

**CABINET (STATION APPROACH) COMMITTEE**

**27 February 2018**

Attendance:

Councillors:

Miller (Chairman) (P)

Humby (P)

Godfrey (P)

Other invited Councillors:

Bell (P)

Pearson (P)

Hutchison (P)

Tait (P)

Others in attendance who did not address the meeting:

Councillor Horrill

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 28 November 2017 be approved and adopted.

2. **PUBLIC PARTICIPATION**

Terry Gould (a local resident) believed that the Station Approach project and Central Winchester Regeneration scheme were the two most important projects in Winchester at the current time in terms of making a difference to the City. He queried the likely timescale for the Station Approach project and suggested that a “quick fix” was available in terms of improving pedestrian access from the train station towards the Upper High Street and reintroducing two-way traffic along Sussex Street.

3. **STATION APPROACH PUBLIC REALM STRATEGY AND MASTERPLAN FRAMEWORK**

(Report CAB3021(SA) refers)

Councillor Miller introduced the above report and the Head of Programme summarised its contents and highlighted key aspects for Members’ attention. The Head of Programme emphasised that there was no commitment for the Council to ultimately develop a scheme at and decisions on delivery options could be made at the appropriate gateway point. It was also noted that he

Council had not made any commitment to capital funding for the scheme at this time.

The outcome from the concept design and the outline business case would be reported to a Committee meeting in July (date to be confirmed). This was the next gateway for Members to decide whether to continue to the next stage of the design process. If it was agreed to proceed, there would be a further Committee meeting before any decision to proceed to the planning application stage. Dependant on these decisions, it was hoped that development could commence on site by late 2019.

It was noted that the report proposed that the formulation of any quality questions to be used in the evaluation of the financial and economic appraisals be delegated to the Head of Programme in consultation with the Portfolio Holder for Estates. The Head of Programme set out the rationale for this approach.

Members made comments and asked questions as summarised below:

- The surety of LEP (Local Enterprise Partnership) funding being available. The Head of Programme advised that LEP were fully aware of the need for wider regeneration of the City and the requirements for public realm improvements to enable this. The Council was working closely with the LEP to adhere to their deadlines.
- The provision of new office space was seen to make the likelihood of securing monies from the LEP much greater as it was part of the economic development of the area.
- The Council were working with Engineers from Hampshire County Council (as Highway Authority and landowner of parts of the area) to ascertain broad cost estimates for proposals within the Public Realm Strategy.
- The importance of partnership working with the County Council and others was emphasised in ensuring that the various elements of the project initiative can be delivered.
- Points raised on the details of suggested proposals (for example, entrance into car parks) would also be dealt with at a later stage.
- Points arising from the next stage of consultation and engagement (as summarised in paragraph 6 of the report) would be fed into the concept stage.
- Responsibility for overall design quality should rest with the Design Team.
- Any future developers would be required to contribute to some elements of public realm improvements, as was usual practice.
- Some concern was expressed about the extent of publicity for the forthcoming consultation events and it was suggested additional publicity might be required, such as the display of additional posters. However, it was noted that the consultation process being adopted was following that used for the Central Winchester Regeneration proposals which had proved very successful.

During debate, Members welcomed the proposals including the work undertake on the Public Realm Strategy and Masterplan Framework. They also noted the requirement for progress to continue without undue delay.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the content of the Public Realm Strategy and Masterplan Framework for Station Approach be approved and it be agreed to continue stakeholder, and initial public engagement on the proposals contained in these documents.
2. That the evaluation weighting for the procurement for financial support for the business case financial and economic appraisals of a 70% overall score for quality aspects and 30% for price be approved, to reflect the importance of quality in the evaluation of the tenders.
3. That the formulation of any quality questions to be used in evaluation of the financial and economic appraisals be delegated to the Head of Programme for Station Approach in consultation with the Portfolio Holder for Estates.
4. That the Head of Programme for Station Approach in consultation with the Portfolio Holder for Estates is delegated to accept the quotation for the financial support procurement which scores highest by applying the evaluation model, and enter into a contract with the highest scoring bidder

The meeting commenced at 4.30pm and concluded at 5.55pm

Chairman