

Decisions taken by the Cabinet on Tuesday, 25 August 2026

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

A7	St. Peter's Car Park: Proposed affordable housing scheme (less exempt appendix)	1. That capital expenditure of up to £480,000 be authorised to allow for professional fees, site investigative work and surveys to allow the submission of a planning application for the St. Peter's Car Park site, to be funded from the unallocated new homes capital budget, and it be noted this work proceeds at a financial risk to the council. 2. That the Corporate Head of Asset Management, in consultation with the Cabinet Member for Good Homes, be authorised to prepare	Report CAB3565 seeks approval to proceed with pre-planning works towards developing the St. Peter's Car Park site in Winchester for the construction of affordable homes. The site was originally purchased by the council for the construction of council housing, however it was initially used as a car park while the Brooks Centre was under construction, and has remained as a temporary car park ever since. The site has recently been reallocated for housing in the newly adopted Local Plan. The construction of	None.
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		and submit a planning application for the redevelopment of the St. Peter's Car Park site. 3. That the Corporate Head of Asset Management be authorised to enter into any required planning/legal agreements to facilitate the granting of planning consent. 4. That the Corporate Head of Asset Management be authorised to invite tenders to undertake the design and build of the consented scheme. 5. That a Final Business Case report, including details of valuation and appropriation of the site from the General Fund to the Housing Revenue	affordable homes on the site would make a positive contribution to the council's 1,000 new homes target by delivering much needed affordable housing on a brownfield site in a sustainable city centre location. Since 2020, the council has built or acquired 364 new affordable homes, with a further 124 currently under construction. The council's affordable housing development programme complements that delivered by other registered affordable housing providers, an example of which is the proposal by Places for People to develop the council's Bar End Depot site for circa 80 affordable homes.	

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		Account, will be presented to Cabinet after tenders are evaluated and the final tender price is known, to agree whether to proceed with the scheme and to award and enter into a construction design and build contract with the preferred bidder. 6. That progress reports on the scheme be submitted to the Cabinet Committee: Housing as part of the standing New Homes programme update agenda item.	The St Peter's scheme would make use of central government funding as well as the council's affordable housing commuted sum subsidy. The report outlines development proposals and seeks approval to proceed with the submission of a planning application and thereafter, proceed with a procurement exercise to tender for construction. A Final Business Case report will be presented to the Cabinet of the shadow authority (or successor body) after tenders are evaluated and the final tender price is known, to agree whether to proceed with the scheme. This is likely to be in the 2027/2028 financial year. The costs of submitting a	

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			planning application will be abortive if the scheme does not proceed.	
A8	Central Winchester Regeneration (CWR) - updated business case (less exempt appendix)	1. That the updated Business Case as presented in Appendix A and Exempt Appendix B be noted. 2. That the submission, by Partnership and Places LLP, of the planning application be approved as outlined in Appendix D to the Local Planning Authority. 3. That a capital budget and expenditure of up to £450,000 be approved, funded by prudential borrowing, to agree the surrender of the lease of the M&S car park in order to enable the proposed bus	Central Winchester Regeneration (CWR) is a once in a lifetime opportunity to transform the centre of our historic city via a comprehensive regeneration scheme. Bringing homes for local families, providing jobs for local people, making a visit to this heritage city one which will be remembered. In March 2023 the Council appointed Partnerships & Places LLP (known locally as Jigsaw) as their development partner. This included the Development Partner Business Case (CAB3371) for the appointment of Jigsaw. Jigsaw has progressed their	The only alternative option available to the Council is not to approve the current proposals. Arguably, there is a case for this, as the viability of the scheme does not currently allow for the provision of affordable housing, which was one of the key objectives identified during the procurement process and remains an important planning policy requirement. However, it is unlikely that further analysis or amendments would result in a materially different scheme. Instead, this would further delay the delivery of the regeneration proposals at a time when many development schemes are being stalled by challenging

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		infrastructure to be provided. 4. That the Strategic Director with responsibility for the Central Winchester Regeneration project be authorised to negotiate the surrender of the lease of the M&S car park in Tanner Street. 5. That, should negotiations for the surrender of the lease of the M&S car park on Tanner Street prove unsuccessful, Cabinet resolves to exercise compulsory purchase powers to facilitate its acquisition and authorises the Strategic Director with responsibility for the Central Winchester Regeneration project to	planning application to the stage that they now wish to seek approval from the Council as landowner to submit a planning application for the following: • 232 homes 17,885 sqm NIA • 3,619 sqm of commercial floorspace • 6,600 sqm of new public squares, streets and routes • 1,275 sqm of children's play space • Creation of a new Woolstapler's Square and opening up of the Abbey Mill Stream as a significant public realm feature • Retention and reuse	market conditions. In considering the option of not approving the current proposals, Cabinet should be mindful of the provisions of the DA and the obligations owed by both the Council and Jigsaw to one another. As noted previously, both parties are subject to a reasonable endeavour's obligation, which underpins the management of the relationship and the operation of the CWR Joint Board. In addition, the DA contains provisions relating to default by either party. The prospect of a no-fault scenario, whereby both parties simply withdraw from the Development Agreement without significant financial consequences, is no longer

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		undertake all necessary investigations and preparatory work required for the making of a Compulsory Purchase Order. 6. That the Strategic Director with responsibility for the Central Winchester Regeneration project be authorised, in liaison with the S151 officer, to continue to negotiate with Jigsaw on the commercial terms within the Development Agreement to reflect the Council's investment in the project.	of Kings Walk and the Antiques Market • 64 new trees, net increase of 700% compared to existing provision • Largely car-free development • 587 cycle parking spaces proposed • Net-zero operational carbon on site targeted • Fabric-first design with air source heat pumps and photovoltaic panels • BREEAM Excellent targeted for new non-residential floorspace • New public spaces in	realistic. This is because both parties have worked collaboratively to identify ways of improving the viability of the scheme. It could reasonably be argued that having worked closely with Jigsaw to reach this stage and given that Jigsaw has invested several million pounds in developing the proposals, it would be unreasonable for the Council to withdraw its support. If the Council were to pursue this course of action, it is likely that Jigsaw would seek to recover its costs in accordance with the provisions of the DA. This could result in a significant financial liability for the Council. As such, this option is not recommended.

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			Middle Brook St and on the western part of the existing bus station Report CAB3570 now brings forward an update on the business case, primarily focusing on the Financial Case arising from the proposed scheme, since the procurement of Jigsaw did not seek a scheme to be developed as part of that process. We have also taken the opportunity to update the other elements of the Business Case and evaluating the objectives set by Cabinet in late 2021 against the Jigsaw proposals using the 5 core dimensions of the Treasury framework for developing business cases: namely.	

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			• The Strategic Case- the case for change • The Economic Case- value for money • The Commercial Case- procurement and market • The Financial Case- affordability • The Management Case- deliverability The report outlines the current position, explains the changes since the Outline and Development Partner Business Case were considered in November 2021, and March 2023 respectively. It seeks the Council's approval, in its capacity as landowner, for Jigsaw to submit a planning	

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			application. The paper also recommends that as part of providing the best bus infrastructure possible, the Council should seek to accept a surrender of the lease to M&S for the car park in Tanner St, including the use of Compulsory Purchase powers if negotiation isn't successful.	