of AI for data summarisation.
20. A question was raised about whether waste and recycling guidance would be included in the council's event management toolkit.
21. Further clarification was sought about fluctuations in the percentage of revenue spend with local suppliers and if the council was encouraging local sourcing.
22. A question was asked if there were areas in the council's housing stock where energy efficiency work had stalled and how this was being addressed.
23. A question was raised about the council's collaboration with neighbouring authorities on carbon neutrality, specifically on energy efficiency improvements in housing.

These points were responded to by Councillor Neil Cutler, Deputy Leader and Cabinet Member for Finance and Performance, Councillor Martin Tod, Leader and Cabinet Member for Asset Management Simon Hendey, Strategic Director, Liz Keys, Director (Finance) Gilly Knight, Corporate Head of Housing and Simon Howson, Senior Policy and Programme Manager accordingly.

RESOLVED:

The committee agreed to ask the Cabinet Member to consider the following:

1. To provide an update to the committee regarding the council's approach and policy in preventing the spread of invasive plant species,
2. To clarify if/why the targets relating to TCE1, and TCE2, had changed between 2023/24 and 2024/25. If they had, to consider explaining at future Cabinet meeting and in future performance reports to explain any change.
3. To provide a response to the question regarding the heating system efficiency at the City Offices.
4. To consider providing further explanatory text to explain amber/red status within the report.
5. To consider the target relating to HFA1 (% of all WCC homes achieving energy efficiency rating of C or above) as it was believed that the target had not increased for 2024/25 despite progress in the previous year.
6. To review the target relating to HFA4 (Average time for homeless household to receive offer of a permanent home (days -365 days) and to provide further information to the committee regarding its calculation and use.
7. To consider whether issues around waste and recycling would be included in the event planning toolkit.

8. The committee expressed interest in a deeper analysis of fly-tipping data, specifically focusing on the 20% of cases that were not cleared within the set timeframes. The committee discussed potentially forming a task and finish group to investigate this issue further if, after more clarity in the Q2 report, it was still felt necessary.

7. **HOUSING REVENUE ACCOUNT OUTTURN 23/24**

Councillor Neil Cutler, Deputy Leader and Cabinet Member for Finance and Performance introduced the report, ref CAB3465 which set out proposals for the Housing Revenue Account (HRA) Outturn 2023/2024, (available here).

The introduction included the following points.

1. The HRA must be self-financing, ensuring that rents and service charges cover all expenditure.
2. Recent years have presented significant challenges due to economic and financial instability, affecting the HRA's cost base and borrowing costs.
3. Key achievements in 2023/24 included:
 - a. Acquisition of numerous temporary accommodation units through the Local Authority Housing Fund.
 - b. Significant progress in new builds at Winnall, Southbrook, and North Whiteley.
 - c. Increased focus on retrofitting properties to improve energy efficiency.
4. A staffing structure review was conducted, resulting in ongoing savings as outlined in the previous budget report.
5. Overall, the year-end outturn saw an overspend of £350,000 against the agreed budget, with notable cost pressures, especially in repairs and maintenance.
6. Reactive repairs saw an 8% increase in demand, coupled with contract inflation issues, leading to a £2,000,000 overspend.
7. Savings were made through borrowing at lower interest rates, resulting in a £1.6 million saving in interest charges.
8. The report concluded with a mention that future detailed budget planning for the HRA, including addressing the overspend in repairs, and would be part of the November budget options report.

The committee was recommended to scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3465, which was to be considered by the cabinet at its meeting on the 11th of September 2024. The committee proceeded to ask questions and debate the report. In summary, the following matters were raised.

1. Further clarification was sought regarding paragraph 11.2(b), specifically concerning the historic underpayment of cumulative inflation and its impact.
2. Relating to 1 above, further questions were asked about the possibility of broader contract management issues and inflation underpayments and the timespan for potential claims to come forward.
3. Clarification was sought on the status of fire safety provisions referenced in paragraph 11.6(c) of the report.

4. A question was asked on how inflation increases had been addressed in the budget, seeking further information on the broader implications for future financial planning.
5. A question was raised regarding external income, particularly how it was classified and what specific sources contributed to the £1.4 million positive variance.
6. Further details were requested on the depreciation figure in paragraph 11.3(h), specifically why the depreciation charge had been significantly underbudgeted for.
7. A question was raised about vacant staff posts and the progress in recruiting property professionals, especially considering the recruitment challenges mentioned in section 11.6(b).

These points were responded to by Simon Hendey, Strategic Director, Liz Keys Director (Finance), Neil Aitken, Service Lead: Finance, and Kevin Harlow, Finance Manager: Housing accordingly.

RESOLVED:

That the Cabinet Member and officers note the committee's comments.

8. **GENERAL FUND OUTTURN 23/24**

Councillor Neil Cutler, Deputy Leader and Cabinet Member for Finance and Performance introduced the report, ref CAB3464 which set out proposals for the General Fund Outturn 2023/2024, (available here). The introduction included the following points

1. The General Fund revenue budget for 2023/2024, approved in February 2023, was balanced. However, quarterly monitoring throughout the year forecasted a small surplus, culminating in a final outturn surplus of £900,000, up from the previously reported £530,000 in the Q3 report.
2. The final net service surplus was transferred to the transitional reserve to support the Council's transformation programme (TC25), which aims to save £3 million over the next three years, addressing the budget gap identified in the medium-term financial strategy.
3. The surplus was attributed to both baseline (ongoing) variances in core service budgets, as outlined in Section 13 of the report, and one-off budget variances for projects during the financial year, detailed in Section 14 of the report.
4. The capital programme outturn was also presented, with a spend of £6.2 million against a revised budget of £10 million. Councillor Cutler noted that it is not uncommon for large-scale capital projects to experience slippage due to the difficulty in estimating the timing of works.
5. Key capital projects completed in 2023/24 included the opening of the new pavilion at King George V Playing Field; £1.6 million worth of home adaptations for disabled residents; the demolition of the Friarsgate Medical Centre and creation of interim open space; and the completion of the King's Walk refresh.

In addition, Liz Keys, Director (Finance) advised the committee of the use of outturn information to inform the medium-term financial strategy and the development of the 2025/26 budget.

The committee was recommended to scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3464, which is to be considered by the cabinet at its meeting on the 11th of September 2024.

The committee proceeded to ask questions and debate the report. In summary, the following matters were raised.

1. A question was asked regarding the definition of unusable reserves as mentioned on page 90, paragraph 12.3.
2. Further clarification was sought on the visibility of property and asset management as discussed in Section 5 of the report, particularly whether councillors should receive more detailed and regular updates on these matters.
3. A question was raised about how the council's assets were performing compared to benchmarks, with a suggestion that more comparative data would help the scrutiny committee evaluate asset performance.
4. A question was asked about what qualifies for "one-off budgets" and how these differ from regular budgets.
5. Clarification was sought regarding the General Fund Capital Spend, which showed a difference between the original budget and the outturn, and whether there were specific reasons for this.
6. A question was raised about Section 14, noting that some budgets were underspent, particularly those related to the climate emergency and transformation programme.
7. Further clarification was sought on whether anything specific was causing slippage in these budgets and projects.
8. A question was asked about Appendix 5, specifically regarding the reference to the "Bone Store" and its significance.
9. A question was raised concerning Appendix 1 and whether the reserves-related movements reflected an addition of £5.6 million to the reserves instead of the previously anticipated use of £0.9 million.
10. A question was asked about the energy management projects in Appendix 4, specifically regarding the transfer of £125,000 for solar PV at Meadowside Leisure Centre and the details of these projects.

These points were responded to by Simon Hendey, Strategic Director, Liz Keys Director (Finance), and Neil Aitken, Service Lead: Finance accordingly.

RESOLVED:

1. The committee agreed to ask the Cabinet Member to consider the following:
 - a. a possible benchmarking of asset management performance in line with question 3 above.
 - b. To provide a Member Briefing, potentially as part of a wider TC-25 briefing regarding council assets.
2. That the Cabinet Member and officers note the committee's comments.

9. **TO NOTE THE LATEST FORWARD PLAN OF KEY DECISIONS**
RESOLVED

That the October to December 2024 Forward Plan of Key Decisions be noted.

10. **TO NOTE THE LATEST VERSION OF THE WORK PROGRAMME.**
RESOLVED:

That the latest version of the work programme (which can be [found here:](https://democracy.winchester.gov.uk/mgPlansHome.aspx?bcr=1) <https://democracy.winchester.gov.uk/mgPlansHome.aspx?bcr=1>) be noted.

Chairperson

SCRUTINY COMMITTEE

REPORT TITLE: BAR END DEPOT, BAR END ROAD, WINCHESTER - DISPOSAL

14 OCTOBER 2024

REPORT OF CABINET MEMBER: CLLR MARTIN TOD – LEADER AND CABINET MEMBER FOR ASSET MANAGEMENT

Contact Officer: Geoff Coe (Corporate Head: Asset Management)

Email gcoe@winchester.gov.uk

WARD(S): ST MICHAEL

RECOMMENDATION:

It is recommended that the committee scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3447 which is to be considered by cabinet at its meeting on the 15 October 2024.

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REPORT TITLE: BAR END DEPOT, BAR END ROAD, WINCHESTER - DISPOSAL

15TH OCTOBER 2024

REPORT OF CABINET MEMBER: CLLR MARTIN TOD – LEADER AND CABINET MEMBER FOR ASSET MANAGEMENT

Contact Officer: Geoff Coe (Corporate Head: Asset Management)

Email g.coe@winchester.gov.uk

WARD(S): ST MICHAEL

PURPOSE

The former Bar End Depot site ('the Site') is an unoccupied 2.84-acre freehold Council owned site that has been largely unused for over 7 years. It has been identified for a number of years for disposal to facilitate its redevelopment and generate a capital receipt for the Council.

In October 2020, Cabinet approved marketing of the Site, with timing delegated to the Strategic Director, but approval of the preferred bidder would be subject to further Cabinet approval.

Marketing of the Site took place with the benefit of independent advice and was set within the Council's existing policies and statutory obligations. Following a full marketing exercise, that attracted strong market responses, and a comprehensive public engagement process, a preferred bidder has been identified for recommendation. This report seeks Cabinet Approval to the freehold sale of this Site on a conditional contract to McCarthy & Stone, subject to the purchaser obtaining planning consent.

This report sets out the planning policy, public engagement, marketing and bidder selection process that has been undertaken to secure the recommended preferred bidder.

Redeveloping the former Bar End Depot site will:

- (i) create much needed new private and affordable housing for the district

- (ii) provide an important convenience store for the local community, who throughout consultation identified this as their highest priority
- (iii) enhance pedestrian routes through the Site, affording improved access to the Winchester Sports and Leisure Park and other local facilities
- (iv) create new jobs in the local area
- (v) reinforce sustainability of the Highcliffe area
- (vi) include essential healthcare provision for senior residents of the District
- (vii) improve this major gateway entrance to the city in terms of built-form and mixed use
- (viii) be complementary to the Winchester Sport and Leisure Park ('WSLP') and the King George V Pavilion
- (ix) make productive use of brownfield land
- (x) generate a significant capital receipt to help support delivery of Council services.

RECOMMENDATIONS:

1. That Cabinet approve a conditional freehold sale contract (subject to planning) with **McCarthy & Stone Retirement Lifestyles Limited** on the terms set out in the exempt heads of terms at Appendix 5.
2. That authority be delegated to the Strategic Director to agree final details of the contract of sale within the parameters set out in Appendix 5.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 Tackling the Climate Emergency and Creating a Greener District

As part of the bidding and selection process, all parties were asked to explain their commitment to climate change. The proposed scheme is not yet designed but will incorporate best practice. The new homes will be built to standards that are above building regulation energy efficiency standards, thus supporting the Greener Faster Council Plan priority. The redevelopment will improve permeability and pedestrian access through the site and support the Council's '20 minute' accessibility goals. Traffic generation to and from the Site will be minimised due to the proposed user mix typically attracting less car ownership for senior living. The Site currently comprises a range of industrial and commercial buildings and bare concrete hardstanding. Landscaping and green buffer zones, in accordance with the Bar End Design Framework, will significantly improve the Site's biodiversity.

1.2 Homes for all.

Subject to planning consent, the proposed scheme will incorporate 56 senior living units, a 72-bed care home, and 38 affordable housing apartments. Separately from this paper the Council is investigating the potential to acquire the affordable housing units to be retained in the Council's housing revenue account.

1.3 Vibrant Local Economy

The proposed scheme will include a much needed 4,300 sq ft convenience store that will generate an estimated 15 jobs. The senior living and care home buildings will create an estimated 100 jobs.

1.4 Living Well

The provision of a convenience store will benefit the local community. New residents will be encouraged to use the adjoining WSLP. It is anticipated that senior living and some care home residents will make good use of the hydrotherapy pool. There will be greater permeability through the Site to the WSLP. The site's natural environment and biodiversity will be significantly enhanced from its current hard surfaced landscape.

1.5 Your Services, Your Voice

The 2018 Bar End Design Framework and 2016 Highcliffe Community Plan have been comprehensively referenced during the four public engagement events undertaken during 2022 and 2023. The preferred bidder scheme will include all key elements of the 2018 Design Framework and will build on these during the planning application process.

2 FINANCIAL IMPLICATIONS

- 2.1 The disposal of the site will result in a capital receipt. The Council can use capital receipts to fund capital expenditure either for future projects or to reduce the borrowing requirement for previous unfinanced capital projects. As part of Transformation Challenge 25 (TC25), the capital receipt will be applied to reduce the outstanding unfinanced capital expenditure in relation to the Winchester Sport & Leisure Park which stood at £35.7m as of 31 March 2024.
- 2.2 The consequence of applying a capital receipt to the unfinanced capital expenditure will reduce the ongoing Minimum Revenue Provision (MRP) charge, which is equivalent to the repayment of principal, and to either increase the return on investment that the Council receives due to higher cash balances and/or delay the need to externalise borrowing and therefore reduce interest payable. The estimated impact of this is detailed in exempt Appendix 3.
- 2.3 In addition to the reduction in the ongoing cost of borrowing, disposal of the site will remove the current business rates liability from the Council (currently circa £100,000) and so provide further revenue savings.
- 2.4 By applying the receipt to prior years unfinanced capital expenditure, the Council's ongoing expenditure is reduced which helps it meet the target to reduce the forecast deficit and ensures it can continue to deliver high quality services.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 S123(1) of the Local Government Act 1972 provides the Council with the power to dispose of land and property, provided such disposal is for the best consideration reasonably obtainable. This is in addition to the Council's powers under the general power of competence in section 1 of the Localism Act 2011 as well as the Council's powers to dispose of land under Section 123 of the Local Government Act 1972 and Section 233 of the Town and Country Planning Act 1990.
- 3.2 By carrying out a competitive process of inviting bidders to make best bids the Council can demonstrate compliance with the duty to obtain best consideration.
- 3.3 The proposed transaction is a freehold land disposal, the Public Contracts Regulations 2015(PCR) do not oblige the Council to pursue an OJEU procurement process. Only where the purchaser is under an obligation to carry out specified works (conferring a pecuniary benefit for the Council) will that obligation arise and therefore is not applicable in the circumstances within the proposal the subject of this report

4 WORKFORCE IMPLICATIONS

None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The Depot site has been largely unused for seven years, save for use by Hampshire Cultural Trust and temporary uses by construction contractors delivering key projects for WCC, such as WSLP and Winnall Flats. The site was due for marketing in 2021 but the pandemic caused an 18 month hiatus in demand for development sites, while increased costs of construction meant that many schemes became unviable at the time.
- 5.2 The Council has no ongoing requirement for the site, and the development market has recovered to a satisfactory position, sufficient to generate strong freehold bids. A freehold sale represents good use of an unused Council asset and is consistent with the Council's Asset Management Strategy and legal obligation to achieve best consideration.
- 5.3 Redevelopment of the site will enhance the local area in terms of vibrancy, placemaking, provision of housing and convenience retail. This is a gateway site that currently underperforms as a principal route into the city. The proposed scheme is intended to elevate the location and make best use of the brownfield site in delivering Council Plan objectives.

6 CONSULTATION AND COMMUNICATION

- 6.1 The Highcliffe Community Plan 2016 and The Bar End Design Framework 2018 were the result of extensive consultation with the local community over a period of three years. The documents set out local aspirations and adopted a framework for development of the new Winchester Sports and Leisure Park and surrounding area.
- 6.2 As part of the marketing process for the Bar End Depot site, the Council arranged four Highcliffe community engagement events on the 8th March 2022, 21st November 2022, 24th November 2022, and 4th September 2023. The purpose of these events was to inform the community about the Council's marketing programme and seek feedback on the process and outcomes. Ward councillors were also invited to these events.
- 6.3 The Highcliffe Forum presented a petition to Full Council on the 18th September containing 353 signatures from the Highcliffe area. Officers and the leader of the Council met with representatives of the forum on the 16th September to better understand their request contained in their petition. The Highcliffe forum requested that "Winchester City Council provides space for a community hub to serve Highcliffe and the local area in any redevelopment of the Bar End Depot site". Cllr Tod confirmed in response at the Full Council meeting, that this important issue would be considered by Scrutiny Committee and by Cabinet on the 15th October.
- 6.4 Cabinet may wish to consider the relevant factors including chronology of public engagement from the Highcliffe Community Plan 2016 to the delivery of the Council's new King George V pavilion (KGV). The Council are already in dialogue with the Boxing Club about alternative permanent accommodation

and are in direct contact with the Chief Executive of Youth Options to review youth provision priorities across the District.

- 6.5 Priorities voiced by Highcliffe residents in the 2016 Highcliffe Community Plan were incorporated into the 2018 Bar End Design Framework (see para 11.2 below). In response to resident's desire for a community facility, the Council has invested £4 million in the recently opened KGV. There were two rounds of consultation for the KGV Pavilion which concluded 'KGV is a central point for Highcliffe residents to gravitate and meet'. Community feedback called for the KGV pavilion to be available for community purposes and for there to be a community room. This has been delivered and is available for the Highcliffe community. Highcliffe residents also have the benefit of a £42 million leisure park immediately next door, a facility that was not fully envisioned in 2016.
- 6.6 It is worth noting that Highcliffe Forum made no representations for community space on the Site in response to the Local Plan Regulation 18 consultation. It is also worth noting that during the March and November 2022 public engagement exercises it was a convenience store that was highlighted as the community's highest priority and not a community facility.
- 6.7 The proposed development of the Site responds to all elements of the Bar End Design Framework and Highcliffe Community Plan. The decision before Cabinet relates to a disposal of land and not the procurement of community facilities.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The site is contaminated with petrochemicals from its former use and lacks any current environmental diversity. The site will be remediated and presents a significant opportunity for Biodiversity Net Gain.

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Development of the Site incorporating senior living, elderly residential healthcare, and affordable homes represents an inclusive mix of uses. The former two uses will, as a natural consequence, liberate family homes in the district.
- 8.2 A convenience store will provide a greater range of products at more competitive prices than current local provision.
- 8.3 The development will afford permeability for much improved accessibility.
- 8.4 This a disposal of land and not the procurement of services by the Council. Specific details of design will be the subject of a planning application to be submitted by McCarthy & Stone.

9 DATA PROTECTION IMPACT ASSESSMENT

None

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Financial Exposure	Selling the site avoids ongoing maintenance and rates liabilities and produces a capital receipt.	The capital receipt can be used to reduce previously unfinanced expenditure which would reduce the ongoing associated revenue costs.
Exposure to challenge Challenge to achieving best consideration	Comprehensive consultation and full marketing was undertaken independently by commercial agents	
Innovation	N/A	
Reputation The council's reputation could be harmed if it is not possible to demonstrate consultation leading to the recommended decisions and the ability to achieve best consideration	Significant consultation has taken place to inform the marketing of the site. Independent support was employed in the marketing exercise to ensure best consideration was obtained. Independent support was employed for public engagement events.	
Achievement of outcome	Full marketing and selection of a preferred bidder has been undertaken.	
Property	Local vandalism has been an issue that has cost the Council in repairs and security. A disposal limits future liabilities.	
Community Support Community will object to the winning proposal	Series of meetings held with local community. Proposals are subject to statutory planning process where local community will be consulted and will have	Provision of affordable housing as part of the proposals Provision of a convenience store as part of the proposals.

	ability to challenge proposals.	
Timescales The developer could delay progressing the scheme when contracts have been exchanged	The sale contract will include long stop dates by which the developer should achieve certain milestone events	
Project capacity That the developer does not have sufficient capacity to bring development forward	Developer capacity and historical performance to deliver scheme was tested via the marketing and selection process.	
Other	N/A	

11 **SUPPORTING INFORMATION:**

The Site (See plan at Appendix 1) extends to 2.84 acres and is bounded by Bar End Road, Milland Road, WSLP, and Winchester University Sports ground.

- 11.1 The Site is not allocated for development in the Council's Adopted Local Plan as it was used as a Council depot until 2018. The Site is within the settlement boundary (Policy DM1 in Local Plan Part 2, adopted April 2017). The Site is located close to the boundary of the South Downs National Park which means that careful consideration will need to be given to views into the Site, the siting, height and position of buildings and matters such as lighting. As the Site is also located on one of the key radial routes/gateways into/out of the city centre careful consideration will also need to be given to the design and layout of the site and in particular any buildings that front Bar End Road.
- 11.2 The future redevelopment of the Site has been the subject to range of public engagement and consultation events including:

The Highcliffe Community Plan 2016: Defined the community aspirations for the local area which included:

- A local convenience store
- Permeability from Highcliffe to the new WSLP
- Buffer zones of green space
- Height restrictions on new buildings
- Community space
- Mixed uses

The Bar End Design Framework 2018: Adopted a design framework for the WSLP and the surrounding area including the Site. Theme 4 on pages 22 and 23 of this document make reference to:

- Appropriate separation distances with existing adjoining residential properties

- Uses that take account of the new WSLP
- A buffer of natural vegetation along the northern boundary of the depot site
- Low vehicular traffic generation
- Vehicle access from within the WSLP site
- Improved pedestrian access across the western side of the depot site
- Scale and massing of buildings to be limited to a maximum height of 12m (3 or 4 stories) towards the north of the site and no more than the height of the new WSLP building on the south side.
- Noisy and polluting uses to be avoided.

11.3 Regulation 18 Local Plan:

In recognition that the Site is previously developed land (pdl) and the need to make the best use of vacant pdl, Policy W9 in the Regulation 18 Local Plan allocated the site for a mixed-use development including 30 residential dwellings, specialised facilities which include an element of care and residential development and a local convenience store. As a result of the 6 week public consultation on the Regulation 18 Local Plan there were only minor changes to the wording of the supporting text and Policy W9. These changes were mainly in relation to addressing the comments that were submitted by the Environment Agency in relation to the Site being located on a principal aquifer and ensuring that any proposed development avoids contamination to the aquifer.

Regulation 19 Local Plan

- 11.4 At a meeting of Full Council on the 28th August 2024, Full Council agreed a six week public consultation on the Regulation 19 Local Plan which is now underway and this continues to allocate this previously developed site for mixed use development.

11.5 **Public Engagement and Marketing:**

Prior to engaging selling agents to undertake Stage One marketing to secure 'expressions of interest', the Council wanted the Highcliffe community to comment upon the programme for disposal, the potential for a healthcare use and any other suggested uses they may have for the site. A public event was held at the WSLP on 8th March 2022 with display boards providing background information and context for the site. The response was supportive of healthcare use and proposed development timeline, but the key theme to emerge was the community's wish for a convenience store.

Vail Williams (selling agents) were instructed to approach the market in June 2022 for 'expressions of interest' in the site. This exercise attracted 47 written expressions of interest from a wide range of developers and occupiers. It was important to feed these potential uses back to the Highcliffe community, so two further public engagement events were arranged for 21st November 2022 (for community groups and Cllrs) and the 24th November 2022 for the general public.

The November 2022 round of engagement sought to gather views of respondents preferred uses for the site, based upon the uses put forward by the market in Stage One marketing (for Expressions of Interest).

For commercial reasons, it was not possible to share the names of occupiers and developers who submitted expressions of interest. Instead, these expressions of interest were shown and arranged into six categories. Respondents were asked to rank their most to least preferred use for the site. The categories were:

1. Residential
2. Light Industrial
3. Healthcare
4. Retail
5. Leisure and Fast Food
6. Mixed-use

Where a respondent chose 'Mixed-use' as their most preferred use, they were asked to provide what their preference of uses would be. Findings from this engagement event were taken into consideration to help inform the Council's Stage Two marketing of the site for formal offers, launched in summer 2023.

Respondents fell into two categories (i) those living in St Michael's Ward (including Highcliffe) and (ii) those living in the wider Winchester area and beyond. The highest preference, across all respondents was for a mixed-use development to come forward.

For those responding to the engagement event living within St Michael ward, there was a preference in favour of retail as the most preferred use. Outside of the ward, there was a significant degree of preference for leisure and fast-food uses.

While residential was viewed as a less preferable use by those living outside of the local area, respondents living within St Michael's Ward (including the Highcliffe area) were more favourable. Of those who commented specifically on a residential use coming forward, respondents were keen to see affordable housing that was suitable for existing residents but not students.

A healthcare use, between both groups of respondents was viewed as neither preferable or unpreferable.

A light industrial use for the site was seen as the least preferred use by both groups of respondents.

The Council's conclusions on target uses for Stage 2 marketing were:

- Residential – favoured locally and aligns with Council aspirations.
- Light Industrial – was discounted as least favoured use and one that is least compatible with the neighbouring residential and leisure uses.
- Healthcare – previously supported by Highcliffe residents at the March 2022 public engagement.
- Retail – food retail was the local community's most preferred use.
- Leisure and Fast Food – discounted due to this representing (i) the least valuable site value, (ii) an inappropriate use of public funds given the existing £42m leisure facility recently built by the Council next door, and (iii) a conflict with city centre food & beverage provision.
- Mixed-use – The local community and Council aspirations agree that a mixed-use development would be a preferred outcome.

The proposal to target residential, healthcare and food retail uses for Stage 2 marketing was taken to a fourth community engagement event held on 4th September 2023 at the Guildhall, with the Council Leader and ward councillors in attendance.

Redwood media consultants were appointed to advise and assist in all public events.

- 11.6 **Bidder Selection:** Stage 2 marketing for formal bids started in October 2023 and concluded in November 2023 with 27 formal bids. The top four bidders were interviewed, followed by a request for best and final bids from each party. The following table provides a summary of the final shortlisted bids, excluding the commercially sensitive information. The full table with the financial bids is included as exempt Appendix 3.

Bar End Shortlisted Bids. Scores.

Scoring 1 to 5

- 1 = Unsatisfactory. Lacks supporting evidence.
- 2 = Not at required level
- 3 = Satisfactory
- 4 = Good
- 5 = Excellent

Evaluation Criteria	Bidder A Net Bid	Bidder A Score	Bidder B Net Bid	Bidder B Score	Bidder C Net Bid	Bidder C Score
Price		5		4		3
Covenant Strength & Funding		5		3		3
Delivery method	In-house construction team and sub-contractors	5	Tendered building contractor	3	In-house construction team and sub-contractors	5
Experience and Track Record		5		3		5
User Mix		5		5		5
Planning Policy & Bar End Framework Compliance		4		5		5
Highways Compliance		3		3		3
Use Compatibility with WSLP		4		4		5
Affordable Housing Offer	40% of entire scheme (38 units) Discount to market value not stated.	5	47% of market housing (21 units) at 76% of market value	3	40% of market housing (25 Units) at 60% of market value	4
Total Score		41		33		38

11.7 11.7 As can be seen across all criteria the ranked scores shows that Bidder A, McCarthy & Stone, score the highest and is thus the recommended bid.

11.8 The **redacted outline Heads of Terms** proposed in the sale to McCarthy & Stone include:

11.8.1.1 The Freehold sale of 2.84 acres of land comprising the former Bar End Depot site

- 11.8.1.2 Within six months from exchange of contracts the purchaser shall submit a planning application for development of 56 retirement living apartments; a 72 bed care home; 38 affordable housing units; and a 4,300 sq ft convenience store. There will be a 24-month longstop date for obtaining planning permission.
- 11.8.1.3 Subject to a minimum guaranteed price, there will be deductions allowed for S106, S278, Biodiversity Net Gain, nutrient, and CIL contributions; demolition, contamination, foundations, and utility connection costs.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 Do Nothing: Discounted due to ongoing financial liabilities and not a good use of Council assets.
- 12.2 Leisure: Discounted due to the significant investment already made by the Council in the adjoining WSLP and KGV Pavilion.
- 12.3 Light Industrial: The least compatible use for the location due to potential noise and traffic generation.
- 12.4 A high-level request for community space had been initiated by the Highcliffe Forum during previous public engagement, although with no specific information on how such a facility would be used, funded or operated. The most recent request was received via petition after the marketing process had concluded. Although possible to re-market the Site with a requirement for a community space, this would undoubtedly impact negatively on the reputation of the Council and the outcomes of any future marketing process. Inclusion of a community space would have to be at the expense of a convenience store or affordable housing provision and would adversely affect viability. There is no clear exposition of how the community space would operate and be able to fund running costs of the building. Use of Community Infrastructure Levy funding to finance the community space would be a lost opportunity cost to other parts of the district that have not enjoyed the level of investment of CIL enjoyed by the Highcliffe community. There is alternative community space available in the locality albeit not to the specific requirement of the Highcliffe forum. For these reasons it is not recommended to halt this decision and remarket the site with a requirement for a community space.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

The October 2020 Cabinet approved the marketing of this site see - [CAB3268 - Bar End Depot Marketing report](#)

Other Background Documents:- None.

APPENDICES:

Appendix 1 – Site Plan

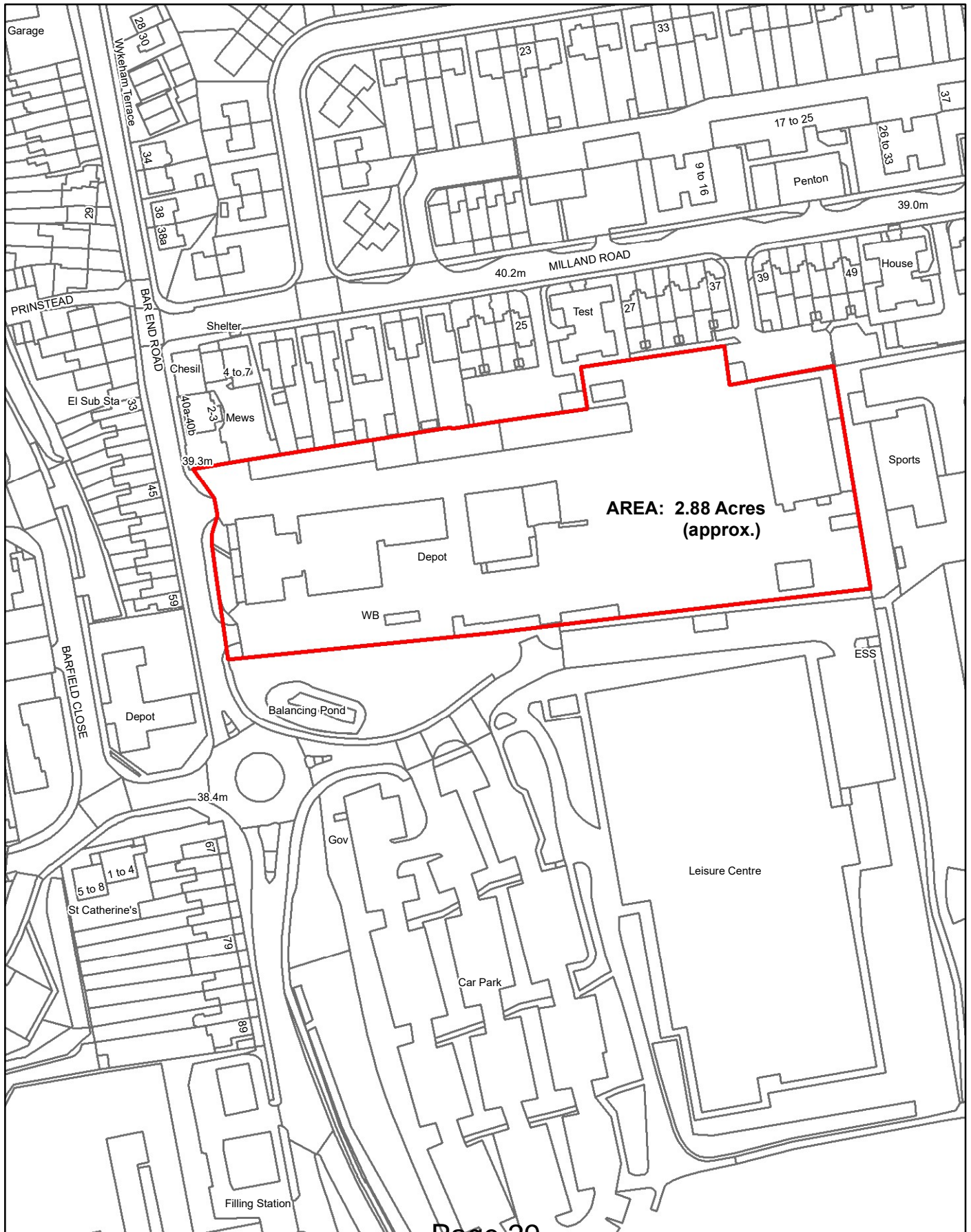
Appendix 2 – Bar End Design Framework 2018

Exempt Appendix 3 – Financial Appraisal

Exempt Appendix 4 – Bidder Evaluation

Exempt Appendix 5 – Preferred Bidder Heads of Terms

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STRIDE TREGLOWN

**WINCHESTER SPORT &
LEISURE PARK**
DESIGN FRAMEWORK

ADOPTED
6TH JUNE 2018

Page 31



FILE 151111_R_Design Framework		REVISION 1 Adopted by Winchester City Council 6 th June 2018	
PROJECT Winchester Sport & Leisure Park DF			
CLIENT Winchester City Council			
STRIDE TREGLOWN JOB No. 151111			
PREPARED BY PS GKS NR	CHECKED BY GKS MH		
DATE 07.06.2018	REVISION No. 1		

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PRINCIPAL DESIGNER
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STUDENT LIVING
HOTELS AND LEISURE
RESIDENTIAL
SENIOR LIVING
DEFENCE
CIVIC, COMMUNITY AND CULTURE
HEALTHCARE
RETAIL
TRANSPORT

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1. Introduction

The City Council is progressing a scheme to build a new high quality Sport & Leisure Centre at Bar End, Winchester, as part of a Sport & Leisure Park utilising existing community sports facilities in this location, including sports pitches and the Sports Stadium. This facility will serve the needs of local residents, sports groups and families in Winchester and the wider District.

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Below: Design Framework Boundary



Following the purchase of the Garrison Ground by the City Council, and a technical evaluation, an area at Bar End has been agreed as the preferred location for the new Winchester Sport & Leisure Centre (WSLC).

By working with the University of Winchester, The Pinder Trust and the County Council, the Council is seeking to create a new Winchester Sport & Leisure Park at Bar End.

The Design Framework for Winchester Sport & Leisure Park

In order to deliver an appropriate, viable and inclusive Sport & Leisure Centre within the Winchester Sport & Leisure Park, the City Council has commissioned a design and technical team to analyse the relationship between the proposed uses and neighbouring residential areas and to engage thoroughly on this with residents, users and stakeholders. Understanding this relationship is important in shaping the Sport & Leisure Park and meeting local and wider needs which are acceptable to the community. It will also help to shape an aspirational sporting, leisure and development vision for the wider area including emerging proposals, initiatives and interventions in the years to come in the form of a Design Framework.

The Design Framework provides guidance for future considerations and decisions of the landowners in the area including the City Council, the County Council and the University of Winchester. It is not a formal planning document but does provide guidance and sets out the aspirations for the area derived through a thorough process of engagement and which should be referred to when considering future investment/ improvement plans for the area.

Its immediate use is to inform the design and layout of the new Sport & Leisure Centre, car parking, landscaping and accessibility. It will also help to inform the City Council's investment plans for King George V (KGV) and the remaining Garrison Ground open spaces/ playing pitches and facilities, such as changing pavilions and play areas.

The Aims of the Design Framework

- Encourage active and healthy lifestyles
- Promote inclusive recreation, leisure and sporting activities
- Create an attractive environment for people of all ages and abilities to enjoy

The Design Framework Vision

The overall vision for the whole Design Framework area, including the Sports & Leisure Park at Bar End, is to create an area for sport and recreation, leisure, wellbeing and enjoyment which provides for residents, families, athletes, young and older people and which fits and accords with its surroundings. This vision is the Council's commitment to neighbours and users of the Sport & Leisure Park and reflects the support and input which has been given from these groups over the past few years.

We want to create a high quality, highly valued and accessible facility for the community. We want to establish a range of facilities to cater for all the family, whether utilising 'clip and climb' in the Leisure Centre or walking around the park. We want to bring together complementary uses and facilities such as hydrotherapy, treatment and recovery alongside sporting and competitive activities. This will be set within an overall theme and vision which can be reflected in any potential future development in and around the area.



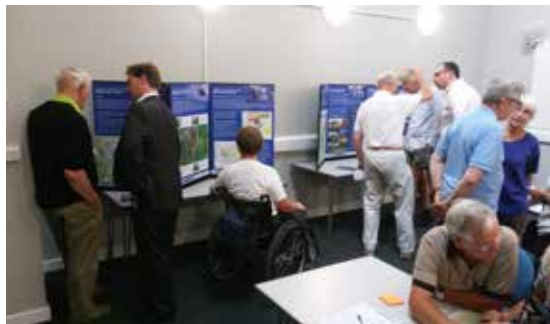
Above: King George V playing fields

Engagement Feedback

A great deal of feedback has been received on a wide range of issues from many different people and groups.

These views have been captured and carefully reviewed. The feedback received is from many different perspectives and therefore highlights different concerns. Local residents are understandably concerned about issues that will affect them directly, such as impact on their everyday activities whereas, while sports users are more focused on the types and quality of sporting provision. The Design Framework seeks to balance these interests carefully and feed them into in the design of the new Sport & Leisure Park.

Below: Public engagement events



Feedback received and how its has been addressed

1. Environment and Landscape:

- Preserve natural qualities of the area; retain / create new areas and or facilities to enhance ecological value
- Consider peripheral routes for running, training and walking

Response: The Design Framework addresses this, as shown in Theme 2: A Place to Enjoy, by identifying areas for biodiversity enhancement and for physical activities. A network of paths has been identified around the park.

2. Relationship between the Sport & Leisure Park and adjacent uses:

- What are future plans for the Depot Site? Concerns over its impact both visually and from traffic
- Impact on nearby residential houses from noise, light and visual impact
- How will flooding and drainage be addressed so as not to worsen the situation for local residents?
- Parking is a concern in terms of impact of traffic, accessibility and parking management/overspill into adjacent neighbourhoods

Response - The Council's Depot Site off Bar End Road is being considered for future development and this will be informed and shaped by this Design Framework and by the input received through the three engagement phases undertaken over the past eight months.

A full drainage study and strategy are being prepared which will be submitted as part of the planning application for the new Sport & Leisure Centre. These have been informed by detailed hydrological assessments and soil investigations.

Parking demand for the new Sport & Leisure Centre has been carefully considered which makes use of nearby Park & Ride car parks for special events, thus reducing the amount of parking required on the site. On street parking in adjacent areas is also being considered and following a consultation with residents, a new residents parking scheme will be implemented in Chilcomb Lane. A consultation with Highcliffe residents will also be undertaken over the summer of 2018 to determine whether amendments or additions to the existing residents parking scheme are required.

We have formulated a high quality landscape strategy to provide screening to nearby residential properties and to ensure that the park and its facilities, such as parking, fit with the overall parkland setting. A visual impact assessment has been undertaken based on views from key points around the Park and utilising a 3D model of the Sport & Leisure Centre. Full lighting and acoustic and air quality assessments are being undertaken to inform the design.

3. Sport & Leisure Park:

- It must work for the community
- The Park should be an inclusive place, for the use of everyone
- A Sporting Centre of excellence for elite athletes / swimmers
- It should retain King George V Playing Fields and pavilions

Response - The Highcliffe Community Plan provides a good basis for considering local issues such as: Crime and Community Safety, Travel and Transport, the Local Living Environment and Community Amenities. We have kept these issues and the overall plan in mind when formulating this document.

We are seeking to provide a mix of facilities which will meet all these needs and aspirations. The Park will be accessible to everyone and a new link will be provided connecting King George V playing fields with the Garrison Ground. Some areas of the park, such as parts of the Sport & Leisure Centre and the Sports Stadium, will have controlled access, but other areas such as the café will be available for everyone to use. A full district-wide Playing Pitches assessment which will evaluate the impact of the Centre on playing pitch provision is currently being undertaken. Engaging with users of the playing pitches at Bar End is taking place and will continue to do so to ensure that all needs are met both during and after construction of the new centre. Part of King George V playing field is already in Trust and the remaining part which isn't, is currently in the process of being dedicated, thus protecting its use in perpetuity.

We have a good dialogue with Sports Groups and Sporting National Governing Bodies to inform the design of facilities. The facilities to be provided have been subject to a detailed Needs Assessment utilising Sport England models and guidance.

4. Access and Movement:

- Adequate parking provision within the Park is key
- Consider pedestrian and cycling facilities and good connecting routes into the Park
- The impacts of traffic on local roads and adjacent neighbouring areas.

Response - The Park is being considered in relation to the wider Winchester Transport Study and Strategy. Relocating the Leisure Centre will change people's travel behaviours and it is therefore important that these changes are considered in relation to other potential changes taking place and how they will feed into and complement other measures being considered. Key considerations in this regard are providing good facilities for pedestrians, cyclists and bus users and making sure that parking provision fits with the overall parking strategy for the City.

A full transport impact assessment is being prepared, which will quantify the impacts and appropriate measures required to address them and has fed into the wider Study referred to above. This will include consideration of cyclist and pedestrian facilities and access by bus. It is hoped that a new cycle and pedestrian link can be provided from the National Cycle Route Network Route 23 to the new Centre and a new link to the South Downs Way from the Park is being considered.

The local area is served by Bus Service Number 4 and Park & Ride buses. These services are being considered in relation to how they can additionally serve the new Centre.

Good crossing points will be provided across Bar End Road to improve pedestrian connections. Parking demand for the new Sport & Leisure Centre has been carefully considered. In order to reduce the amount of parking required on the site, the Sport & Leisure Centre will make use of nearby Park & Ride car parks for special events.

The Purpose and Status of the Design Framework	Design Framework – Key Objectives	Key Challenges and Opportunities
<p>The Design Framework is an informal guide to inform the preparation and determination of future planning applications involving land within the Design Framework area.</p> <p>It is not the purpose of this Design Framework to prepare or present detailed technical assessments relating to all aspects of the aspirational vision for the Park; technical assessments pertinent to each formal planning application will be required to justify development proposals with regard to the cumulative impacts at the time of their submission.</p> <p>Planning applications will be determined in accordance with the adopted local planning policy framework at that time, unless material considerations indicate otherwise.</p> <p>The first such application will be for the new Winchester Sport & Leisure Centre.</p> <p>Other subsequent applications may follow: potentially on the Council Depot site to the north of the proposed Sport & Leisure Centre; and physical interventions and the creation of new facilities within the wider Park – facilities such as: the refurbishment or redevelopment of the pavilions within King George V Playing fields.</p> <p>The Design Framework is aspirational and therefore includes facilities and opportunities for sport and recreation which sit outside the remit of the WSLC project or its future planning application boundary.</p> <p>It is the aspiration of the Council to realise the vision for the Sport & Leisure Park as set out within the Design Framework, however this will be delivered over time and in partnership with others as required.</p>	<p>The Design Framework has the following strategic objectives:</p> <ol style="list-style-type: none">1. Set out a vision for the site as an inclusive, connected and accessible destination venue for sports, leisure and recreation to help serve the sporting needs of the district and deliver tangible local community benefits.2. Create a land use framework and set of development principles to guide development and physical interventions in the area aimed at the leisure, health and economic opportunities in the area.3. Set out to understand the characteristics of the local area and the Design Framework study area and identify ways in which local access and movement strategies can be developed to improve connections to strategic networks, but not at the expense of creating unintended detrimental consequences in relation to residents who live adjacent or close to the site.4. Ensure that a new Winchester Sports & Leisure Centre strengthens the relationship with the adjacent Winchester Sports Stadium and establish a landscaped setting at this important gateway. into the City.5. Establish principles which ensure that the redevelopment of the Winchester Sport & Leisure Centre and adjacent Depot Site are designed to be sensitive to the amenity of adjacent residential properties.6. Support design principles for the area that respond to the representations generated from public consultation and key stakeholders undertaken during previous, and ongoing consultation phases.7. Encourage a design and landscape quality across the Design Framework area which achieves local distinctiveness appropriate to its edge of the settlement and National Park setting.8. Identify opportunities to enhance biodiversity and improve green infrastructure links particularly to South Downs National Park.	<p>The Design Framework seeks to recognise and put into place ideas and actions to address a range of existing challenges and opportunities. These include, but are not limited to:</p> <ol style="list-style-type: none">1. How new and improved cycling and pedestrian connections to the City Centre, existing Park & Ride sites (and, in a wider recreational sense, South Downs Way) can increase the propensity of the users to use modes of sustainable travel.2. How to ensure new development can be accessed without creating detrimental impacts such as local congestion and visitor parking in adjacent residential streets.3. How to deliver a coherent, long term vision for the Park which is delivered in phases and which reflects the need for external funding sources and/or collaborative working relationships between the existing public and private landowners and the community.4. What alternative development is possible on the Depot Site that is consistent with the aims and objectives of the Park, the planning policy framework and views of local residents.5. How the design, delivery and management of the Park can support both sporting endeavour, passive recreation and healthy activities enjoyed by all.6. How to create a landscape scheme which links into existing green infrastructure and ecology whilst identifying opportunities to enhance these whilst screening and blending the development into the setting.

2. The Site and Surroundings

The new Sport & Leisure Park will be located across a number of currently separate sites, including the Garrison Ground and King George V Playing Fields, the Council's Depot Site and Winchester Sports Stadium. Its location within Bar End is strategically important for the surrounding communities and for the city as a whole.

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The Winchester Sport & Leisure Park site benefits from being adjacent to the Sports Stadium and grassed playing pitches; it has a close proximity to the centre of Winchester and sustainable transport networks such as existing public transport services, cycle and pedestrian routes, and; easy access to the M3 and outlying villages and settlements across the District.

Winchester's historic City Centre is a 15 minute walk from the site along either urban streets to the north or via the National Strategic Cycle Network Route 23 which passes close to the site (off Barfield Close) to the west.

Bar End marks the south-eastern entrance into the City of Winchester. Bar End Road, which forms the western boundary of the site, provides a direct link from the M3 motorway to the City Centre. The existing Barfield Close and St Catherine's Park & Ride sites are located to the west and south of the site.

To the north of the Design Framework area are the residential areas of Highcliffe and Winnall. Milland Road effectively forms the northern boundary of the western half of the Park site with the existing allotments forming the northern boundary of King George V Playing Fields, the eastern half of the Design Framework area.

Chilcomb Lane and the M3 forms the southern boundary of Design Framework area.

The picturesque 100 mile (160km) South Downs Way passes within 200m of the eastern edge of the Design Framework area. The route starts/finishes at the King Alfred statue in the City Centre and links to the seaside town of Eastbourne.

Current uses

The Park forms an important southern gateway into the City. The Bar End area comprises a mixed use area including residential, light industry and leisure uses. The Winchester recycling centre is located within Bar End, as is the local bus depot.

The existing sports fields at both Garrison Ground and King George V Playing Fields make up the majority of the proposed Park area. A long history of sport and leisure activities have shaped the way in which the area is perceived and used by sports participants and the local community. The area is popular with dog walkers, runners and is home to a community children's play area, young people's play area, Skate Park and a multi-use games area all accessed from the KGV drive.

In addition to these informal activities it is used for formal sport including cricket and football. Football pitches set out on the Garrison Ground will need to be re-provided once the new Sport & Leisure Centre construction commences. A district-wide playing pitch assessment is currently underway, involving discussions with National Governing Bodies and Sports Groups.

The Council Depot Site currently accommodates a two storey commercial office and a range of storage buildings and external compounds. The latter beyond their effective economic life. The site houses a derelict fuel storage facility. Reuse or redevelopment of the site is expected to involve considerable remediation to enable alternative uses to come forward.

Images left to right: Winchester City Centre; Milland Road Properties (community to the north of the site; Bar End Road.



3. Key Sites and Related Opportunities

The Winchester Sport & Leisure Centre

Winchester City Council agreed the facility mix of the WSLC on the 13th November 2017. This decision does not prejudice or pre-determine the outcome of any future planning application. The decision enables the Project Team commissioned by the Council to proceed with a range of technical assessments in support of a planning application and to finalise the Design Framework. Formal determination of a planning application for the new Sport & Leisure Centre, will be made by the Council at the appropriate time and after due consideration of the merits of the proposals.

The Council Depot Site

As an existing Council asset, the City Council has stated that the redevelopment of the Depot Site will be considered to be a separate scheme from the proposal to develop the adjacent site for the Winchester Sport & Leisure Park / Centre.

However, the Design Framework is intended to set out a series of fundamental design features for development of the Depot site. It is not the intention of the Design Framework to be so prescriptive to define a series of permitted uses. Any redevelopment proposal will be considered in the context of local planning policy as well as the development guidelines as set out in Theme 4: Areas for New Development, later in this document.

The King George V (KGV) Playing Fields

It is the Council's intention that the KGV Playing Fields are retained as grassed pitches for the enjoyment of the local community and sporting organisations. Notwithstanding this primary objective, physical interventions involving KGV and which are supported in the Design Framework include, but are not limited to: considering the laying out of new shared surface pathways for cyclist and pedestrians, redevelopment or refurbishment of one or both existing pavilions and distributed activity stations around the periphery of the site. These possible interventions will be considered by the City Council when setting future expenditure plans and in consultation with residents and users of the area.

The KGV Playing Fields are held in Trust, which provide open areas for the benefit of the surrounding community, but the Council will continue to be responsible for the management of these fields.

Garrison Ground

In addition to the future Sport & Leisure Centre the Garrison Ground will continue to provide an area of open space and Sport Pitches.

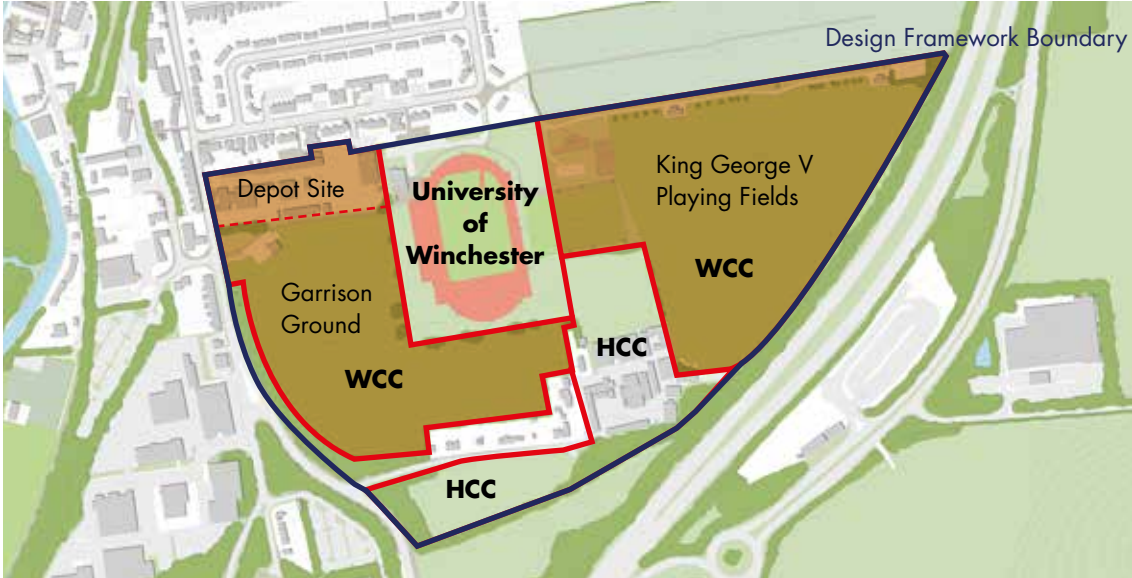


— Sport & Leisure Park Boundary
— Design Framework Boundary

Existing area plan



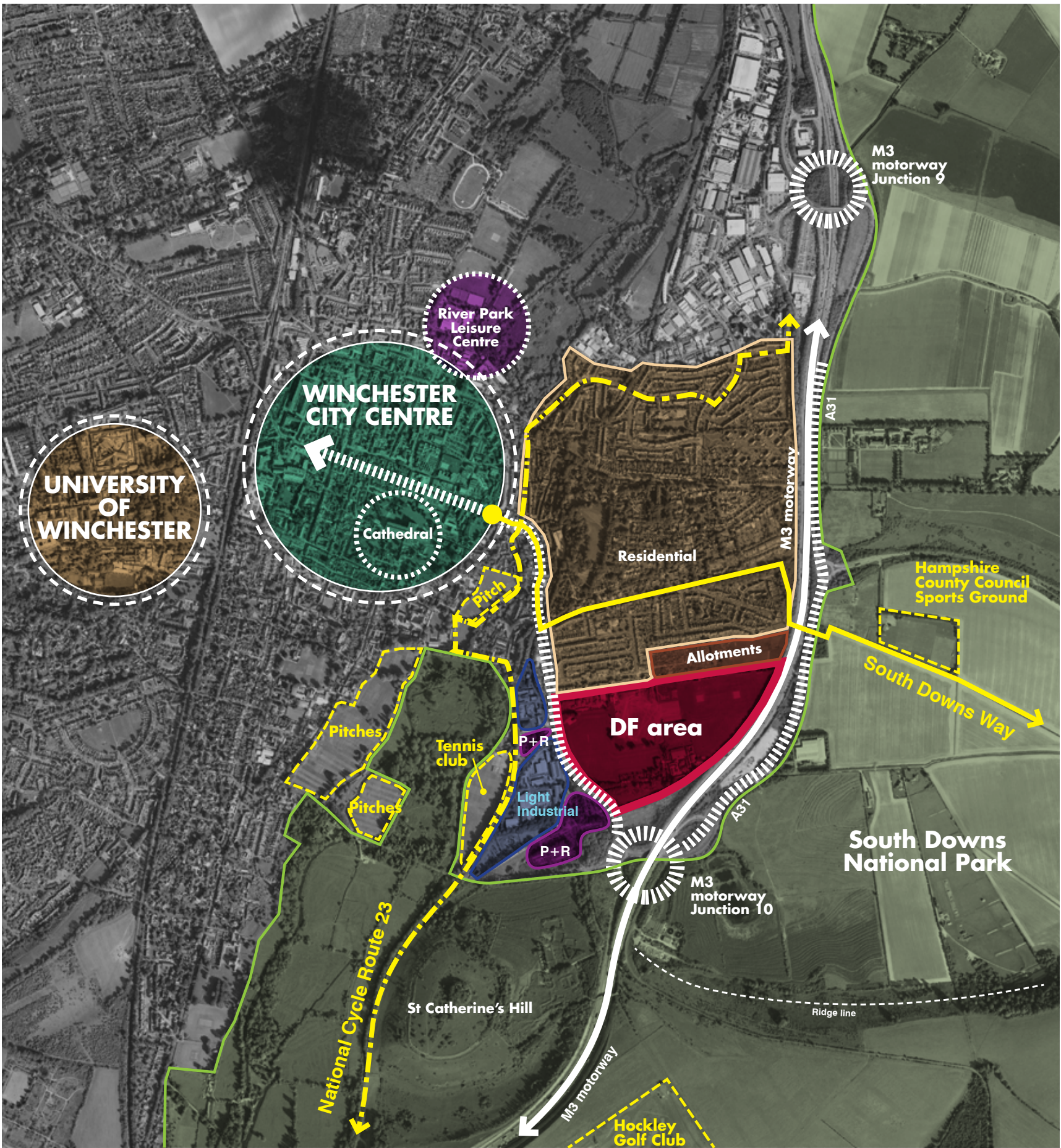
Existing Local Movement Network Surrounding the Park



Existing Land Ownership: (WCC = Winchester City Council shaded in red, HCC = Hampshire County Council)



Existing Environmental Factors



City context

Environmental Influences

The Design Framework area has many positive characteristics and opportunities. There are a number of trees that are protected by a Tree Preservation Order (TPO): these are primarily concentrated along the Bar End Road and along the southern boundary of the Depot site. Natural vegetation offers an important visual screen into the site from the south, west and east.

Due in part to the proximity of the River Itchen (and being located in a high water table area), the site is within Flood Zone 2 as defined by the Environment Agency. Evidence provided by residents of Chilcomb Lane has highlighted incidents of flooding over many decades: flood alleviation and stormwater attenuation channels have been created on Council land in the area to address localised flooding events. Surface (standing) water is a regular occurrence, particularly within the southern end of the Garrison Ground in the winter months.

Ecological surveys have been undertaken over an extended period with known wildlife habitats/species identified, including slow worms. Proposals for the Design Framework will seek to retain these habitats and mitigate any impacts the proposals might have on them as well as identifying ways in which ecology can be enhanced.

Bar End Road is a Roman Road and, while more recently bisected by the construction of the M3 motorway, provides immediate access onto the local highway network, with the Park & Ride sites, and City Centre beyond.

Planning Policy Context

The Winchester Sport & Leisure Park site is located outside, but adjacent to the settlement boundary of Winchester.

The Joint Core Strategy, which sets out the development intentions of the Council for the period to 2031 was adopted in 2013 and is to be taken into account when determining planning applications. Until the South Downs National Park Authority adopt a new plan for their area, the Joint Core Strategy will also cover the National Park area. Views of the Sport & Leisure Park are possible from elevated views from the National Park.

The Joint Core Strategy identifies the amount of development, broad locations for change, growth and protection, including allocating strategic sites. The Sport & Leisure Park at Bar End is allocated as 'Countryside': other policies seek to protect existing sports and recreation facilities.

The Council recognise that open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Council's Strategy identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general wellbeing.

Council planning policies, notably CP6 and CP7, seek local sports and recreational improvements where deficiencies have been identified, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development. This will be achieved by new and improved provision, such as that to be accommodated at the Winchester Sport & Leisure Park and as included within the Design Framework.

Integration within the wider community

The character of the wider area has helped shape the fundamental principles of development included within the Design Framework. It will take time, Council resources, external funding opportunities and partnership working between the landowners to deliver a fully integrated Winchester Sport & Leisure Park.

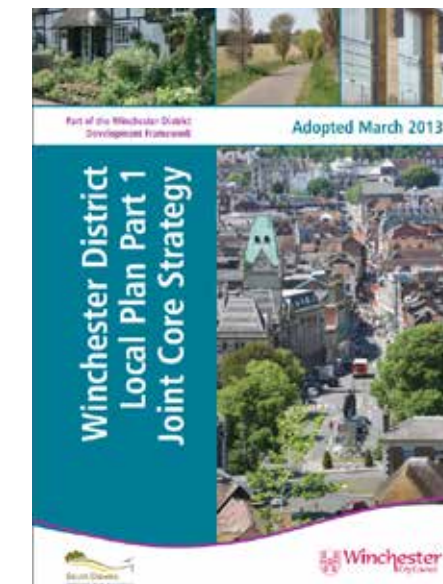
The fact that only part of the long term vision can be delivered in an initial phase does not hinder the ambition set out in this Design Framework which seeks to deliver tangible community benefits that can grow to meet the ever changing needs of the local population and the district.

Highcliffe Community Plan

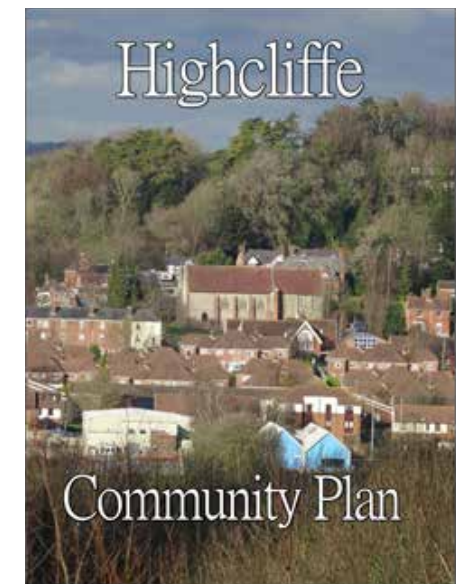
Prepared in 2015, and the result of a series of community engagement events and surveys, the Highcliffe Community Plan presented a detailed profile of the area covering issues such as Community Safety, Travel & Transport, the Local Living Environment and Community Amenities.

A series of objectives and initiatives were identified to address local concerns. These included, but were not limited to, a deficiency in local retail and service provision. At present, the only retail facility is the petrol filling station. The area lacks a Community Hall and local healthcare services.

The Highcliffe Community Plan has been one of the many sources of local empirical evidence that has helped to shape the proposals as set out in the Design Framework.



Joint Core Strategy



Highcliffe Community Plan

4. Public Consultation and Engagement Summary

The Design Framework (DF) for the Bar End area of Winchester sets out a long term vision as to how the Council, working with landowning partners, would like to see the area develop over time. It is designed to be an informal guide to help development proposals and recreation improvements in the area. The Design Framework has been shaped by the responses generated by three phases of engagement carried out between June 2017 and January 2018.

The Design Framework is the result of a baseline data gathering exercise involving asking local residents how they currently use, and would like to use, the area in future. The Design Framework identifies how proposals will need to reflect, and where appropriate overcome, existing constraints and challenges in the area. The Design Framework provides a context in which to inform the preparation and determination of planning applications, though such decisions will ultimately need to be taken in accordance with the adopted Planning Policies of the Council rather than the Design Framework in isolation.

The key issues raised by the general public and interested parties during the phases of engagement were wide ranging. Over 1,000 completed surveys were received in addition to the numerous and valuable conversations and discussions held during the 14 sessions across 6 venues.

Key issues included, but were not limited to:

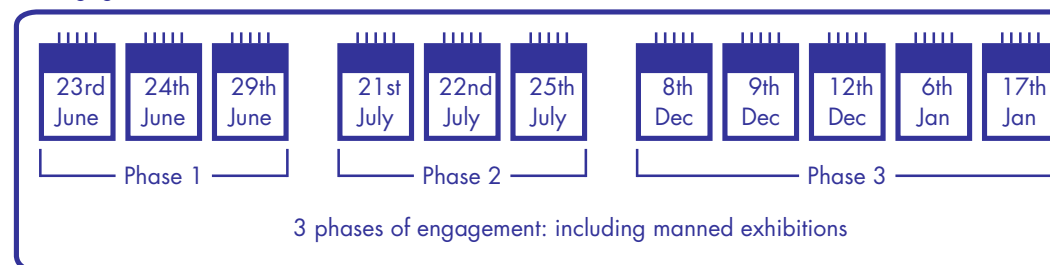
- the value placed upon the landscape setting and qualities of the Park
- the importance of retaining grassed pitches for organised play
- creating improvements to the local highway network that encourage walking, cycling and bus patronage as a means of safely getting to and from the Park
- setting out fundamental principles of development which would seek to protect the residential amenities of those living adjacent to the Sport & Leisure Park, and in particular from redevelopment proposals of the Council Depot Site and the lighting impact of enhanced sporting uses

- the importance of assessing the identifying suitable drainage and transport solutions for the area, and;
- the importance of meeting the needs of local people who want to enjoy the Park as well as those driven by the pursuit of sporting excellence – in short, the creation of a fully inclusive recreational environment for all.

The Council has welcomed the public and group participation of those who engaged in the process. Their input has shaped the proposals and provides a greater understanding of the conversations that will be required with landowners in the area to agree, design and deliver phased improvement of the area. The objectives of the Design Framework are designed to leave a positive and lasting legacy for all Park users.

A more detailed summary of these engagement phases is set out in the Appendix: 'Public Consultation and Engagement Findings'.

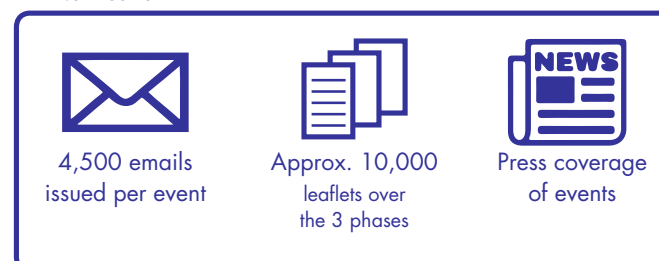
Engagement Period



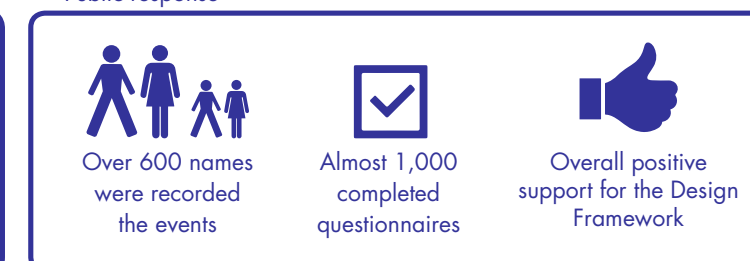
Locations



Notification



Public response



Selection of completed activity sheets from the first phase of engagement

5. The Design Framework: Key Features

Page 42

The overall vision for the Sport & Leisure Park at Bar End is to create an area for sport and recreation, leisure, wellbeing and enjoyment which provides for residents, families, athletes, young and older people and which fits and accords with its surroundings. This vision is the Council’s commitment to neighbours and users of the Sports & Leisure Park and reflects the support and input which has been given from these groups over the past few years.

At the heart of the vision is the desire to encourage an active and healthy lifestyle for local residents across the District. A combination of key design features are proposed that seek to create an attractive environment that promote inclusive recreation, leisure and sporting activities and which support new redevelopment opportunities to meet the needs of the wider area.

This Design Framework captures the aspirational strategy for Winchester’s new Sport & Leisure Park. It provides a long term vision for the delivery of a range of community and sporting facilities that serves Winchester and its surrounding communities. Some of these aspects will be delivered quickly (in the first phase), others are longer term aspirations. The key features of the Design Framework are as follows:

1. Gateway to the City

There is the opportunity to create a vibrant and striking arrival sequence along Bar End Road with the installation of a series of artistic features, including: sculptures, planting and lighting to celebrate the importance of this route as a gateway to the city centre. This sequence of installations, using local artists as appropriate, could extend into the Park to add visual interest and celebrate local artistic talent. This opportunity needs to be carefully considered in terms of the actual location and type of provision.

2. New Sport & Leisure Centre

The new Sport & Leisure Centre will form the hub of the Sport & Leisure Park, with a mix of sports facilities to serve the local and wider community. The Centre will also form the main entrance to the Winchester Sports Stadium.

3. King George V and Garrison Ground Playing Fields

The Design Framework aims to connect the King George V Playing Fields with the Garrison Ground with a link that hooks into the wider strategic routes in the vicinity of the Park.

4. Strategic Pathways

The long term aim is to have a network of new pathways, along with a dedicated route that connects the South Downs Way (north east) with the City Centre and the National Cycle Network Route 23 (west). This strategic link could be designed for both pedestrians and cyclists subject to detailed consideration. Additional paths will be considered and provided if feasible around the Park to promote the Park as a place of leisure.

5. Depot Site

Plans for the Depot Site will likely be developed at a future stage though it is envisaged to be a mixed-use scheme, the parameters of which will include: building heights to be a maximum of 12m along the northern edge of the site and not to exceed the height of the proposed Sport & Leisure Centre along the southern edge. Details of development guidelines for how this site could be developed are provided in Theme 4 later on in this document.

Key

DF boundary line

Primary vehicular route

Secondary vehicular route

Overflow vehicular route

National Cycle Network Route 23

Strategic route (preferred alignment)

New / improved pedestrian route

Athletics Club perimeter fence

Parking restrictions

Key facades

Park & ride

Car parking

Pedestrian access

Countryside walk access

Cycle route

Pedestrian crossing

Bus stop

Entrance roundabout

Possible convenience store

Controlled vehicular access only
(subject to ongoing review)

Landscape screening

Enhance biodiversity

Wildflower meadows

Potential locations for activity stations

Parkrun possible start and finish

Spectator seating

Cafe

Allegra’s outdoor gym

Fitness suite

Sports hall

Swimming pool

Basketball court (MUGA)

Children’s play area

Skate park

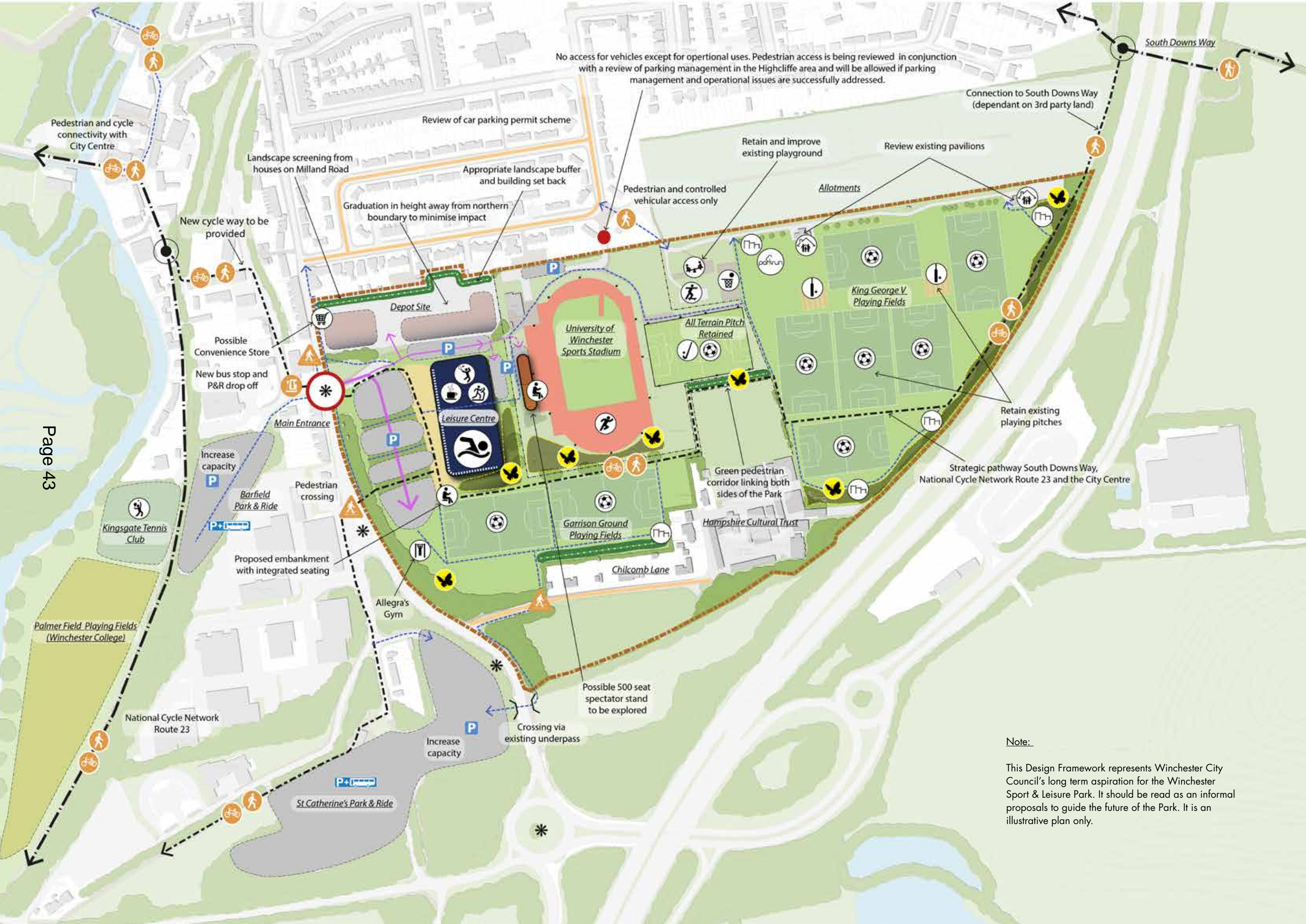
Athletics track and field

Cricket pitch

Hockey pitch

Football pitch

Suggested location for gateway installation



Note:

This Design Framework represents Winchester City Council's long term aspiration for the Winchester Sport & Leisure Park. It should be read as an informal proposals to guide the future of the Park. It is an illustrative plan only.

Theme 1: Getting to the Park

It is clear from the responses received during the various stages of engagement with the local community that effective and easy access is essential for the success of the Park. Pressures on the surrounding residential areas will be eased with active measures to promote better public transport, pedestrian and cycling routes in the area, along with measures to discourage private vehicle movements entering existing residential areas.

An enhanced roundabout junction off Bar End Road will be designed and delivered to serve the Winchester Sport & Leisure Park. This will be designed to cater for a large number of cyclists and pedestrians, as well as car borne visitors.

The Design Framework proposes a landscaped car park to serve the Sport & Leisure Centre with level access arrangements to enter the building. A spur off an internal vehicular route will serve the needs of the adjacent Depot Site: a component of the Design Framework area.

Concept:



Public Transport

Bar End Road serves as a main arterial route into the City Centre. The Barfield Close and St Catherine's Park & Ride sites, with a combined capacity of 650 car parking spaces, are served by a frequent Park & Ride service during the day.

The City Council will work with bus operators to ensure that new bus stopping points close to the entrance of the Winchester Sport & Leisure Park along Bar End Road are available for visitors. Continuing bus services into the evening will be investigated to increase the propensity for bus service patronage.

Existing Park & Ride sites and better lit and direct paths into the Sport & Leisure Park will have an important role to play in the management of visitors to the area, especially during special events within the park - whether that be within the Sports Hall, Swimming Pools, Athletics Track or wider Park.

On occasions where there is a significant demand for parking, additional spaces will be provided at the existing Park & Ride facilities to the west of Bar End Road. Winchester City Council will look to improve and expand these facilities to tie in with the requirements of the Park.

Public transport proposal



Pedestrian and Cycling Access

Strategic Cycling and Pedestrian Routes

The Council will investigate the design and delivery of a pedestrian and cycling connection towards South Downs Way to the north-east of the site. This connection will involve works over third party land. Notwithstanding this, the connection was viewed positively through the series of public engagement process. The Council will engage with local residents and provide regular updates in relation to how this Design Framework feature is being progressed.

Respondents engaged during the public consultation periods supported the objective of delivering enhanced, safer and more direct means of connecting into the National Cycle Network Route

23 to the west of the site. The Design Framework presents this as part of a wider cycle and pedestrian shared surface route across the site, connecting National Cycle Network Route 23 in the west with the South Downs Way in the east.

The Design Framework proposes a route to connect the King George V Playing Fields in the east with the Garrison Ground and Winchester Sport & Leisure Centre in the west.

The initial proposal as agreed with Hampshire County Council is that the route will follow the internal field boundary of the Fallow Field to provide access between the two parts of the Park.

Pedestrian access into the Sport & Leisure Park could also be enhanced with the creation of two additional entrances, one at the southern edge of the site alongside the Chilcomb Lane houses, and a second into the proposed landscaped car park, subject to consultation and feasibility.

Secondary Cycling and Pedestrian Routes

The hierarchy of paths spreading out across the site will help to encourage greater use of the Park for leisure activities, as opposed to purely sporting activities. These paths are intended to provide people of all ages the means to enjoy the whole Park for walking. These paths will be complemented by sympathetically designed benches and outdoor activity stations subject to design considerations.



Pedestrian and cycling proposal

Vehicular Access

Access to Winchester Sports Stadium is currently from Milland Road and the new Sport & Leisure Centre proposal offers the opportunity to review this arrangement.

With a pedestrian gate from Milland Road into the Sports Stadium, there remains a propensity for visitors to park in residential streets to access the Sports Stadium facilities.

A revised resident on street parking scheme will be considered by the Council in the Highcliffe area and along Chilcomb Lane in conjunction with the residents.

A component part of the Design Framework is therefore to restrict all vehicular access, except for emergency and maintenance vehicles and some staff use, and all pedestrian movements into and out of the Sport & Leisure Centre using Milland Road. However, options consistent with operational requirements will be explored to facilitate local pedestrian access from Milland Road.

The existing access to the KGV Playing Fields will be maintained, however with a secure Sports & Leisure Centre (and Sports Stadium) site, there will be no direct connection between KGV and the Sports & Leisure Centre. An indirect route will exist, however this will be around the Garrison Ground playing fields to the south.



Vehicular access proposal

Theme 2: A Place to Enjoy

The Park is envisaged to be a place that encourages people to enjoy being outside, without necessarily partaking in sporting activities. The Park will be a community area with different features for all ages to enjoy throughout the seasons.

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Identity

The Park has the capacity to act as a canvas for sculptural art works dotted throughout the area to help create a distinctive identity for the Park. There are many successful examples of this in other more natural settings around the country.

The opportunity exists to allow local artists and the arts courses at local colleges and the University to use the Park to showcase exemplary work in an engaging manner. Such artwork could be suspended from the tree canopies or weave its way around through the landscape. This approach could strengthen the collaboration between the Council, the local community and other arts-based organisations in the area, while drawing more people into the Park.

The Sport & Leisure Park has the potential, subject to detailed consideration and consultation, to:

- Add value and interest to the overall scheme.
- Celebrate the culture of Winchester, along with that of the local neighbourhoods of Winnall and Highcliffe.
- Connect to people locally to ensure there is a resonance and relevance for them within the work.
- Bring a range of high quality artists to Winchester and, where possible, offer opportunities to up-and-coming talent and suitably qualified local artists.
- Develop strong partnerships locally, building on local expertise and interests.

Concept:



Selection of precedent images



Environment and Landscaping

This Design Framework promotes an environment that is friendly and engaging to the whole community, including those who have no sporting interests.

All physical interventions that are delivered within the Park must contribute towards improving the character of the Park and in support of sport, recreation and leisure uses which promote inclusiveness. Encouragement will be given to facilities and features which are delivered to support fun and play. The Design Framework supports the following non-exhaustive list of features, although ongoing engagement with the Community has the potential to identify additional or alternatives.

- activity stations around the site that encourages and facilitates physical activity and enjoyment
- informal play facilities that are integrated into the landscape
- paths that meander through areas of wildflowers around the edge of the Park

- installation of distinctive artworks
- planting of trees, shrubs and flowers that add colour and interest throughout the seasons

The Design Framework proposes three key areas of strategic landscaping;

- the creation of screening to the northern edge of the Depot Site;
- the strengthening of the tree line adjacent to Chilcomb Lane to provide screening from the new Sport & Leisure Centre; and
- opportunities for biodiversity gains by the creation of enhanced grassland margins and wildflower meadows around the periphery of the site, notably to along the southern and eastern edge of the Design Framework area.

External Lighting

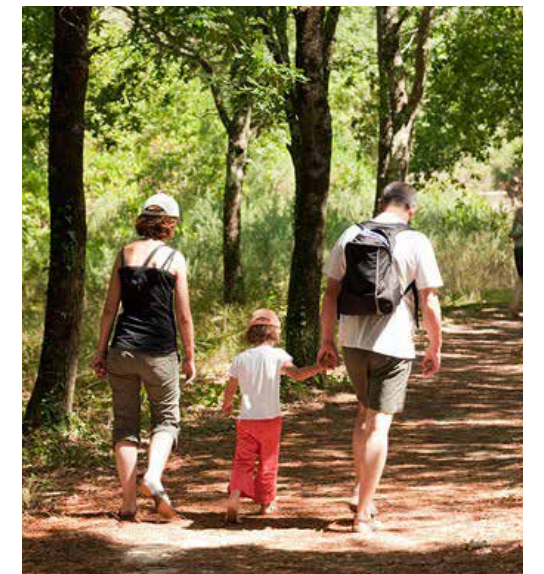
A detailed lighting strategy for all paths and car parking areas will be required at the time of the planning application submission for the Sport & Leisure Centre. The principles outlined in that strategy, based upon an appropriate, 'fit for purpose' (rather than unified single strategy of floodlighting) will be implemented and which reflects the sensitive ecological characteristics of the area.

Where appropriate, the lighting strategy may be carried through to subsequent pathways across the wider Design Framework area, though at the present time the details have not been agreed.

A lighting review will be undertaken in advance of the introduction of subsequent interventions across the Design Framework area to understand the impact low level lighting could have on the enjoyment of the Park, as well on the surrounding properties and from views from elevated ground within South Downs National Park.

The long term aspiration is to develop a second All Terrain Pitch within the Sport & Leisure Park subject to agreement with residents. In that event that funding is made available, and partners can agree a viable pitch scheme. A detailed technical Lighting Assessment will be required to help inform proposals and the necessary mitigation measures, including design of cowls and hours of operation, to avoid excessive light pollution to existing residential properties.

Selection of precedent images



Landscape and Ecological Management Approach

The long term management of areas of new landscaping within the extent of a red line planning application boundary will be set out and implemented in accordance with the details of a Landscape and Ecological Management Plan (LEMP). The Council will require subsequent

landscape and ecological enhancement proposals across the Design Framework area to follow appropriate LEMP requirements, reflective of the nature of the specific landscape and ecological enhancement measures.



Indicative proposal for the eastern edge of KGV

Street Furniture

A palette of materials will be developed to complement and enhance the different character areas and uses of the development.

The materials proposed should be robust and reflect the character and use of established materials within the local area. The subtle differences of use and character will also be emphasised through specific planting and street furniture.

To ensure consistency and a common language across the whole of the Park, a limited and coherent pallet of furniture should be used which in turn expresses the identity of the development.

Furniture should:

- Be high quality, durable and robust;
- Be fixed using anti-vandal fixings which are hidden or recessed;
- Be located safely with consideration to movement through spaces, so as not to impede access and mobility through the space;
- Seating should be orientated to be facing into the adjacent open space;
- Litter bins should be located at entrances/exits to the park and at intersections between paths within the Park;
- Dog waste bins should only be located on pedestrian entrances/exits to the Park;
- Signage should be kept to a minimum being fixed where possible to existing poles/posts;
- Bollards, where needed, should be of solid and robust design with consistency of materials used across the Park.

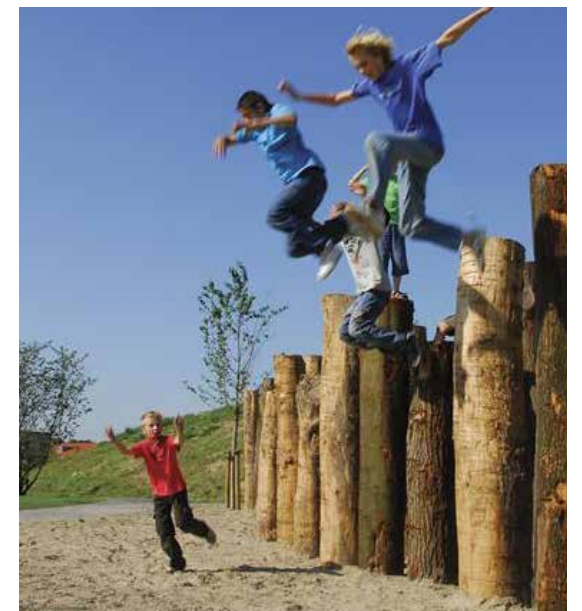
Play Areas

Play areas will be welcoming to all ages and easily accessible from footpaths, as well as being overlooked to encourage passive/natural surveillance.

Play areas should be designed to be bespoke and site specific to their location. They should have an emphasis on natural play and use of non-prescriptive equipment. They should be unique, imaginative and inspiring spaces which fit with their surroundings but have the potential to accommodate more structured play equipment where appropriate.

Play space design should derive from UK design guidance, such as Play England, Fields in Trust, PLAYLINK and the Forestry Commission.

Selection of precedent images



Theme 3: A Place to be Active

Sporting facilities are already well established. The Design Framework aims to reinforce these with additional measures to establish the Park as a place to be active, either through individual or more formally organised activities.

Concept:



Outdoor Sports and Leisure

There will be a mixture of natural turf playing pitches available for a variety of sports, including football and cricket. Local sporting clubs would like a second All Terrain Pitch. This is a long term aspiration, subject to agreeing a suitable site and consultation.

The intent is to retain and, as part of a longer term improvement programme, improve the existing playground next to the entrance off Milland Road to continue to serve the local community. Age appropriate equipment to serve groups currently not accommodated within this area are supported.

Complementary recreational and leisure facilities such as an outdoor gym and activity stations could be positioned around a network of new and/or existing pathways (such as the service route along the northern boundary of KGV Playing Fields) to promote alternative outdoor exercise and passive activities (such as dog walking).

A network of paths and routes which involve different types of surface treatments reflective of their primary (strategic), secondary or tertiary purposes, would allow opportunities for a Parkrun course to be held within the Sport & Leisure Park utilising both the King George V Playing Fields and the Garrison Ground.

A combination of permeable, impermeable, natural, semi-natural (grasscrete) or man-made surfaces would offer variety, form and function to the area to enhance permeability across the site in all weathers. It is important that the essential landscape and natural feel of the area is not lost, particularly to the peripheral areas in the south and east of the retained grassed areas.

Allegra's Outdoor Gym

Through the engagement sessions, a local charity, Allegra's Ambition approached the City Council to explore ways in which an outdoor gym could be provided via a charitable donation. The Design Framework makes provision for an outdoor gym in the memory of Allegra Whittome, a local talented athlete who passed away in February 2015. The City Council thanks the charity for its kind offer and will work with them to ensure that the design and delivery of the gym will be a lasting positive legacy for the enjoyment of users for years to come.



Selection of precedent images

Provision of Playing Pitches

The Design Framework has avoided a comprehensive redesign of the existing playing pitch layout across both the Garrison Ground and KGV. The layout, informed by the Councils review of Playing Pitches across the District and engagement with local sporting teams will be undertaken as soon as possible to establish the nature and frequency of flexibility of their sporting requirements.

The long term aim is to enhance both KGV and the remaining pitch area of the Garrison Ground so they have a shared character and sense of place. The footpath link between the two areas offers an opportunity to provide more than a physical connection.

The district wide sports playing pitch assessment will help guide the provision of playing pitches to meet demand for the next 20 years. A review of grassed pitches may establish the need for a mix of pitch sizes that differs from the current provision.

The role of the existing pavilions along the northern edge of KGV will be reviewed. New community uses could be housed in these buildings that better serve the local neighbourhood, in addition to providing changing facilities and accommodation for officials associated with the pitches.

Below: The pavillions on KGV; and Winchester Sports Stadium

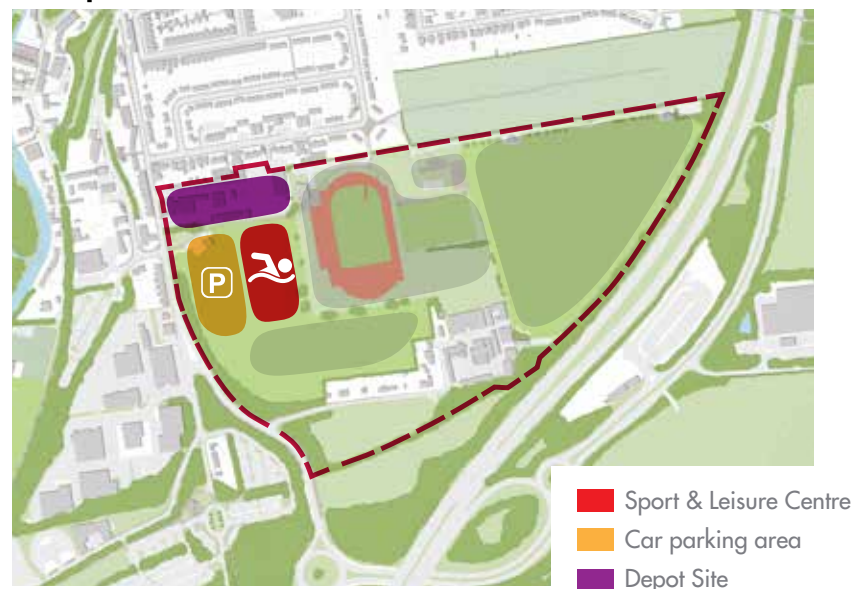


Theme 4: Areas for New Development

It is envisaged that many of the Depot Site buildings will be demolished and that new buildings will be limited to the north western part of the Design Framework area. This will include the new Winchester Sport & Leisure Centre, which will form the heart of the Sport & Leisure Park, and the redevelopment of the Depot Site.

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Concept:

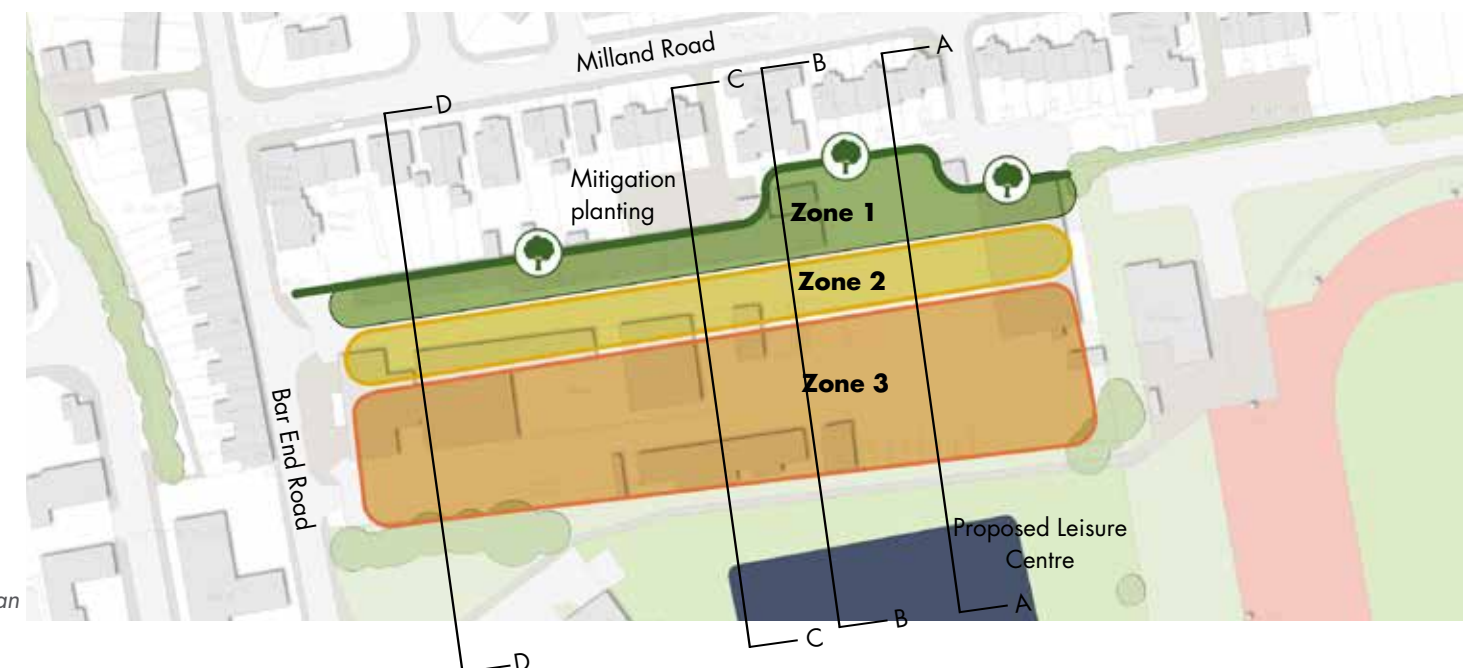


New Development / Depot Site Redevelopment

The Depot Site development will be guided by the principles set out in this design framework. These principles include, but are not limited to:

- Appropriate separation distances with residential properties located along Milland Road sufficient to maintain appropriate daylight and sunlight levels in accordance with the Building Research Establishment guidelines;
- Encourage a use that takes account of the sites proximity to the Park
- Create a buffer of the natural vegetation along the northern boundary of the Depot Site (zone 1);
- Limiting development to low vehicular traffic generation uses;
- Securing a vehicular access from within the proposed Winchester Sport & Leisure Centre use, thereby enabling the closure of the existing two access junctions into the Depot Site directly off Bar End Road;
- Providing a better footway link across the western boundary of the depot site to improve connectivity to the City Centre to the north;
- The scale and massing of buildings will be limited to a maximum height of 12m (equivalent to a 3/4 storey house) towards the north of the site (zone 2) and no more than the height of the proposed Sport & Leisure Centre to the south of the site facing the Sport & Leisure Centre (zone 3), and only if it can be demonstrated that daylight / sunlight and the reasonable protection of existing residential amenities will be secured;
- Uses that would give rise to unacceptable levels of pollution via means of commercial extract ventilation systems or noise will be discouraged.

Depot Site development guide plan



Leisure Centre

The Design Framework proposes the new Winchester Sport & Leisure Centre building is in close proximity to the existing Winchester Sports Stadium and Athletics Track. The intention is that a single, joint management company will run the two facilities. Bringing both elements together therefore enables a stronger physical connection to be secured.

The Design Framework, in Section 5 on page 13, makes reference to a long term opportunity to erect a 500 seat raked spectator stand overlooking the finishing straight of the athletics track. This reflects the potential of the stadium to host regional events. Depending on the nature of the design of the stand, and availability of funding, the creation of a covered space for race officials, training and/or external temporary storage could be possible, subject to planning and consultation.

The location of the new Centre on elevated ground offers the opportunity to utilise glazing at ground and first floor levels to create internal spaces which look out over landscaped and grassed pitched areas: a centre within a landscaped setting being a design driver of the scheme highlighted during the public engagement sessions.

One of the core landscape objectives of the Design Framework is applied to the new Centre car park. The use of natural sustainable urban drainage systems will support the managed attenuation and discharge of surface water and offer wildlife benefits. Native species tree planting and sympathetic surface treatments are encouraged to soften the visual appearance of the c330 space car park and the view of the development when travelling along Bar End Road.

While alternative options which positioned the Centre adjacent to Bar End Road were considered as part of early concept schemes, these were discounted given the importance of the physical connection and inter-divisibility of the Centre and the Sports Stadium.

Event Management Plan

The operator of the Centre will be required to prepare and submit an Event Management Plan prior to the operation of the new Centre. This Plan will demonstrate measures to manage flows of people to and from the site using a range of options, including excess parking capacity at Park & Ride and other sites as appropriate to avoid local congestion and illegal parking.



Proposal for the new Sport & Leisure Centre
(LA Architects)

Key



Mitigation planting



Zone 1 - Save for soft and hard landscaping, car parking and small scale storage structures. This is a 'no build zone', thereby creating an appropriate distance between existing Milland Road Properties and new buildings.



Zone 2 - Building heights up to 12m

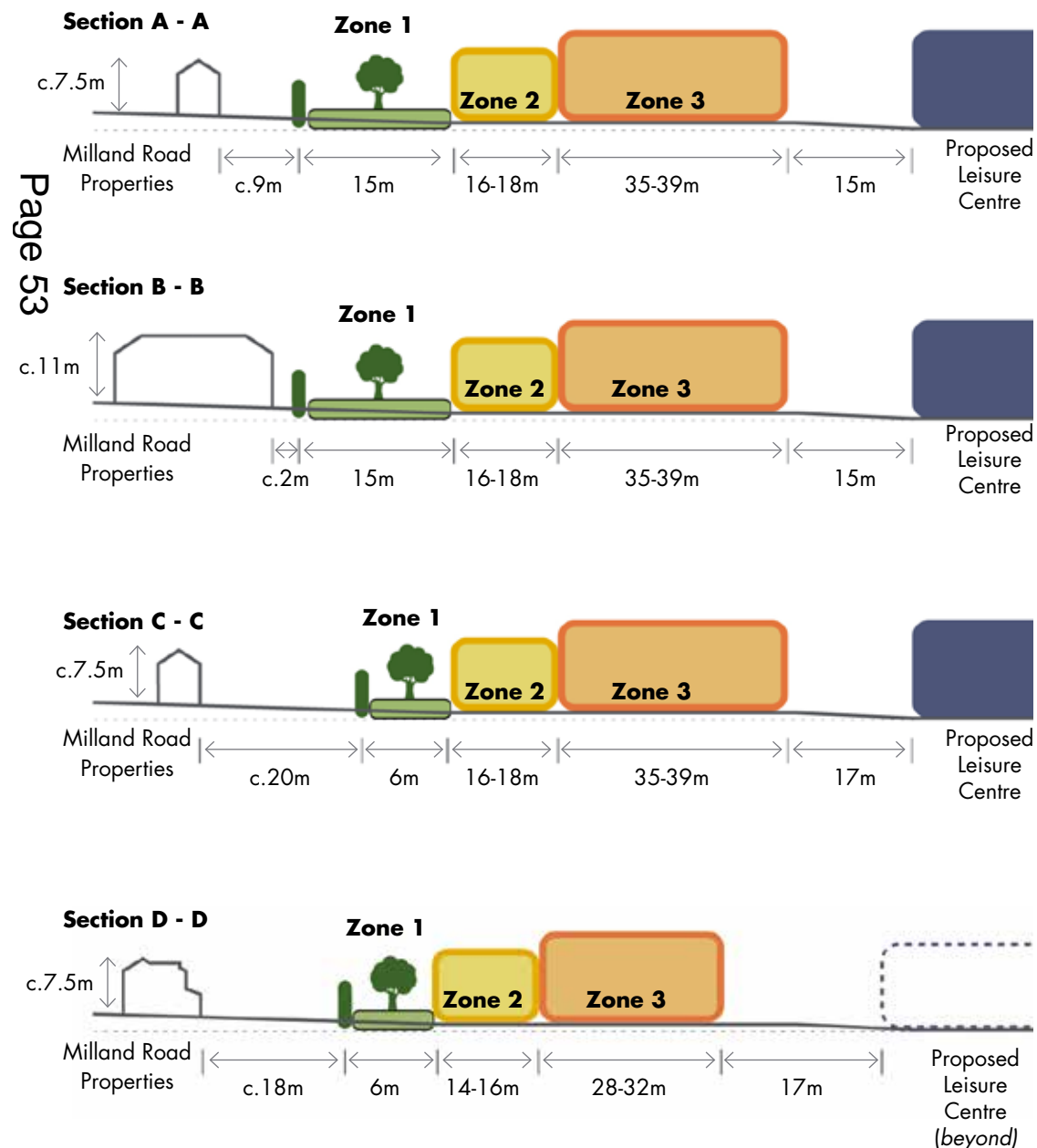


Zone 3 - Building heights not to exceed the height of the leisure centre



Proposed Sport & Leisure Centre

Depot site development heights guide



Theme 5: Delivering the Vision

Winchester City Council does not currently own all of the land needed to deliver all of the aspirations of this Design Framework. However, it has already begun to work with landholding partners to identify a series of strategies to assist their delivery.

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*First phase of the Park's delivery
(area edged in red)*

Delivery of the Design Framework

Given the importance of external or additional funding to bring forward subsequent phases of the Design Framework vision it is acknowledged that delivery of all aspects is a long term plan.

Short Term

The first phase of the Sport & Leisure Park will be the new Sport & Leisure Centre. Design concepts have been progressing alongside, and in general conformity with the Design Framework, to ensure a coherent, integrated and meaningful design and delivery.

The extent and indicative layout of the initial phase is located and shown within the red line boundary on the diagram on the left. Primarily this involves the Sport & Leisure Centre, but this also includes car parking, and reconfiguration of movement into and through the site.

Off-site interventions required to be delivered in association with the Sport & Leisure Park include cycling and pedestrian connections to the west, footpath connections to ease movements between the Park and St Catherine's Park & Ride site and public transport service arrangements.

Long Term

The phasing of the remainder of the component elements of the Design Framework will be implemented over a long-term period, they may be adapted or even added to. There is no fixed time period for the commencement or completion of any of the suggested strategies or facilities, as development should take place in line with local needs and is dependant on funding and land availability.

One of the more significant objectives of the Design Framework is the desire to create a direct pedestrian connection between the eastern and western areas of the Sport & Leisure Park. This will require Hampshire County Council to grant 'permissive use' to enable this connection.

The Design Framework identifies a long-term vision for the entire site. However, it should be noted that, should ongoing public engagement identify additional or replacement facilities or features, discussion with the Council has the potential to include these within any subsequent review of the Design Framework. A review exercise in 5 years time (2023) is recommended in order to reflect the impact of the Sport & Leisure Centre and potentially other committed or completed developments within or close to the Design Framework study area and beyond.

6. Conclusion

This Design Framework will help to place the first project, the Winchester Sport & Leisure Centre, at the heart of Winchester Sport & Leisure Park. The Park will be created over many years.

The Sport & Leisure Centre is to be built on land principally owned and controlled by the Council. The Centre will incorporate the athletics track and existing All Terrain Pitch to create one sporting facility. The design, funding and delivery of longer-term interventions across the wider Sport & Leisure Park will involve land owned and controlled by WCC, Hampshire County Council and the University of Winchester.

In commissioning an Design Framework, the Council has engaged with local residents, sports groups and clubs, and land owners (the University being a

funding partner for the Sport & Leisure Centre). The engagement process has helped us to understand the land use issues relevant to local people and has contributed towards a set of key design features which the City Council can now seek to deliver in partnership with others.

The Council owned Depot Site adjacent and to the north of the proposed Park is within the boundary of the Design Framework. This site may not be available for redevelopment or re-use until after the target opening date of the Sport & Leisure Centre. As landowner, the Council must safeguard its long-

term position over the future of the Depot Site and the Design Framework adopts a flexible approach to future uses to meet this objective.

Notwithstanding this, the redevelopment of the site will involve low vehicular traffic generation activities and will be informed by building height restrictions set out within this Design Framework. The relationship between redevelopment proposals on the Depot Site and the residential properties on Milland Road will have regard to both appropriate planning principles and mitigation measures raised by local residents during the engagement process.

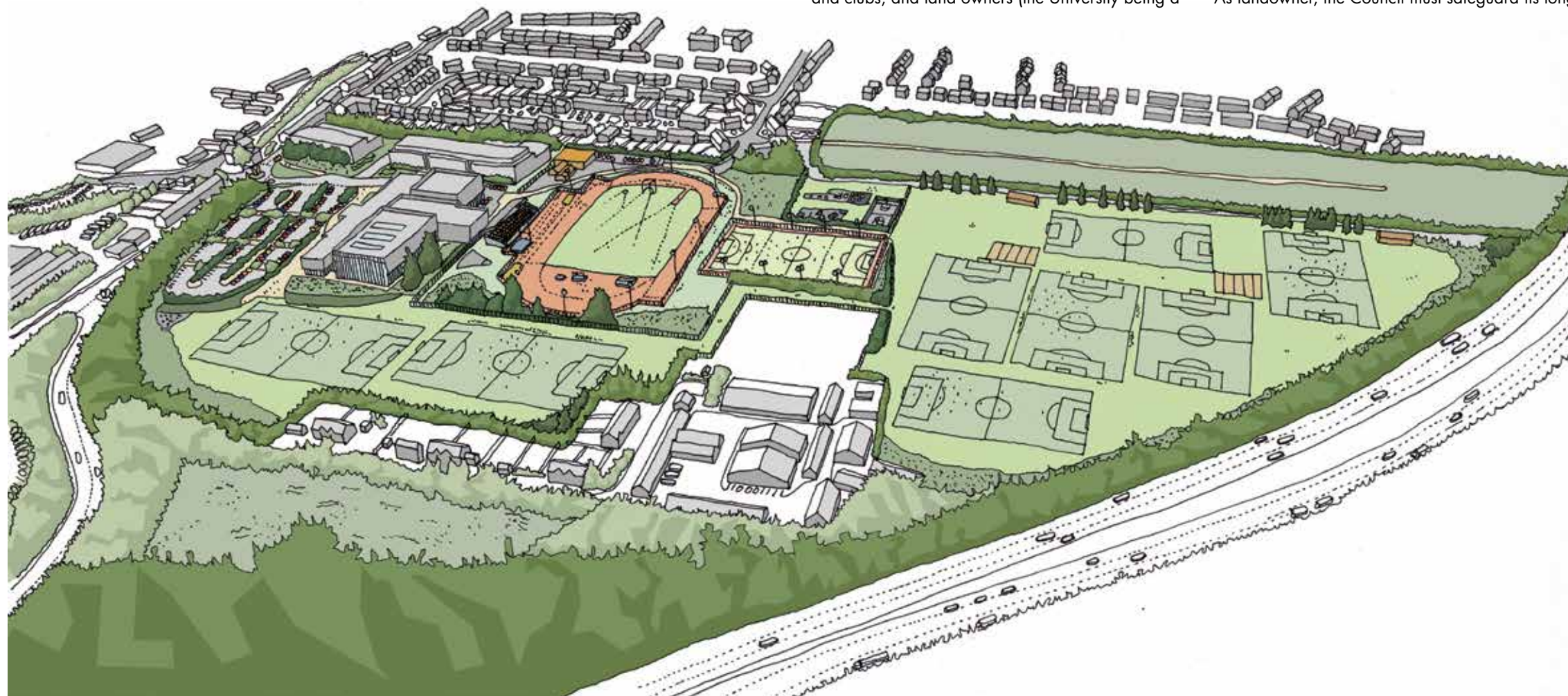
Existing lease agreements, outside the control of the City Council, may result in development proposals and other interventions being delivered over a longer time frame than many may wish to see. However, with the principles and ambition established at this stage, the Council has an end state vision for the Sport & Leisure Park and the desire to see positive change being delivered that will leave a lasting legacy for the City and the wider area.

Summary

The Design Framework sets out suggested parameters and design principles which combine together alongside the new Sport & Leisure Centre to form Winchester Sport & Leisure Park.

In essence, the long-term vision for the Design Framework aims to create an integrated, attractive and vibrant destination which promotes healthy lifestyles, sporting and leisure activities.

Its variety of sporting activities, opportunities to walk in open spaces, promotion of biodiversity and connections to both the city centre and the countryside mean that the Sport & Leisure Park has the potential to become a not only a gateway to the City but also a jewel for the region.



Appendix: Public Consultation and Engagement

The views of the local community and key stakeholders have guided the evolution of the vision of this Design Framework. Three significant phases of public engagement raised a wide range of issues, providing the City Council with details of what the community would like to see happen both within and surrounding the Park. The responses generated by each of the three series of engagement periods has helped shape the strategies and ideas contained within this Design Framework.

Following appointment of the Design Team in May 2017, a Consultation and Engagement Strategy was prepared and presented to the Leisure Cabinet in May 2017. Engagement has taken place over the past 6 months with one work stream focussing on: user group engagement (initiated and led by LA Architects and which focusses upon the demand and requirements for sporting facilities linked to the Sport & Leisure Centre) and the second work stream focussing; on public engagement (managed by Stride Treglown which covers the Design Framework for the wider Winchester Sport & Leisure Park within which the Sport & Leisure Centre will sit).

The first phase of public engagement was focussed on listening to local residents in order to better understand the issues facing them on a day to day basis and to test the degree to which the Sport & Leisure site and area analysis as presented by the Design Team was accurate. Phase 1 was therefore aimed at ensuring that the Design Framework was informed by a robust evidence base.

Phase 1 Engagement (June 2017) Key Conclusions:

90% of over 530 respondents either strongly agreed (74%) or agreed (16%) with the Winchester Sport & Leisure Park proposals / concept at Bar End.

73% of responses either strongly agreed (26%) or agreed (47%) that the area analysis diagrams presented an accurate picture of the opportunities and constraints facing the project. Only 1% disagreed.

97% of responses either strongly agreed (71%) or agreed (26%) with the statement that the Sports & Leisure Park has the potential to become an important community hub for residents and sporting organisations.

While the private car is anticipated to be used by 80% of respondents, more sustainable methods of travel are anticipated by many (Cycling 33%, Walking 30%, Bus 17%).

65% of respondents anticipate using the facility on at least a weekly basis. This compares with 32% in relation to the River Park Centre.

Qualitative issues raised in Phase 1 included, but were not limited to, the following key issues:

Sporting / Leisure Issues:

1. There was an overwhelming support for an improved sporting and leisure offer at the site
2. There was a degree of support for a second ATP, Indoor Athletics Training facility, Basketball Court and Ice Rink to be included 'in the mix'.

3. Support for the retention of both Garrison Ground and King George V Playing fields.
4. The importance of ensuring fully inclusive facilities, accessible by all was presented as an important driving objection – concerns that the Park would become an elitist sporting venue being expressed by some.

Access and Movement:

1. While there were numerous references to Bar End being an ideal / appropriate location for the Sport & Leisure Park, some preferred to see the redevelopment of the River Park Leisure Centre.
2. The importance of sustainable modes of travel (Bus, Cycle and Pedestrian) of getting to and from the site to the City Centre and beyond was referenced by many.
3. A minority of respondents considered the location was more suited to a District Wide Facility than for "Winchester" residents.
4. The updating of the residents permits scheme in the Highcliffe area was referenced by local residents.

Environmental issues:

1. Empirical evidence referred to at the drop-in sessions was reflected in the survey responses.
2. Flooding, Transport and Lighting impacts were raised as concerns by some local residents.
3. There were limited references to the perceived ecological importance of peripheral area.

Phase 2 engagement (July – August 2017) Key Conclusions:

Phase 2 of the engagement presented feedback in relation to the results of Phase 1 and also the emerging Design Framework. The intention in Phase 2 was to engage with a larger, widely distributed population: essentially targeting those with a long term interest in using the facilities to be provided at the Sport & Leisure Park.

A more comprehensive notification strategy was adopted to generate interest for the Phase 2 sessions. Around 4,500 leaflets were distributed, over 4,000 emails were issued (many through the Membership of the River Park Leisure Centre) and press coverage utilised.

A total of 253 people recorded their attendance across the three manned exhibition events at the Guildhall and Winchester Sports Stadium between Friday 21st July and Tuesday 25th July. This was a slight increase on Phase 1 (240). Project team representatives were present at each session to discuss issues as required. A notable number of young people were in attendance at the Saturday 22nd July event held at the Sports Stadium. A static (unmanned) exhibition was in-situ at the River Park Leisure Centre over a 4 week period: this tended to generate responses from an older population profile.

Phase 2 generated 389 completed questionnaires: a reduction on Phase 1, but possibly due to the absence of early concept images relating to the Sport & Leisure Centre building.

Engagement sessions at Winchester Stadium



Detailed feedback from the Phase 1 engagement was presented on the exhibition boards and hard copies given to event attendees to read at their leisure. 82% of respondents felt that the feedback summary helpful. Phase 2 generated similar local development impact concerns resulting from the development as was cited in Phase 1.

The questionnaire sought feedback as the degree to which respondents use other sporting facilities. Just under half of the respondents (of which there were 357) visit other sport and leisure centres. Their reasons for using other centres included the range of facilities (64%), the quality of facilities (41%) and ease of access (34%). The three principle activities which respondents undertake at these destinations are swimming (58%), Gym (26%) and sports hall uses (24%).

Without exception, there was an overwhelming positive reaction from respondents to each of the 22 proposed Design Framework suggestions or strategies.

The three Design Framework components which generated the highest approval rating (by adding the “Strongly Agree” and “Agree” percentages) were:

- 1. Investigating pedestrian and cycle connections to the existing St Catherine’s Park & Ride site (87%)
- 2. Encouragement for the existing Park & Ride Bus Service to serve the Sport & Leisure Park (87%)
- 3. Amendments to the local road network resulting in safe pedestrian and cycle connections between the site and the National Cycle Route 23 to the west (85%).

The strategy which generated the highest “Strongly Agree” response was the encouragement to utilise the existing Park & Ride and Bus Service Number 4 to serve the Sport & Leisure Park (50%). This is a WCC / Public Transport operator management issue, though would need to be accommodated by means new bus stopping points either within or adjacent to the site.

The use of the Garrison Ground to accommodate the Sport & Leisure Centre generated the highest degree of disapproval from residents (23%). 61% of respondents supported this location for the Sport & Leisure Centre.

The use of open ended questions under each of the main topics in the questionnaire generated the following number of comments. In order, highest first:

The Sports & Leisure Park (195)

Issues raised included: the importance of balancing the needs of the community with the perception that the Park could become a Sporting Centre of excellence (for elite athletes/swimmers); support for the retention of the King George V Playing fields as grassed pitches and a pavilion to serve their use; the importance of making a natural, direct, footpath connection between the two halves of the Park (over land currently controlled by HCC) and support for ‘activity stations’ round the periphery of the site (linked to a strengthening of the landscape boundary).

Access and Movement strategy (122)

Issues raised included: Parking demand and adequate provision within the Park, relationship to (and capacity of) the nearby Park & Ride Sites, support for pedestrian and cycling facilities and safer connecting routes into the Park, residents parking permit scheme revisions in the adjacent

areas. Concerns were raised by some over the relative accessibility of the Park at Bar End over the existing River Park Leisure Centre.

The relationship between the Sport & Leisure Park and the South Downs National Park (80)

Issues raised included: Opinion was divided as to the relevance of connecting the Park with the South Downs Way. Many considered that those accessing the South Downs National Park (SNDP) would not wish to participate in Leisure Centre activities as part of a dual trip: others suggesting that if the connection was encouraged, South Downs Way walkers would use the on-site Leisure Centre parking spaces to the detriment of users.

The relationship between the Sport & Leisure Park and adjacent uses (78)

Issues raised included: A concern was raised by some that the absence of a formal proposal for the Depot Site resulted in an inability to fully understand the ‘end state’ impact of the Design Framework. The absence of technical assessments to demonstrate how the development will impact upon residents was cited as a concern by those who are live immediately adjacent or close to the site. As with Phase 1, a well organised but small interest group supported the idea of an Ice Rink on the adjacent Depot Site.

Environmental and Landscape (76)

Issues raised included: The natural qualities of the area remain important to many respondents, with numerous references supporting the retention of, or creation of new, ‘areas for wildlife’ as a way of increasing biodiversity gains. Many respondents supported the initiative to provide for peripheral routes for running / training / walking, though support was not as strong for the creation of an ‘outdoor gym’.



Selection of boards from Phase 2 engagement



Phase 3 Engagement (December 2017 – January 2018)
Key Conclusions:

Phase 3 of the engagement strategy (November / December 2017) presented the Draft Design Framework as informed by earlier engagement activities and the concept designs (scale, massing, general appearance) of the Sport & Leisure Centre and immediate surroundings.

During the 6 week period of public consultation (8th December to 21st January 2018) 84 responses were received. Just under two thirds of respondents agreed with the main features of the Design Framework as proposed during Phase 3; just over one fifth did not agree.

The Phase 3 survey asked respondents to rank their first, second and third choice of Design Framework facilities to be delivered in subsequent phases(s) of the Design Framework following the completion of the Sport & Leisure Centre, with a new pedestrian link to the South Downs Way being the highest ranked result.

Engagement sessions at Winchester Stadium

A total of 64 respondents provided additional commentary in relation to the Design Framework. A number of ‘grouped’ issues were raised across the responses received. The most frequently raised issues included:

- 1. Walking and Cycling measures (18)
- 2. Connectivity and Integration across the Design Framework area and with the wider area (8)
- 3. Pitch provision and distribution (7)
- 4. Parking Provision and Management (7)

In addition to the comments raised above, respondents covered a range of topics including, but not limited to: traffic and traffic pollution, public transport provision, the objective of the Council’s Vision, support for Athletics spectator seating, energy performance requirements, facilities mix (including Tennis, Netball, Ice Rink, outdoor gym and Parkrun), the perceived requirement for a larger sports hall, ecological management, drainage, the arrival experience, residents permits and concerns over organised sporting groups potentially dominating the survey results. In relation to the last issue, the range of activities (sporting and passive

recreation in nature) were balanced, with no strong organised lobby of any particular sporting facility.

There were a number of references to community use of the area, pavilions and play areas. These responses continue to demonstrate the importance the community place on ongoing local engagement to deliver facilities and interventions.

References were also made that Hampshire County Council are encouraged to work with the City Council to deliver an east – west connection linking the Garrison Ground with the King George V Playing fields.

Walking and cycling comments tended to refer to safety concerns, the need for greater emphasis on shared routes and crossing points, and avoiding a car-centric arrival taking the form of a large car park. The use of close proximity Park & Ride sites to accommodate visitor parking demand was cited, as were a notable number of respondents who argued that parking was vital for the new Sport & Leisure Centre to be successful. Direct public transport connections and more frequent services was also supported.

SPORT & LEISURE PARK
WINCHESTER

You said...	We did...
The Sport & Leisure Park: <ul style="list-style-type: none">•Must work for the community•A Sporting Centre of excellence for elite athletes / swimmers•Retain King George V Playing Fields and pavilions•A natural, direct footpath connection between the two halves of the park•A natural trim trail around the edge of the site	<ul style="list-style-type: none">•The Park will be an inclusive place, for the use of everyone•The Park provides for excellence and elite sports•The playing fields will be retained•The land is owned by Hampshire County Council and we are in discussions with them•Detailed plans for this are evolving

You said...	We did...
Access and Movement: <ul style="list-style-type: none">•Adequate parking provision within the Park is key•We need to think about the relationship to, and capacity of, the nearby Park and Ride Sites•Consider pedestrian and cycling facilities and safer connecting routes into the Park•Review the residents parking permit scheme in the nearby areas•Investigate accessibility of the Bar End site in comparison to River Park Leisure Centre	<ul style="list-style-type: none">•An appropriate parking strategy will be finalised shortly•Crossing points have been identified to improve connections; capacity is to be increased•The Urban Design Framework (UDF) continues to promote safe access to the Park by foot and bicycle•Discussions with residents are planned•Assessments identified Bar End as the best location



SPORT & LEISURE PARK
WINCHESTER

In response to your feedback during the last public engagement exercise in July 2017, the vision for the Sport & Leisure Park has evolved, and a concept design for the Sport & Leisure Centre has been developed. The Urban Design Framework (UDF) captures the long term aspirations for the Park, and the first phase of its implementation includes details of the new Sport & Leisure Centre.

Key features of The Urban Design Framework

1 New Sport & Leisure Centre
The Sport & Leisure Centre forms the hub of the Park.

2 The Depot Site
Plans for this site will be developed at a future stage though it is envisaged building heights will be 3 storeys along the northern edge of the site and 4/5 storeys facing the Sport & Leisure Centre.

3 Hampshire County Council Land
It may be possible in the future for some of the land to be transferred to the Park. A shorter term aspiration is to create a pedestrian link to connect the two halves of the Park together.

4 Strategic Pathways
The long term aim is to have a network of new pathways, along with a dedicated route that connects the South Downs Way (north east) with the City Centre and the National Cycle Network (west).

5 Gateway to the City
The aim is to have a vibrant and striking arrival at the entrance off Bar End Road to celebrate the importance of this entrance to the City.

STRIDE TREGLOWIN | LA | WINCHESTER | THE PINDER TRUST | Winchester City Council

If you wish to make a comment or if you wish to be kept informed please email consultation@stridetreglowin.com

Selection of boards from Phase 3 engagement

SPORT & LEISURE PARK
WINCHESTER

Engagement Period

3 manned exhibitions
Consultation ended
18th August

4 week exhibition
River Park Leisure Centre

Notification

Over 4,000 emails
Issued

4,500 leaflets
distributed

Press coverage of
event

Locations

Events held at the
Stadium & the Sports
Stadium (and online)

253 people
attended

389 completed
questionnaires

Overall Positive Support
for the Urban Design
Framework

82%
Felt Phase 1
Engagement was
helpful

You said...	We did...
Environment and Landscape: <ul style="list-style-type: none">•Preserve natural qualities of the area; retain / create new, 'unkempt areas' to enhance ecological value•Consider peripheral routes for running / training / walking	<ul style="list-style-type: none">•Proposals identify new areas for enhanced biodiversity•The trim trail delivers this aspect

You said...	We did...
The relationship between the Sport & Leisure Park and adjacent uses: <ul style="list-style-type: none">•What are future plans for the Depot Site•Flooding and transport are a particular concern to adjacent residents•There is interest in the possibility of an ice rink on the adjacent Depot Site	<ul style="list-style-type: none">•Proposals remain flexible to facilitate commercial negotiations•Concerns are noted and assessments are on-going and have influenced the Urban Design Framework•The Depot Site is not currently on the market and there have been no negotiations to date regarding a sale. Any future development would be subject to the land being marketed for sale or lease and the submission of a planning application



SPORT & LEISURE PARK
WINCHESTER

THANK YOU FOR TAKING THE TIME TO ATTEND THIS PUBLIC EXHIBITION.



What happens next?

The Council will continue to work with adjoining land owners to ensure the deliverability of this emerging strategy as we do not control all aspects within the boundary to this UDF.

A detailed engagement process is being followed to help design the Sport & Leisure Centre and a consultation with further detail will be made part of the planning application process next year.

If you would like to be updated on the progress of this exciting project, please use the following email address: consultation@stridetreglowin.com

Winchester City Council is looking for as much feedback as possible from those interested in the future development of the Sports & Leisure Park. Local residents, those involved in sports and community activities, and people from across the district are all encouraged to provide their views.

The completed online survey and comments should be received no later than Sunday 21st January 2018.

To review these presentation boards online, please visit: www.winchester.gov.uk/projects/5740/replacement-leisure-centre-project

To complete the online questionnaire, please visit: <https://winchester.citizenpace.com/policy/sport-leisure-park>



STRIDE TREGLOWN

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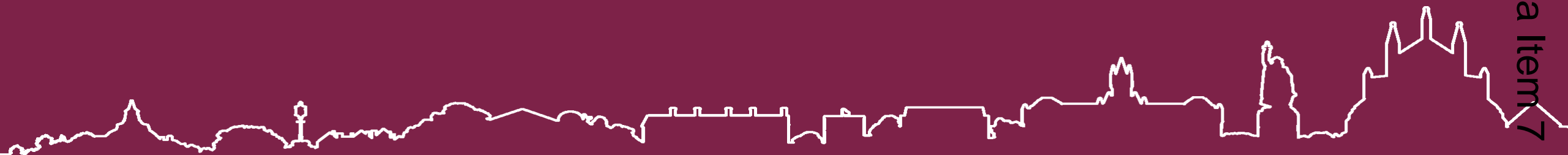
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COUNCIL PLAN 2025 – 30

Presentation to Scrutiny Committee

14 October 2024



CONTEXT

Purpose:

The Council Plan is a high-level document covering what the council wants to achieve and informs other strategies and plans including the Local Plan and individual service plans.








Page 74

This presentation summarises the work undertaken to develop the next Council Plan that will cover the period 2025 to 2030.

The Scrutiny Committee is asked to:

Consider the priorities in the current Council Plan and review and comment on the direction of the new Council Plan, including the vision, themes and priorities.

BACKGROUND

-  Current Council Plan adopted by Council in January 2020
-  Now into final year of the five-year plan (2020-25)
-  Plan runs until 31 March 2025
-  Opportunity to review the outcomes and priorities for the council and district
-  Priorities will be evidence based (e.g. Residents' Survey, members, parishes, businesses and staff engagement).
-  Five year forward look to 31 March 2030
-  Supports the Council to deliver a balanced budget in the future

COUNCIL PLAN 2020 - 2025

We will make a real difference
to the lives of our residents, the strength of our business and the quality of our
environment.

We will listen and work alongside the people and businesses of Winchester district in
tackling the challenges we face.



Tackling the climate
emergency and
creating a greener
district



Homes for all



Living well



Vibrant local
economy



Your services,
Your voice







With a continued focus on:

Cost of living	Greener faster
Pride in place	Listening better






Winchester
City Council

PLAN ENGAGEMENT & DEVELOPMENT




-  Liaison with parish councils undertaken in June
-  Residents' Survey and Young Persons' Survey completed
-  Presentation to Economy & Housing and Health and Environment Policy Committees and feedback received
-  Engagement with Winchester BID & voluntary sector
-  Scrutiny Committee discussion on cross-cutting priorities, performance and overall Plan
-  Draft Plan to be considered by Cabinet on 11 December with recommendation for adoption at Council on 15 January 2025

ROLE OF OVERVIEW & SCRUTINY COMMITTEES IN PLAN REVIEW:




Economy & Housing

-  Homes for all
-  Vibrant Local Economy
-  Pride in Place

Health & Environment





-  Living Well
-  Cost of Living
-  Climate Emergency / Greener Faster

The Scrutiny Committee







-  Overall Plan Performance
-  Your Services, Your Voice
-  Listening Better

SCRUTINY: EMERGING CHALLENGES?



Political

-  New Government policies
 -  Devolution
 -  Focus on Growth
 -  Possible decrease in public spending







Economic

-  Cost inflation and interest rates
-  Place based budgeting
-  Chancellor's Autumn Budget
-  2025 Spending Review
-  Balanced budget
-  Transformation Challenge

Social

-  Ageing population
-  Inequality / pockets of deprivation
-  Changing expectations
-  Customer access
-  Stakeholder engagement
-  Equality, Diversity & Inclusion







Technological

-  Cyber resilience/ Data Protection
-  New technologies / sectors
 -  Digital acceleration/ integration
 -  Automation/ AI
 -  Cost
-  Digital access

Legal







-  Employment Rights Bill
-  Digital Information & Smart Data Bill
-  Cost of compliance

Environmental

-  Accelerating environmental challenges
 -  Climate Emergency
 -  Nature Crisis
 -  Nutrient pollution
 -  Air quality
-  Sustainable Procurement







ENAGEMENT FEEDBACK

Environment – Greener Faster

-  Need to protect our waterways and watercourses
-  Respond to the Climate Emergency and Nature Crisis
-  Planning and resilience to extreme weather
-  Better rural transport options
-  Improved air quality
-  Minimising the environmental impact of new communities/ developments







ENGAGEMENT FEEDBACK

Healthy communities

-  Support for young people, including those with mental health problems and anxiety
-  Aging population, vulnerable pensioners
-  Impact of cost-of-living crisis
-  Focus on real life connections, social inclusion
-  Access to healthcare, GPs and dentists
-  More opportunities for sport and recreational activities

ENGAGEMENT FEEDBACK

Housing – good homes for all

-  More affordable housing to meet diverse needs
-  Support for growing elderly population
-  Private rental market concerns, fewer landlords
-  Need for energy efficient homes with lower bills for tenants
-  Customer service for our tenants
-  Affordable homes for young people

ENGAGEMENT FEEDBACK

Economy – thriving places

 Support for vibrant market towns

 Regeneration

 Low cost start up space for individuals and new businesses

 Support for small businesses with digital connectivity




 Support for rural businesses

 Need for improved public transport in rural areas

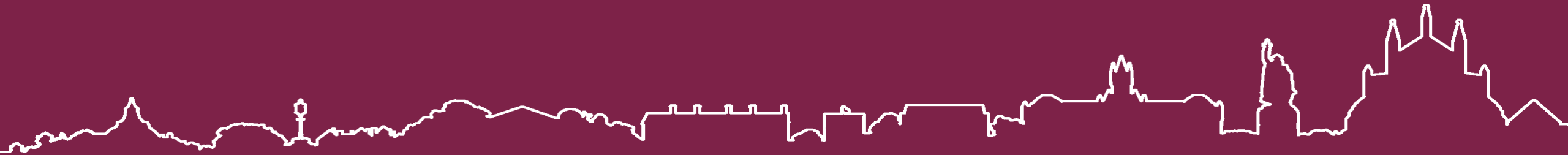
 Local skills shortages to deliver new homes and regeneration

ENGAGEMENT FEEDBACK







Our services – how we do it.

-  Digitalisation to improve services and drive efficiency
-  Listening better to our residents
-  Provide value for money services

Questions



KEY QUESTIONS FOR SCRUTINY COMMITTEE

-  How has the demand for our services changed since 2020 and how might it change over the next five years?
-  What further challenges and changes will we see by 2030?
-  How well has the 2020-25 Council Plan delivered to improve services for our residents and performance of the council? What strengths should we maintain? What are the gaps or opportunities?
-  What are the areas our residents and businesses tell us we need to improve?
-  What does success look like in 2030?
-  What are the critical projects to deliver that success?

2023 EDITION

COUNCIL PLAN

2020 - 2025





Residents gathered outside Guildhall Winchester for the Proclamation of King Charles III on Sunday 11 September 2022.

WELCOME

In 2020, the city council agreed a plan to take us through to 2025 with five priority areas:

- Tackling the climate emergency
- Living well
- Homes for all
- Vibrant local economy
- Your services, your voice

Since then, we have delivered robust progress across all these areas. Our latest Residents' Survey shows that these remain the priorities most local people want us to focus on.

Within these priorities, recent events require us to give special focus to a few areas:

- We are all facing economic uncertainty and rising prices at levels not seen since the early 1990s. This is badly affecting many local people, particularly those whose financial position is most stretched, along with local businesses and the council itself. We will be taking action on the cost of living.
- Climate change is hitting us harder, sooner than expected – with flash flooding, extreme temperatures and water shortages affecting our health, our homes and businesses, chalk streams and rivers and the unique countryside that make our district so special. We have to go greener, faster. This plan sets out how.

- The Winchester district is a special place, but we cannot be complacent. Expectations from local residents are rightly high. We face higher levels of anti-social behaviour and vandalism. We will invest in our public space and work hard with partners to deliver the pride in place that our city and district deserve.
- Finally, we can't do this on our own. The council performs best when it recognises and listens to the diverse interests, needs and wishes of different people in our community. We need to listen better and work alongside the people and businesses of the Winchester district in tackling the challenges we face.

We have been careful to put the council on a sound financial footing, but new economic pressures mean we will still face hard choices. Although the plan runs until 2025, we will continue to listen and adjust over the lifetime of the plan. The following pages lay out how we will make these choices, reflect the input you give us and deliver against our priorities and make a real difference to the lives of our residents, the strength of our businesses and the quality of our environment.



Cllr Martin Tod
Leader of Winchester
City Council

HOW WILL WE ACHIEVE THIS

Our communities drive everything we do, and we are committed to delivering the best customer service possible. Our values drive the way we work and help us achieve this.

INNOVATION

We are innovative -
challenging the status quo

INTEGRITY

We act with integrity -
always honest, open and fair

ADAPTABILITY

We are adaptable -
embracing change

COLLABORATION

We are collaborative -
working with others to get the
best results

EMPOWERMENT

We are empowering -
enabling communities and our
team to take action



WINCHESTER DISTRICT IN NUMBERS



127,500
population



78.0%
of residents aged
16-64 in employment



District covers
250
square miles



2
universities located
in the city



48.6%
of residents aged
16-64 qualified to
NVQ4 and above



34.2%
reduction in WCC carbon
to 2020



2,491
planning applications
determined in 2021/22



80,000
bins emptied
each week



56,322
homes



Over
5,000
council houses



8,165
businesses



2,266
listed buildings

THE CHALLENGES WE FACE

Your council is working hard to continue to deliver the support that residents need while making sure that we invest in our district and our services to ensure we keep things working well.

We're taking a hard look at how we will manage the impact of rising interest rates and high inflation. Our efforts are, as ever, all about focusing on what we can do to support our community, while being realistic about what we can and cannot achieve in the medium term.

This plan sets out the challenges faced by the Winchester district, how we will respond to them and the principles which underpin our work.

The main challenges are:

- The climate emergency and the pressing need to reduce the Winchester district's carbon footprint
- Economic uncertainty and the rise in the cost of living
- Continuing to improve our services while balancing a reduced council budget
- The high costs of buying and renting a home
- Poor air quality in parts of the district
- Inequality within our district and its effects on mental and physical wellbeing
- Poor provision of public transport and safe walking and cycling routes across the district
- Responding to the diverse experiences, needs and views of everyone in our community, and making sure all voices are heard

OUR RESOURCES

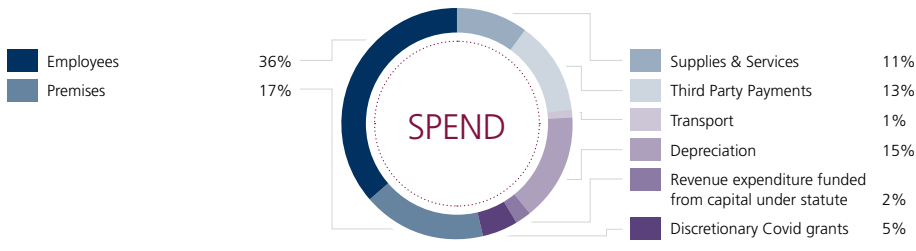
The council spends over £31m on delivering services to all residents and businesses in the district, funded by £17m from Council Tax, business rates and other Government funding and £14m from fees and charges.

In addition, we have a separate Housing Revenue Account, delivering a further £28m of housing services to council tenants and leaseholders, funded from housing rents and service charges.

The charts below show how this money is spent.

HOW THE COUNCIL SPENT MONEY TO PROVIDE SERVICES

(excluding valuation adjustments and welfare transfer payments)



The recent increase in inflation, energy costs and interest rates will increase our service costs by a further £3m next year. There is no increase in Government funding anticipated to help us cover this, so despite the 2% increase in Council Tax we will be working through some testing financial challenges. We'll be exploring reducing service costs and increasing charges to make sure we can balance our budget. A Transformation Challenge programme is underway to work out exactly how we address this, focussing on best use of assets, income generation and transforming services to reduce overall operating costs.

"Your council is working hard to continue delivery of the support that residents need, while investing in our district and our services to ensure we keep things working well. We want to maintain and enhance what makes this such a great place to live and work.

We're not the only council taking a hard look at ways we can manage the impact of rising interest rates and high inflation, and our efforts are, as ever, all about focusing on what we can do to support our community at this time, whilst being realistic about what we can and cannot achieve in the medium term."



Cllr Margot Power
Cabinet Member for Finance and Value

YOUR COUNCIL PLAN

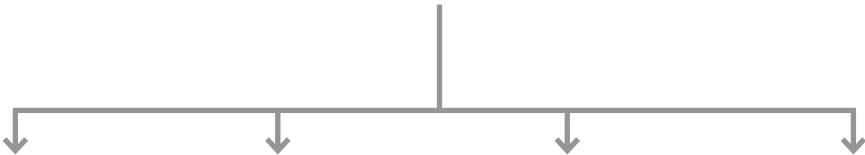
This Council Plan is a high level document covering the period 2020 to 2025. It sets out what the council wants to achieve and informs other strategies and plans including the Local Plan and individual service plans.

The Council Plan was updated in December 2022.

OUR PRIORITIES



TACKLING THE CLIMATE EMERGENCY AND
CREATING A GREENER DISTRICT



LIVING WELL



HOMES FOR ALL



YOUR SERVICES,
YOUR VOICE



VIBRANT LOCAL
ECONOMY

AND, ENHANCED FOCUS ON:

COST OF LIVING	GREENER FASTER
PRIDE IN PLACE	LISTENING BETTER

CLIMATE CHANGE

We are using our recently published 'Roadmap to Carbon Neutrality' to accelerate and scale-up our Carbon Neutrality Action Plan and guide our priority to go greener, faster. The principles behind our plan underpin all activities of the council and are reflected in all its strategic aims and policies – including this Council Plan.

There are four main areas of activity:



Reducing carbon emissions



Ensuring environmental resilience



Reducing energy demand,
increasing renewable energy



Offsetting

OUR VISION FOR A CLIMATE RESILIENT DISTRICT

1. | Changed lifestyles with local people, organisations and businesses enabled to share their ideas and work together to create a carbon neutral future
2. | The air is clean to breathe
3. | The natural and built environment is protected, maintained, sustained and enhanced
4. | People can move around the place easily and prefer to travel on foot, by bike and using public transport
5. | The district is broadly self-sufficient in renewable energy
6. | Homes and businesses have measures in place to protect against extreme climate events

TACKLING THE CLIMATE EMERGENCY AND CREATING A **GREENER DISTRICT**

Dealing with the climate crisis and reaching carbon neutrality is the city council's overarching priority. Recent extreme weather events have demonstrated urgent action is needed to avoid catastrophic climate change and the associated nature crisis. We all need to play our part in tackling this challenge and hand our district to our children and grandchildren in a better state than it is now.

WHAT WE WANT TO ACHIEVE:

- Winchester City Council to be carbon neutral by 2024
- The Winchester district to be carbon neutral by 2030
- Reduced energy demand and an increase in local renewable energy
- Highly insulated homes with low energy bills
- Homes and businesses protected against extreme climate events
- Reduced levels of waste and increased recycling, exceeding national targets
- Cleaner air than national targets
- Everything most residents need in reach by foot, bike or public transport
- Our district's natural habitats are safeguarded and enhanced

HOW WILL WE ACHIEVE THIS?

- Working with and enabling businesses, organisations and residents to deliver a clear plan to net zero guided by the Carbon Neutrality Roadmap for the district.
- Retrofit our own council homes and work with others on schemes to provide insulation, energy efficient heating and home renewable energy to private homes
- Build our own buildings to the highest possible environmental standards
- Promote recycling and increase what can be recycled, including food waste
- Switch council vehicles to low and zero-carbon fuels
- Continue working with Hampshire County Council to deliver the City of Winchester Movement Strategy and prioritise walking, cycling and public transport throughout the district
- Deliver the Air Quality Management Action Plan



- Agree a local plan which delivers low carbon homes, increased biodiversity and 20 minute neighbourhoods
- Continue to roll out our Biodiversity Action Plan

WHAT HAVE WE ACHIEVED SO FAR?

- Reduced city council emissions by 34%
- Started the council home retrofit programme
- Secured funding for and promoted the Warmer Homes programme
- Produced a draft Local Plan including the highest possible energy LETI standards for homes and the promotion of increased biodiversity and sustainable travel
- 3,362 tonnes of glass recycled from doorsteps (2021/22) and over half a million tetrapaks collected from bring sites
- Installed 58 electric vehicle charging points
- Increased annual recycling rates from 36.1% to 40.5% giving us one of the top 20 increases in recycling rates across England in 2020/21.
- Development of a new Park & Ride providing 287 parking spaces and featuring 399 roof mounted photovoltaic solar panels and 16 electric vehicle charging points
- Installed 1,411 solar panels throughout the district since 2020
- Delivered an increase in areas managed for biodiversity including new open space and wildlife verges



"We have to go greener, faster - concentrating on the actions that will give the biggest carbon reductions and make most difference in protecting against the impact of climate change."



Cllr Kelsie Learney

Cabinet Member for Climate Emergency

LIVING WELL

We want all residents to live healthy and fulfilled lives, to feel safe and secure in their neighbourhood, and enjoy the recreational and cultural opportunities that the district offers. We want to ensure the district offers the right facilities to support good physical and mental health for all ages and abilities.

WHAT WE WANT TO ACHIEVE:

- Support for those most affected by the cost of living
- Reduced health inequalities, tackling the environmental, financial and housing problems that most affect those with the biggest health challenges
- Attractive public spaces where people feel safe and secure
- Well-used and maintained public facilities and green spaces with space to play
- A wide range of physical and cultural activities for all ages and abilities
- Increased opportunities for active travel
- Close work with local charities and voluntary organisations helping those most in need

HOW WILL WE ACHIEVE THIS?

- Focus on the most disadvantaged areas, communities and groups, supporting a greater diversity of residents
- Support residents in need through our Cost of Living response and investment in council tax hardship grants
- Work closely with the police and other partners to address anti-social behaviour and improve community safety
- Invest in improved cleaning and maintenance of our city and market towns – and in improving outdoor areas and facilities for our council estates
- Partner with the new NHS local bodies to address the health and well-being needs of priority communities and priority populations
- Offering and supporting a wide range of inclusive and accessible activities across the district including investment in our leisure centres, sports grounds, parks and play areas
- Make it more attractive to use active travel, with new cycle and walkways and secure bike parking

- Develop Local Plan policies that promote healthy lifestyles in healthy surroundings: giving access to green spaces, protecting countryside and controlling urban development

WHAT HAVE WE ACHIEVED SO FAR?

- Introduced a £200,000 emergency package of measures to help residents most affected by the significant rise in cost of living
- Worked closely with the police to target bike theft, graffiti and vandalism – including investment in secure bike parking and refurbishment of problem areas
- Welcomed over 1 million visitors to Winchester Sport & Leisure Park since it opened in 2021
- Refurbished and reopened the Meadowside Leisure Centre in October 2021
- Continued to improve our open spaces and parks, including the refurbishment of Abbey Gardens play area and investment in a new pavilion at King George V playing fields
- Developed Local Plan policies that enable healthy lifestyles in healthy surroundings with improved air quality, open spaces, and development of 'brownfield sites' with accessibility to local facilities and services
- Introduced extra CCTV and tougher sanctions to tackle fly-tipping
- Worked closely with Winchester City of Sanctuary to support refugees and asylum seekers arriving in the district, including 206 families fleeing the war in Ukraine



"After the challenges of the pandemic and its aftermath, we now face the challenge of the cost of living crisis. Whatever the future holds, we will work hard to ensure our district remains a great place to live and to support those in greatest need."



Cllr Jackie Porter

Cabinet Member for Place and Local Plan

HOMES FOR ALL

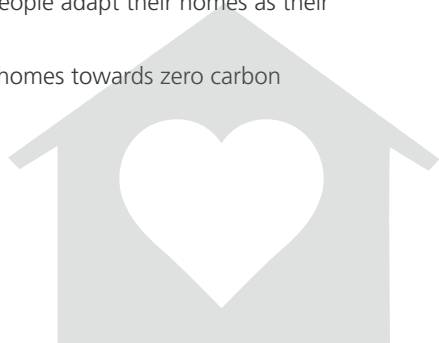
Housing in our district is expensive and young people and families often struggle to find and retain suitable accommodation they can afford, particularly at a time when costs are rising steeply. We are focused on providing homes for all in the Winchester district – homes that are affordable, sustainable, with low energy usage and low bills, and built in the right areas for our changing communities.

WHAT WE WANT TO ACHIEVE:

- More young people and families living and working in our district
- All homes to be energy efficient and affordable to run
- Diverse, healthy and cohesive communities - not just homes
- Increasing the availability of housing for young people and key workers
- Support to help people stay in their homes
- No-one sleeping rough, except by choice

HOW WILL WE ACHIEVE THIS?

- Building significantly more homes ourselves, with a target to build 1,000 new homes by 2030
- Strengthening our Local Plan to ensure the right mix of homes is built for all sectors of our society, including young people
- Creating a new Winchester Housing Company to address the limited supply of affordable private rented housing
- Providing support for our homeless and most vulnerable people by working directly and in partnership with the voluntary sector
- Helping vulnerable residents struggling with the rising cost of living to stay in their homes
- Using targeted Disability Facilities Grants to help people adapt their homes as their needs change
- Moving the energy efficiency of new and existing homes towards zero carbon



WHAT HAVE WE ACHIEVED SO FAR?

- Built 112 new homes in Stanmore and Kings Worthy, with another 129 under construction in Winnall and Whiteley
- Put in place strong policies in our draft Local Plan to ensure the right mix of homes, with a new minimum requirement of affordable homes that developers have to achieve
- Introduced higher energy efficiency standards for new council homes and energy efficiency improvements for our existing council homes through our £15.7m Retrofit programme
- Secured funding from the government's Sustainable Warmth funding competition to help residents reduce their energy bills and carbon footprints
- Continued support for our homeless and most vulnerable people through direct work, partnerships with and funding for the voluntary sector, such as The Beacon, Two Saints and Trinity
- Grant funded £75k Trinity Centre project to support new 12 bed 'housing first' project to help homeless people get their lives back on track



"Knowing you have a safe and secure place to call home is fundamental. We're working hard to make this a reality for as many local people as possible. In difficult times when people fear the threat of homelessness, we will also work tirelessly to help people stay in their homes."



Cllr Paula Ferguson

Cabinet Member for Community and Housing

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VIBRANT LOCAL ECONOMY

Our urban and rural areas are home to a host of successful businesses and enterprises. Following the pandemic, employment levels remain high but fresh challenges now face our business community.

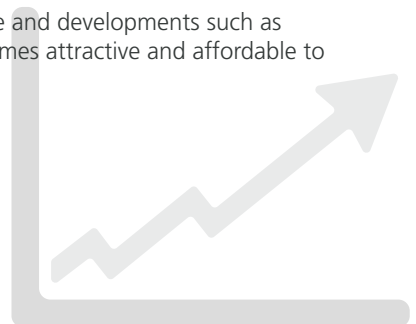
The changing face of the high street, increasing costs, labour shortages and tackling climate change are forcing businesses to quickly adapt.

WHAT WE WANT TO ACHIEVE:

- A stronger, greener, more sustainable local economy
- New and renovated offices and workspaces to meet changing business needs in areas with sustainable transport links
- More young people choosing to live and work in the district
- Our city, market towns and rural areas all have a distinctive and competitive offer
- Existing businesses are supported and new and relocating businesses attracted

HOW WILL WE ACHIEVE THIS?

- Implement our Green Economic Development Strategy to deliver green growth
- Take action to attract investment to:
 - Tackle run-down and derelict areas
 - Create new cultural and creative spaces
 - Support new business and create new jobs
- Work with partners to promote and develop our unique cultural, heritage and natural environment assets
- Work with businesses, local universities and colleges to position Winchester as a centre for digital, creative and knowledge based industries
- Use Local Plan policies, our own housing programme and developments such as Central Winchester Regeneration to help provide homes attractive and affordable to younger workers
- Increase the attractiveness of all our high streets
- Provide tailored, sector specific business support



- Promote independent businesses and encourage start-ups
- Work with partners to help disadvantaged groups including the homeless and refugees access work

WHAT HAVE WE ACHIEVED SO FAR?

- Commenced the first two year action plan for the Green Economic Development Strategy
- Offered free business support to help businesses cut costs and carbon
- Delivered new industrial units in Bishop's Waltham
- Promoted and supported events and festivals such as Hat Fair, the Wickham Festival, Lights in the City, Christmas in Winchester – as well as Jubilee events across the district
- Created new pedestrian areas and outdoor seating
- Supported Hampshire Cultural Trust's new 878AD attraction
- Employed a Street Scene Manager to improve the appearance of our city centre and market towns
- Included policies in the draft local plan to promote sustainable growth and support town and local centres



"Our city and market town high streets continue to outperform many other areas, but the national situation is still really challenging for many businesses across the district.

We are determined to maintain our healthy local economy by providing support where we can and focussing on sustainable growth through our Green Economic Development Strategy."



Cllr Lucille Thompson

Cabinet Member for Business and Culture

YOUR SERVICES, YOUR VOICE

We will continue to provide high quality, good value, resilient services that are continuously improving to address the changing needs and expectations of residents, tenants, visitors, businesses and not-for-profit organisations across our district – and are accessible to all whatever their circumstances.

We will give all our residents the opportunity to make their voice heard and be able to understand how the council makes its decisions.

WHAT WE WANT TO ACHIEVE:

- An open, transparent, inclusive and enabling council
- Improved satisfaction for our services
- Good value compared to other similar authorities
- Continuous improvement in cost-effectiveness
- High accessibility and usage of our services
- Constructive and effective partnerships across the district
- A balanced budget and stable council finances



HOW WILL WE ACHIEVE THIS?

- Continuously improving processes that:
 - Involve the public, businesses, stakeholders and ward councillors earlier in the design, deliberation and decision-making process
 - Effectively respond to and learn from complaints and feedback to drive service improvement
 - Embed effective partnership working with the community, voluntary groups and organisations, local businesses, our suppliers and other public bodies
 - Cut cost and focus spending where it makes the biggest difference

"We want to make sure that everyone everywhere in the district - from every background, income or life circumstance - has their voice heard, considered and acted upon."

Cllr Kathleen Becker

Cabinet Member for Inclusion and Engagement



- Successfully establish a new Equality, Diversity & Inclusion Forum
- Transparent and publicly visible performance measures which drive improved satisfaction and performance
- More effective use of technology to make it simpler and easier to deal with the council and its delivery partners while reducing cost
- Focus on accessibility and inclusiveness to ensure our decision-making and services are accessible to and usable by all
- A wider diversity of residents and businesses involved in ensuring our services work for all
- Investing in our staff and making the most of their skills and talents
- Keeping Council Tax increases below inflation

WHAT HAVE WE ACHIEVED SO FAR?

- Broadcasted all our public meetings and made recordings available online
- Introduced public questions to Full Council meetings
- Kept our services working during the pandemic
- Achieved one of the fastest growing recycling rates in the country, while reducing the number of missed bins to less than 0.1% of collections per week
- Award-winning consultation on our Local Plan
- Over 1,000 responses to our Station Approach consultation
- Made it possible to complete all customer transactions online
- Introduced a new Customer Charter and simplified our complaints policy



"We are working to continuously improve our services – collecting bins, maintaining parks, tackling fly tipping – listening to residents' suggestions and complaints and making it easier to report problems and use our services online and offline."



Cllr Russell Gordon-Smith
Cabinet Member for Service Quality

Forward Plan of Key Decisions

1 November 2024 – 31 January 2025

This document sets out key decisions to be taken within the next 28 days, together with any key decision by individual Members of the Cabinet and officers. It also includes potential key decisions beyond that period, though this is not comprehensive and items will be confirmed in the publication of the key decisions document 28 days before a decision is taken.

Key Decisions are those which are financially significant or which have a significant impact. This has been decided, by the Council, to be decisions which involve income or expenditure over £250,000 or which will have a significant effect on people or organisations in two or more wards.

The majority of decisions are taken by Cabinet, together with the individual Cabinet Members, where appropriate. The membership of Cabinet and its meeting dates can be found [via this link](#). Other decisions may be taken by Cabinet Committees, Cabinet Members or Officers in accordance with the Officers' Scheme of Delegation, as agreed by the Council.

Whilst the majority of the Cabinet's business at the meetings listed in this document will be open to the public, there will be occasions when the business to be considered contains confidential, commercially sensitive or personal information. The items of business where this is likely to apply are indicated on the plan.

This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that part of the Cabinet meetings listed in this document may be held in private because the agenda and reports for the meeting will contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it.

If you have any representations as to why the meeting should be held in private, then please contact the Council via democracy@winchester.gov.uk . [Please follow this link to the Council's Constitution](#) which includes a definition of the **paragraphs** (Access to Information Procedure Rules, Part 4 paragraph 8.4) detailing why a matter may be classed as exempt from publication under the Local Government Acts, and not available to the public.

Anyone who wishes to make representations about any item included in the Plan please contact the Democratic Services Team prior to the meeting to make your request. Copies of documents listed in the Plan for submission to a decision taker are available for inspection on the Council's website. Where the document is a committee report, it will usually be available five days before the meeting. Other documents relevant to the decision may also be submitted to the decision maker and are available on Council's website or via email democracy@winchester.gov.uk.

Please note that the decision dates are indicative and occasionally subject to change.

If you have any queries regarding the operation or content of the Forward Plan please contact David Blakemore (Democratic Services Team Manager) on 01962 848 217.

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
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Section A

Decisions made by Cabinet & Cabinet committees

1	Temporary accommodation plan & pathways	Cabinet Member for Housing	Yes	All Wards	Karen Thorburn	Cabinet report	Cabinet Committee: Housing	Nov-24	5-Nov-24	Open
2	Sir John Moore Barracks Concept Masterplan	Cabinet Member for Place & Local Plan	Yes	Wonston & Micheldever	Julie Pinnock	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open
3	Procurement of HRA Repairs and Maintenance Term Contract	Cabinet Member for Housing	Yes	All Wards	Andrew Donaldson	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open
4	Future of Waste and Recycling	Cabinet Member for Climate Emergency	Yes	All Wards	Simon Hendey	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
5	Public Toilets Improvement Strategy Update	Cabinet Member for Climate Emergency	Yes	All Wards	Simon Hendey	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open
6	Q2 Finance & Performance Monitoring	Cabinet Member for Finance and Performance	Yes	All Wards	Simon Howson	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open
7	HRA business plan & budget options	Cabinet Member for Housing	Yes	All Wards	Simon Hendey	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open
8	General Fund Budget Options & Medium Term Financial Strategy	Cabinet Member for Finance and Performance	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Nov-24	20-Nov-24	Open
9	Land transaction (if required)	Cabinet Member for Asset Management	Yes	All Wards	Geoff Coe	Cabinet report	Cabinet	Nov-24	20-Nov-24	Part exempt 3

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
10	<i>Council Plan 2025-30</i>	<i>Cabinet Member for Asset Management</i>	<i>No</i>	<i>All Wards</i>	<i>Simon Howson</i>	<i>Cabinet report</i>	<i>Cabinet Council</i>	<i>Dec-24 Jan-25</i>	<i>11-Dec-24 15-Jan-25</i>	<i>Open</i>
11	<i>Development Delivery Plans - Central Winchester Regeneration</i>	<i>Cabinet Member for Asset Management</i>	<i>Yes</i>	<i>Town Wards</i>	<i>Veryan Lyons</i>	<i>Cabinet report</i>	<i>Cabinet</i>	<i>Dec-24</i>	<i>11-Dec-24</i>	<i>Part exempt 3</i>
<div> <div>Section B</div> <div>Decisions made by individual Cabinet Members</div> </div>										
12	<i>Shared Ownership Sales Policy</i>	<i>Cabinet Member for Housing</i>	<i>Yes</i>	<i>All Wards</i>	<i>Geoff Coe</i>	<i>Cabinet member report</i>	<i>Cabinet Member for Housing Decision Day</i>	<i>Dec-24</i>	<i>11-Dec-24</i>	<i>Open</i>
13	<i>Revised Bird Aware Strategy</i>	<i>Cabinet Member for Place & Local Plan</i>	<i>Yes</i>	<i>All Wards</i>	<i>Rick Smith</i>	<i>Cabinet member report</i>	<i>Cabinet Member for Place & Local Plan Decision Day</i>	<i>Dec-24</i>	<i>11-Dec-24</i>	<i>Open</i>

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
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Section C

Decisions made by Officers

14	Treasury Management - decisions in accordance with the Council's approved strategy and policy	Cabinet Member for Finance and Performance	Yes	All Wards	Designated HCC Finance staff, daily	Designated working papers	Designated HCC Finance staff, daily	Nov-24	Nov-24	Open
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Section D

Proposed budget timetable 2024/25

**Not classed as key decisions as final decision taken by full Council*

15	General Fund budget 2025/26*	Cabinet Member for Finance and Performance	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-25	12-Feb-25 27-Feb-25	Open
16	Housing Revenue Account budget 2025/26*	Cabinet Member for Housing	No	All Wards	Liz Keys	Cabinet report	Cabinet Committee: Housing Cabinet Council	Feb-25	3-Feb-25 12-Feb-25 27-Feb-25	Open

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
17	<i>Capital investment Strategy 2025 - 2035*</i>	<i>Cabinet Member for Finance and Performance</i>	<i>No</i>	<i>All Wards</i>	<i>Liz Keys</i>	<i>Cabinet report</i>	<i>Cabinet Council</i>	<i>Feb-25</i>	<i>12-Feb-25 27-Feb-25</i>	<i>Open</i>

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WINCHESTER CITY COUNCIL – THE SCRUTINY COMMITTEE WORK PROGRAMME

	Item	Lead Officer	Date for Scrutiny	Date for Cabinet
Meeting 3 October 2024				
1	Bar End depot disposal	Geoff Coe	3 Oct 2024	15 Oct 2024
2	Council Plan 2025-30 (Presentation)	Simon Howson	3 Oct 2024	
Meeting 12 November 2024				
3	Council Plan 2025-30	Simon Howson	12 Nov 2024	11 Dec 2024
4	Procurement of HRA Repairs and Maintenance Term Contract	Andrew Donaldson	12 Nov 2024	20 Nov 2024
5	General Fund Budget Options & Medium Term Financial Strategy	Liz Keys	12 Nov 2024	20 Nov 2024
6	HRA business plan & budget options	Simon Hendey	12 Nov 2024	20 Nov 2024
7	Q2 Finance & Performance Monitoring	Simon Howson	12 Nov 2024	20 Nov 2024
Meeting 4 February 2025				
8	Housing Revenue Account budget 2025/26*	Liz Keys	4 Feb 2025	12 Feb 2025
9	General Fund budget 2025/26*	Liz Keys	4 Feb 2025	12 Feb 2025
10	Capital investment Strategy 2025 - 2035*	Liz Keys	4 Feb 2025	12 Feb 2025
11	Treasury Management Strategy 2024/25	Liz Keys	4 Feb 2025	12 Feb 2025
Meeting 5 March 2025				
12	Community Safety Partnership Performance Review	Sandra Tuddenham	5 Mar 2025	
13	Q3 Finance & Performance Monitoring	Simon Howson	5 Mar 2025	13 Mar 2025
Future Items				

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