

Decisions taken by the Cabinet on Wednesday, 18 June 2025

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

A7	Station Approach - concept masterplan	<ol style="list-style-type: none"> 1. That the concept masterplan process be noted, including the public engagement strategy undertaken by the Regeneration Project Team which has helped to inform the preparation of the concept masterplan for the Station Approach regeneration area which has been undertaken following the Council's master planning framework process. 2. That the 'Connecting Place: Station Approach Concept Masterplan' be endorsed that is attached as Appendix 1 	<p>The land identified as Station Approach (including Carfax, the Cattlemarket and adjoining areas) has been identified for development opportunity in Winchester City Council's Emerging Local Plan (as policy W8). The policy sets out a requirement for a mixed use development including the provision of 250 residential units, offices, leisure/culture/community, retail, student housing (on suitable sites), hotel, public car parking and public realm improvements. It is anticipated that multiple planning applications will be submitted to the Local Planning Authority spread</p>	<p>Do Nothing – the development is of a scale and importance to warrant a concept masterplan. The delivery of the regeneration area will be over multiple phases and involve different land owners and applicants. It is therefore important to have a collective document which assess the potential of the wider area in a concept masterplan report.</p>
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		to report CAB3501 which will then become a material consideration to inform the development management assessment of future planning applications across the regeneration area.	<p>across the defined regeneration area.</p> <p>The site is located within the Winchester settlement boundary and currently contains a number of uses including public car parking, public realm (such as the Station entrance) and buildings operated by the Ministry of Defence. The site is located in close proximity to the Winchester Conservation Area and surrounding listed buildings. This setting of the site, and its opportunities to provide a comprehensive development, means that a heritage and landscape led masterplan will need to be prepared and agreed in order to provide a clear vision for a high-quality development across all parts of the Station Approach</p>	

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			<p>Regeneration Area.</p> <p>Examination of the draft Local Plan commenced on 22nd April 2025 and is expected to conclude by 6th June 2025. On 30th April 2025 Matter 6 dealt with Winchester Housing and mixed use allocations (including this site).</p> <p>The emerging Local Plan policy will require any future application at the site to be preceded by, and consistent with, a comprehensive and evidence based site wide masterplan that has been undertaken following the Council's conceptual masterplan framework process. This will demonstrate how high-quality design will be delivered for all parts of the Regeneration</p>	

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			<p>Area which has engaged stakeholders and interested parties before it is endorsed by the Local Plan Authority as a material consideration for development management purposes.</p> <p>The Council's Regeneration Project Team responsible for the regeneration area have entered into pre-application discussions with the Local Planning Authority to enable the Authority's specialists to comment on the site context and masterplan as it has evolved. The Regeneration Project Team and their consultants have undertaken a series of engagement events and where appropriate have taken on board the comments received.</p>	

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			<p>Report CAB3501 explains the process undertaken to date in preparing the concept masterplan and seeks Cabinet endorsement for this concept masterplan to be considered as a material planning consideration in the assessment of future planning applications across the Station Approach site.</p> <p>The concept masterplan approach has been undertaken in conformity with the master planning approach and framework process that has been agreed by the Council.</p>	
A8	Housing revenue account (HRA) solar panel installation energy cost reduction sharing policy	1. That installation of solar panels and batteries to a Council tenants' home will be conditional upon the tenant agreeing to a 'use and maintenance'	The declaration of a Climate Emergency in 2019, committed Winchester City Council to the Carbon Neutrality Action Plan (CNAP). A key element of	<p>To not making a use and maintenance charge.</p> <p>Not charging for use and maintenance of solar panels and battery storage would mean the costs of the</p>

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		<p>payment for the solar panel and battery.</p> <p>2. That the use and maintenance payment will be a 50% share of the savings the household can expect from using energy from the solar panel and battery.</p> <p>3. That the use and maintenance charge will commence after twelve months of usage and be based on monitored savings.</p> <p>4. That the Strategic Director with responsibility for Housing be authorised to instruct the procuring and purchasing of energy monitors to install in</p>	<p>the council's CNAP includes additional investment in the council's housing stock to improve energy efficiency and help tenants reduce their carbon emissions while also reducing their energy costs during the cost-of-living crisis. The 10-year HRA capital programme approved in February 2025 included an indicative budget allocation of £38.4m for climate emergency works (retrofit) from 2025/26 to 2030-31 with £ 5.936m programmed for 2025/26, £ 7.744m programmed for 2026/27, £ 5.900m programmed for 2027/28. This report addresses an element of the 2025/6/7/8 retrofit capital programme.</p> <p>As part of the 2025-2028 Retrofit Work, it is intended</p>	<p>installations and maintenance would fall on all tenants in the Housing revenue account and yet the electricity savings would fall to those living in the homes with the installations. That would mean the HRA (funded by all tenants) would subsidise the installations at the expense of future investment and services. Therefore, that approach is not recommended.</p> <p>Charging for use and maintenance of solar and battery storage following installation.</p> <p>The electricity generated and used in a home from solar and battery installation will vary and charging from date of installation and operation will not reflect the individual</p>

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		properties receiving solar, funded from the existing retrofit budget.	672 properties will receive solar panels and solar energy battery storage, part funded by £3.58m Warm Homes Grant: Wave 3. The purpose of this report is to seek approval to set a use and maintenance payment to all homes receiving solar panels. The charge will not be a net cost to the household as it will be funded from the savings that each household will realise from the installations. The charge being no more than 50% of the energy saved over a year. Evidence of this saving will be captured on smart monitors and through pre-installation energy calculations. The income from the charge will help pay for the running costs of the solar panels and batteries so that it does not become a net	<p>circumstances. Therefore, that approach is not recommended and charging after a twelve-month monitoring is proposed. However, indicative savings will be provided to tenants when they sign up which the twelve-month monitoring will refine so that the charge is no more than 50% of the saving they enjoy.</p> <p>Power purchase agreement</p> <p>This would involve the Council setting up an energy company to in effect trade/ sell electricity to tenants. This would be complex and costly to set up and likely to be off putting to tenants and so it not recommended. Moreover, delay in setting up such a model would prejudice the SHF funding</p>

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			cost to the Housing revenue account and therefore all tenants.	<p>delivery.</p> <p>Export agreement with an electricity supplier</p> <p>This would require dictating a supplier to tenants who agreed to solar panel and battery installation which would be difficult to achieve. Moreover, tendering such an opportunity and timescale involved would prejudice the SHF funding.</p>
A9	Q4 Finance & Performance Monitoring	That the progress achieved during Q4 of 2024/25 be noted and the contents of report CAB3505 be endorsed.	The Council Plan sets out the priorities of the council and this report provides a summary of the progress achieved during the period 1 January 2025 to 31 March 2025.	None.