



Meeting	Cabinet Committee: Regeneration
Date and Time	Monday, 16th March, 2026 at 10.00 am.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

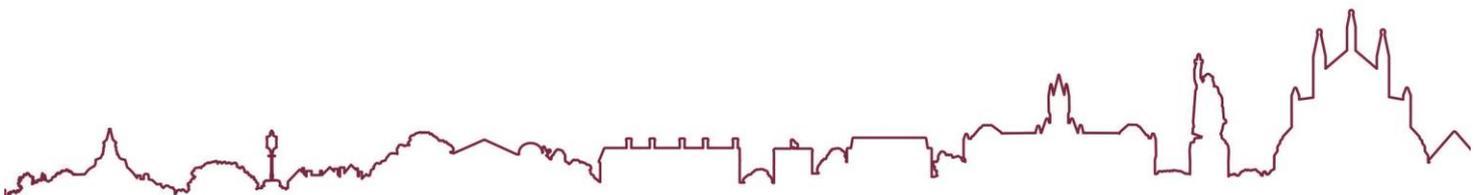
Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (youtube.com/WinchesterCC) during the meeting.

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. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe..

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given.
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members or Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.
- 3. To note any request from Councillors to make representations on an agenda item.**
Note: Councillors wishing to speak about a particular agenda item are required to register with Democratic Services three clear working days before the meeting (contact: democracy@winchester.gov.uk or 01962 848 264). Councillors will normally be invited by the Chairperson to speak during the appropriate item (after the Cabinet Member's introduction and questions from other Cabinet Members).



BUSINESS ITEMS

4. **Public Participation**

NB members of the public are required to register with Democratic Services three clear working days before the meeting (contact: democracy@winchester.gov.uk or 01962 848 264).

Members of the public and visiting councillors may speak at the committee provided they have registered to speak three working days in advance. Please contact Democratic Services by 5pm on **Tuesday, 10 March 2026** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

5. **Minutes of the previous meeting held on 15 October 2024** (Pages 5 - 8)

6. **Chairperson's announcements**

7. **Update on CWR, former RPLC and Bar End depot (presentation)** (Pages 9 - 34)

Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



6 March 2026

Agenda Contact: Nancy Graham, Senior Democratic Services Officer Email: ngraham@winchester.gov.uk or phone 01962 848 235

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

CABINET COMMITTEE: REGENERATION – Membership 2025/26

Leader and Cabinet Member for Regeneration (Chairperson) – Councillor Tod,
Councillors Cutler, Learney and Thompson

Non-voting invited councillors: Councillors Aron, Godfrey, Laming and Lee

In the event of any member of Cabinet not being available for a meeting of the Cabinet Committee another member of Cabinet may deputise where no conflict arises.

Deputies for the non-voting invited councillors can be appointed from any group at the Chairperson's discretion.

Quorum = 2 voting members

Terms Of Reference

The terms of reference are available on the council's website [here](#).

Public Participation at meetings

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers.

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the meeting** – please see public participation agenda item below for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

Filming and Broadcast Notification

This meeting will be recorded and broadcast live on the Council's website. The meeting 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).

Disabled Access

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

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CABINET COMMITTEE: REGENERATION

Tuesday, 15 October 2024

Attendance:

Councillors
Tod (Chairperson)

Porter Thompson

Non-voting invited councillors

Councillors Aron, Godfrey and Horrill

Apologies for Absence:

Councillors Bolton, Cutler, Learney and Reach

Members in attendance who spoke at the meeting

Councillor Lee

[Video Recording of meeting](#)

1. **APOLOGIES**

As noted above, apologies were received from Councillors Learney (for whom Councillor Porter deputised) and Cutler and also non-voting invited councillors Councillor Bolton (for whom Councillor Horrill deputised) and Councillor Reach.

2. **DISCLOSURE OF INTERESTS**

Councillors Porter and Tod declared a personal (but not prejudicial) interest concerning items upon the agenda that may be related to their roles as a County Councillors.

3. **PUBLIC PARTICIPATION**

There were no members of the public present.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 8 FEBRUARY 2024**

RESOLVED:

That the minutes of the previous meeting held 8 February 2024 be agreed as a correct record.

5. **CHAIRPERSON'S ANNOUNCEMENTS**

There were no announcements made.

6. **STATION APPROACH UPDATE**

At the invitation of the chairperson, Councillor Lee addressed the meeting as summarised below. He advised that his comments were also pertinent to item 7.

Reiterated the importance of nature-based solutions for enhancing economic well-being and achieving a balanced consideration of human-centric and biodiversity-focused planning.

The Station Approach master plan should be inclusive of an emphasis on sustainability, including the allocation of space for new trees, green areas, and the improvement of biodiversity.

Regarding the Central Winchester Regeneration project, he expressed concern that the natural environment and the ongoing climate and nature crises were not sufficiently addressed, particularly the need for carbon neutrality alongside improved economic activity.

The Leader advised that his comments would be referred to during both the presentations on Station Approach and Central Winchester Regeneration, and the committee's subsequent discussion.

The Leader welcomed to the meeting Oliver Moore from Design Engine Architects.

The Director of Regeneration and Oliver Moore gave a detailed presentation which included their work on the draft concept master plan and its public consultation (which was to conclude on 27 October 2024) and ongoing activity before formal endorsement of the concept master plan by Cabinet in spring 2025. The presentation is available on the [council's website](#).

The Director of Regeneration and Oliver Moore responded to Members' questions in relation to the following:

- a) Whether the 70 responses to the consultation received so far was a cause for concern, given the high usage of the station area.
- b) Further clarification was sought on how to balance the need for early engagement with the public and the potential lack of enthusiasm for responding to a concept master plan rather than a tangible proposal.
- c) A question was raised regarding the involvement of the railway authority in the consultation process, particularly their status and influence on potential outcomes. Requirements concerning car parking spaces was also referred to.

- d) The inclusion of the Defence Infrastructure Organisation (DIO) site in the master plan and the current level of engagement with them.
- e) The impact of the Stockbridge Road and St.Paul's Hill on the design and movement within the site and how the sense of 'arrival' at both the front and rear of the station could be improved.
- f) Clarification was sought on the prioritisation of different parts of the site for development and their potential phasing.
- g) The impacts on the movement strategy for the site from the proposed northern Park and Ride, development at Sir John Moore Barracks, changes to Andover Road, and the pinch point of the railway bridge.
- h) Further clarification was sought on the balance between pedestrian-friendly areas and the need for bus permeability, particularly on Station Hill.
- i) The provision of parking, especially for residents versus commuters, and how this was being addressed in the master plan.
- j) Clarification was sought on the approach to integrating car parking with new developments, particularly on the Cattle Market site.
- k) The future of taxi services around the station, specifically the distinction between Hackney cabs and minicabs and their respective access to the station area.
- l) Further clarification was sought on the biodiversity aspects of the master plan, including the health of existing trees and the potential for green and blue infrastructure.

The Leader thanked the Director of Regeneration, and Oliver Moore from Design Engine for their update.

RESOLVED:

That the contents of the presentation be noted.

7. **CENTRAL WINCHESTER REGENERATION UPDATE**

The Leader welcomed to the meeting Matt Woolgar from Jigsaw.

The Director of Regeneration and Matt Woolgar gave a detailed presentation which provided an update on Friarsgate Park and the archaeological day and other ongoing activities. In addition, an update was provided on the development delivery plan etc. The presentation is available on the [council's website](#).

The Director of Regeneration and Oliver Moore responded to Members' questions in relation to the following:

- a) The current level of activity in Friarsgate Park since its opening.
- b) The development delivery plan, particularly concerning the timeline for the availability of the financial model to councillors.
- c) A question was asked regarding the engagement update, specifically about the co-creation workshops and the stakeholder map.

The Leader thanked the Director of Regeneration, and Matt Woolgar from Jigsaw for their update.

RESOLVED:

That the contents of the presentation be noted.

The meeting commenced at 2.00 pm and concluded at 4.05 pm

Chairperson



CENTRAL WINCHESTER REGENERATION

CABINET COMMITTEE: REGENERATION

16/03/26



Winchester
City Council

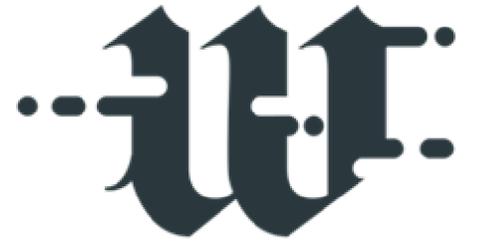


THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY

OVERVIEW

- UPDATE
- POTENTIAL LAND ACQUISITION
- COMMUNITY INFRASTRUCTURE LEVY
- BUS MOVEMENT
- JIGSAW ENGAGEMENT AND UPDATE

UPDATE



Consortium update: Genr8 Kajima Regeneration Limited (GKRL) has exited the Jigsaw consortium and been replaced with another Places for People company. Igloo PfP now assumes 100% responsibility for the finance and delivery of the CWR scheme.

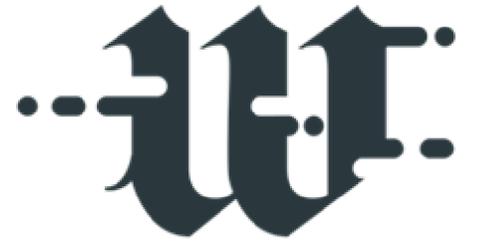
Viability challenges persist due to high build costs and market conditions, but importantly Jigsaw continue to progress the scheme design.

Full Business Case: due in mid-2026, the FBC will confirm viability and affordability of CWR scheme alongside a Cabinet paper seeking approval to progress the scheme which will also include:

- Potential Land Acquisition
- CIL
- Affordable housing provision

Under the Development Agreement Jigsaw have to submit their planning application before March 2027.

LAND ACQUISITION



Part of the M&S car park is required to implement the bus solution, discussions have proved positive with M&S to date.

CIL

- £4.5m previously ringfenced under CAB3484
- Detailed application submitted 30 Jan 2026
- Allocated subject to CAB3547
- Supports public realm, green/blue infrastructure and active travel

BUS MOVEMENT



Jigsaw, WCC and HCC have been working together to determine how the bus network could be maintained (interim) once the bus station closes.

Discussions continue with HCC about bus infrastructure across the city more widely to improve bus services to customers.



Update from Jigsaw

CENTRAL WINCHESTER REGENERATION

**Cabinet Committee Regeneration
March 2026**

Engagement

Our recent engagement events were well attended and well received:

- **31** attended online Members Briefing (25 February)
- **18** key stakeholders attended dedicated preview briefing session at The Guildhall – including WinACC, City of Winchester Trust, Hampshire Cultural Trust, Winchester BID and Kings Walk tenants (26 February)
- **112** people attended public engagement event at The Guildhall (10am–2pm, 27 February)
- **83** people attended public engagement event at The Nutshell (4pm – 7pm, 2 March)
- Media coverage in Hampshire Chronicle
- Project website updated with latest information



Engagement

Display boards included street plans and artists impressions:



Engagement

Display boards included street plans and artists impressions:



Engagement

Display boards included street plans and artists impressions:



Engagement

Bus movement: Phase A
2027 to 2030 – Routes remain as current



Bus movement: Phase B
2030 onwards – Revised Westbound services route



Engagement

Bus movement: Longer-term vision



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Headline Outcomes

All feedback will be shared with our design team. Conversations and feedback from stakeholders and the public gives us areas to consider, including:

- design – in particular, Woolstaplers Square and use of arches
- heights – dominance of buildings, impact on skyline
- materials – use of brick, for and against
- water play – cost to maintain
- public spaces – the extent to which these are green
- buses – holistic approach
- flooding – to be adequately addressed

Headline Outcomes

Overall feedback was positive:

"It's great to see something finally happening"

"There is a great deal to admire in the images we are being shown"

"The most visually pleasing concepts I have seen so far in my 30 years of seeing this scheme develop"

"Supportive of the plan overall, particularly the emphasis on housing and better public spaces"

"Very much liking the vision and detail available so far"

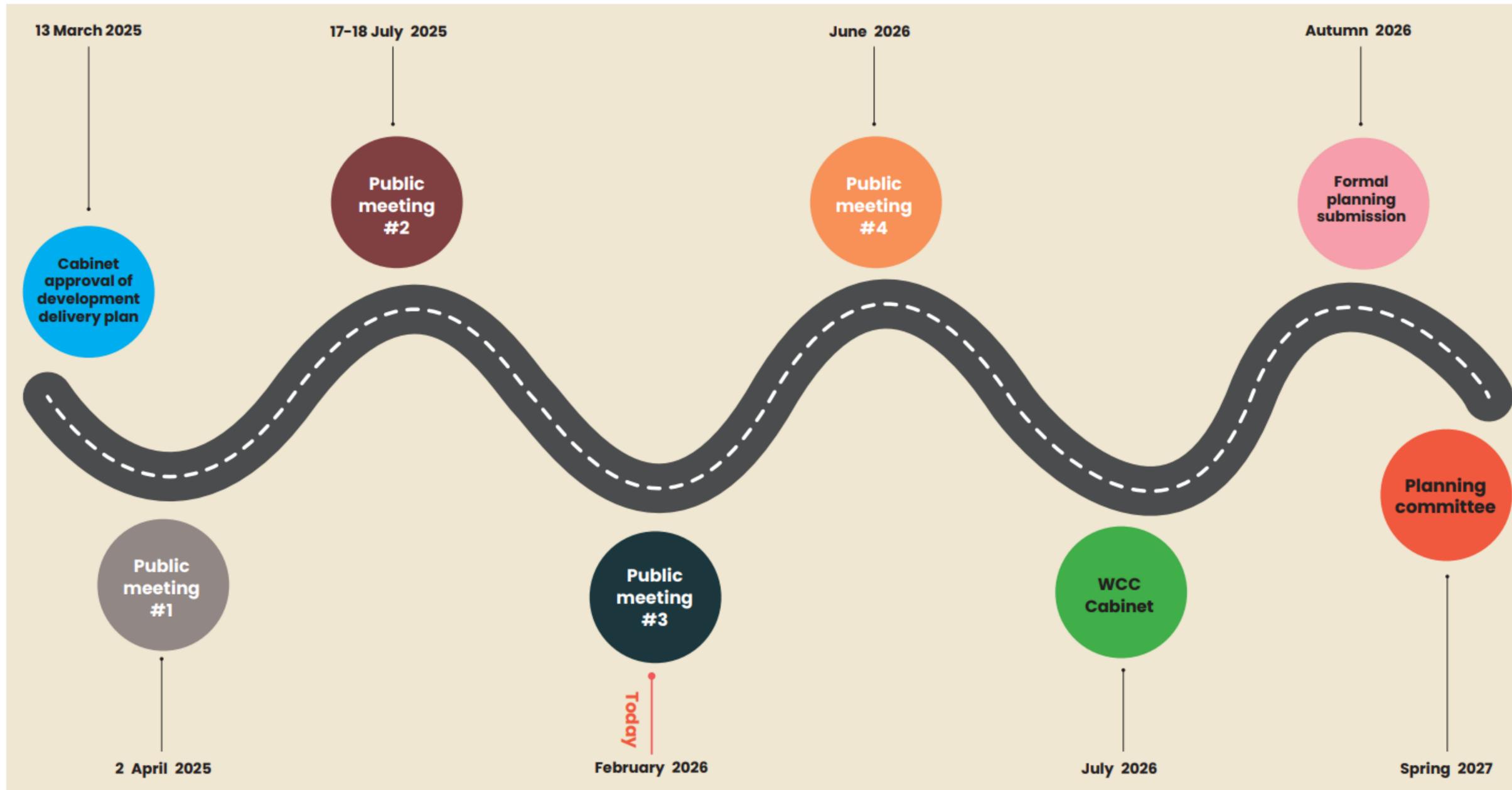
"Love the mix of style, colour, materials and massing"

"I think this will inspire people to come down to this area of the city"

"The scheme looks very fresh and vibrant"

"At last, after so many years, an absolutely splendid redevelopment which will transform Winchester. Congratulations to the whole team"

Timeline



- Plus, district-wide engagement roadshow (Kings Worthy, Colden Common and Alresford)

FORMER RIVER PARK LEISURE CENTRE

Cabinet Committee: Regeneration
March 2026



OVERVIEW

- Update
- Expressions of Interest
- Drop in event
- Inviting formal bids
- Timeline



FORMER RPLC UPDATE

- Cabinet agreed to market site July 2025
- Expressions of Interest invited Sept 2025
- Drop in event held January 2026
- Formal bids invited February 2026
- Deadline for formal bids 2 April 2026

EXPRESSIONS OF INTEREST

12 Expressions of Interest received reflecting a wide range of options

Education facility
(primary years)

Health & Wellness
Club - gym

Padel/Pickleball
centre - with
potential lido and
indoor football

Padel/racquets -
with coffee shop,
soft-play and public
exhibition space

Padel/Pickleball

Health Club -
racquets/gym/
leisure

Indoor football
and padel

Music/
performance
space, with
sports offer

Church with
multi-function
community space

Community
Sports Hub

Outdoor lido and
Fitness facility
with restaurant

Care home

DROP IN EVENT – 27 January 2026

259 people visited the event in person
757 comments received (including online)

The following **main themes** emerged from the public comments:

- Overwhelming support for a lido among respondents
- Appetite for a multi-use community hub (lido, café & soft play)
- Strong rejection of some uses (care home, church, school)
- Importance of 1902 Indenture (site to remain as recreational use)
- Desire for youth-focused spaces that are currently lacking
- Concerns about the existing building (unsafe, eyesore)
- Environmental and site constraints (flood risk, riparian environment)
- Requests for transparency and genuine consultation (public vote)

A summary of public comments will be shared to potential bidders via the marketing agent

INVITING FORMAL BIDS

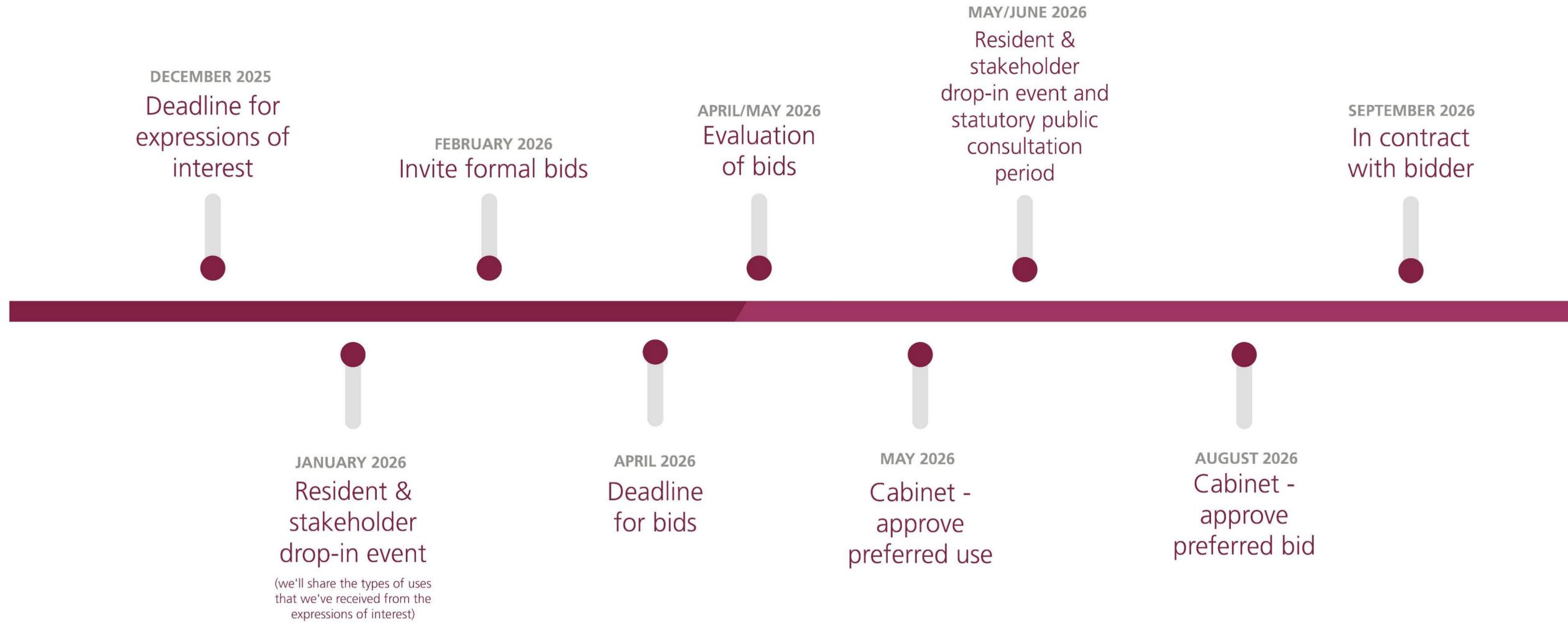
Formal bids are now being invited via Lambert Smith and Hampton (LSH) – opened 5 February and closes 3 April 2026

Assessment criteria

Deliverability comprising the following:

- Economic, social and environmental benefits
- Programme and deliverability
- Experience and track record
- Planning policy compliance
- Price

TIMELINE



BAR END DEPOT

Cabinet Committee: Regeneration
March 2026



Winchester
City Council

BAR END DEPOT UPDATE

Previous preferred bidder withdraws and Cabinet agreed to remarket site October 2025

Formal Bids invited October 2025

Deadline for formal bids December 2025 – 12 bids received reflecting the following uses:

- Foodstore
- Convenience store
- Care facility
- Housing

TIMELINE

OCTOBER 2025
Previous preferred
bidder withdraws
and Cabinet agree
to remarket site

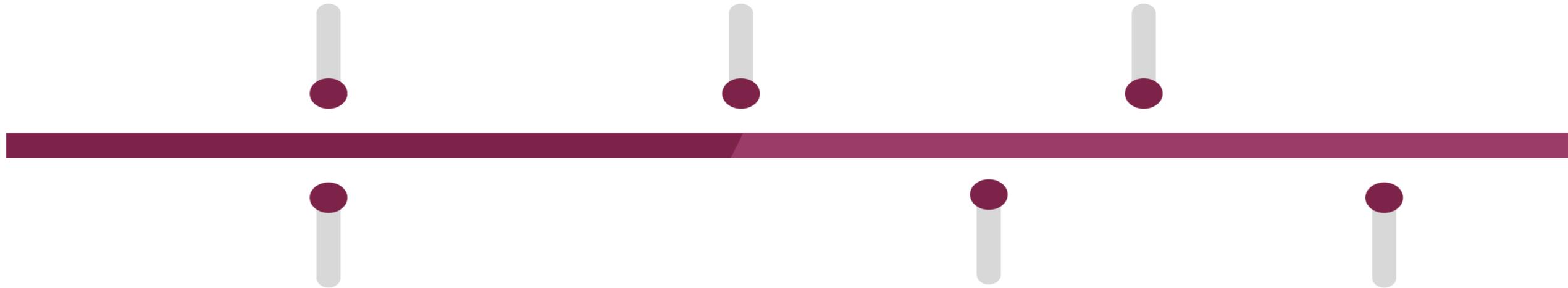
DECEMBER 2025
Deadline for
formal bids

MAY/JUNE 2026
Cabinet
Decision

OCTOBER 2025
Formal bids
invited

JANUARY TO MARCH 2026
Evaluation &
Heads of Terms

SEPTEMBER 2026
In contract



END SLIDE

Cabinet Committee: Regeneration
March 2026

