

REPORT TITLE: CENTRAL WINCHESTER REGENERATION UPDATE

10 JULY 2018

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Horrill

Contact Officer: Vervan Lyons Tel No: 01962 848596 Email
vlyons@winchester.gov.uk

WARD(S): TOWN WARDS

PURPOSE

The purpose of this report is to update members on the Central Winchester Regeneration (CWR) project following adoption of the Supplementary Planning Document (SPD) at Cabinet on 20 June 2018

RECOMMENDATIONS:

1. That the contents of this report are noted.
2. That Cabinet (Central Winchester Regeneration) Committee approves the commissioning of further work on delivery options and viability for the CWR project.
3. That Cabinet (Central Winchester Regeneration) Committee approves these principles to underpin the governance structure and approves creating the first three advisory panels.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The Central Winchester Regeneration area has potential to contribute to the Council Strategy objectives by enhancing the environment of the area, improving the local economy and providing important community benefits.
- 1.2 The works identified in this report will facilitate the regeneration of this area and demonstrate active support for that process.
- 1.3 The proposed meanwhile uses, improvements to the existing estate and public realm works identified in this report will rejuvenate the CWR area, enhance the environment while improving the poor quality of existing facilities and support Winchester as a premier business location by helping to sustain the Central Winchester area in economic use while redevelopment proposals are developed for the area.

2 FINANCIAL IMPLICATIONS

- 2.1 The current revenue budget is £335,000 of which £267,271 has been spent to date.
- 2.2 There is therefore scope to commission further technical work within the existing budget and it will be necessary to seek further budget as this area of work progresses. There will be financial implications to elements of this report, such as the refurbishment of Coitbury House and funding for the works to the Antiques Market but the business cases and implications have been/will be contained in separate reports in due course.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The purpose of this report is primarily to update Members so, although there will be implications for individual work streams, these will be highlighted in separate reports as and when applicable.

4 WORKFORCE IMPLICATIONS

- 4.1 None at this stage.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The purpose of this report is primarily to update Members so, although there will be implications for individual work streams, these will be highlighted in separate reports when applicable.

6 CONSULTATION AND COMMUNICATION

- 6.1 None at this stage.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None at this stage, although there will be considerations as the project progresses and development proposals come forward.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None at this stage.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required at this stage.

10 RISK MANAGEMENT

- 10.1 None at this stage but there will be a risk register drawn up as the project moves towards delivery.

11 SUPPORTING INFORMATION:

Background

- 11.1 The Central Winchester Regeneration (CWR) area Supplementary Planning Document (SPD) was adopted at Cabinet on 20 June 2018.

- 11.2 A vision for the area was developed from the ideas that stakeholder organisations and the community have shared, this vision is set out in the SPD and below:

The vision for the Central Winchester Regeneration Area is for the delivery of a mixed-use, pedestrian friendly quarter that is distinctly Winchester and supports a vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings (see Appendix A for an aerial view of the CWR 'red line' area).

- 11.3 The process began with the appointment of master planners and architects John Thompson and Partners (JTP) in December 2016 who were given the brief to run a process to deliver the SPD comprising a planning brief and development framework plan for the CWR area. The measure of success would be that the policy and plan have widespread public and stakeholder buy-in that underpins the efficient and effective delivery of a viable regeneration scheme.

- 11.4 The process involved engagement with stakeholder organisations and the community to understand their aims and objectives for the regeneration area. A draft SPD was produced and approved for formal consultation in December 2017. Responses to the consultation were carefully considered by the Council project team, and members of the Central Winchester Informal Policy Group (IPG) along with JTP consultants. The responses were summarised, grouped into key themes, and published on the WCC website with the Council's

responses. The SPD was amended and then adopted by Cabinet on 20 June 2018.

- 11.5 An extensive engagement process was launched in February 2017; this process included a Community Planning Weekend (CPW), individual meetings, community roadshows, focus group workshops and surveys. In all, over 1,500 people contributed to the process.
- 11.6 The SPD was drafted by consultants JTP taking account of the results of the consultation events, the technical and other evidence that had been collected, Local Plan policies and government guidance. The IPG also considered the area and heard presentations by various stakeholders, which were taken into account in drafting the SPD.
- 11.7 The draft SPD was made available to the public on 31 October 2017 when a period of informal consultation commenced. The draft SPD was approved for formal consultation on 6 December 2017. Formal consultation started on 11 December 2017 and closed on 5 February 2018.
- 11.8 The SPD was considered by The Overview and Scrutiny Committee at its meeting on 4 June 2018. The Committee was supportive of the SPD and the SPD was subsequently considered by Cabinet on 20 June 2018, and adopted.
- 11.9 There is a statutory three month challenge period following adoption of the SPD which will run over the summer. During this period, any person aggrieved by the adoption of the SPD may apply to the High Court for permission to apply for judicial review of that decision.

12 Next steps

- 12.1 The project team have outlined the work streams that need to be actioned following adoption of the SPD.
- 12.2 These include further work with Hampshire County Council (HCC) around the Movement Strategy, more detailed work on viability and the delivery mechanism; continued dialogue regarding the approach to archaeology on the site, implementation of temporary improvements to the Council's existing estate and meanwhile uses and evolving relationships with key stakeholders and partners.
- 12.3 The timeline to the end of 2018 can be seen at Appendix B.

13 Archaeology

- 13.1 Archaeology is an important aspect of the site and heritage of our City. As a specialist, scientific field, it is essential that experienced archaeologists are at the heart of any decisions that could impact on the preservation of archaeology in the CWR area. An Expert Archaeology Advisory Panel was therefore set up in 2017 to build on an early desk-based assessment

undertaken by Dr Patrick Ottaway and advise as to how archaeological information can be gained and used to inform our future plans in the CWR area. The panel of nationally recognised archaeologists and local specialist archaeological individuals and organisations, including Dr Ottaway, reported its findings in March 2018.

- 13.2 The Panel's recommendations span: the planning policy and guidance for archaeology in the area; information about the water table and preservation conditions within the area; the archaeological strategy for developers to meet; how the area and any findings will be surveyed and evaluated; construction on the site and how the community could be involved and the public realm enhanced.
- 13.3 By its nature, archaeology encourages community involvement and so there has been understandable public interest around archaeology throughout the SPD's engagement and consultation process. The IPG therefore announced that there should be ongoing public dialogue about archaeology to ensure that interested members of the public can understand, and have confidence in, the recommendations from the eminent experts.
- 13.4 The Project Team is therefore proposing, subject to agreement by all members of the Archaeology Advisory Panel, to arrange a series of events that will enable people to hear about their report and recommendations directly from the Panel members and have the opportunity to have their questions answered. An outline of the proposed events is listed below.
- (i) Dedicated session with Hampshire Cultural Trust (HCT), as the leading charity responsible for promoting and showcasing the District's cultural heritage.
 - (ii) Seminar(s) for anyone who provided written comments / concerns about archaeology as part of the formal consultation period. This event will be by invitation only and will enable a two-way dialogue.
 - (iii) Public event in the evening where the Panel will give a presentation of their report and help people to understand the science, policy and guidelines behind their recommendations. The audience will then be given the opportunity to take part in a Q&A discussion with an individual member of the Panel. These smaller groups will be facilitated and notes taken and then we hope that, after a coffee break, the panel members will provide a short feedback session about the discussions they each had with their groups.
- 13.5 It is important that local people understand and have confidence in the recommendations but the advice from the archaeology professional experts must be at the heart of future developments.

14 Meanwhile Uses

14.1 WCC are committed to developing existing buildings and improving the quality of existing facilities in the CWR area which are within the Council's ownership and not currently in use, to help sustain the area as a place of economic use whilst redevelopment proposals for the area are developed.

14.2 Key to this approach is:

- a) The refurbishment and re-letting Coitbury House as office accommodation.
 - (i) Owned by WCC, built in the 1960 and vacant since 2014, Coitbury House is a prominent building within the CWR area.
 - (ii) The building is substantially built but in need of modernisation and refurbishment.
 - (iii) There is a shortage of office space in the city centre and rents have risen considerably. There is evidence of a recent letting with a rent in excess of £30 psf.
 - (iv) The Corporates Estates team have received interest from potential tenants and have been looking at options for the building.
- b) The refurbishment and re-letting of the Antiques Market.
 - (i) The retention of the Antiques Market is a key aspiration of the SPD and was highlighted throughout the consultation by the local community that this was very much welcomed.
 - (ii) The Corporate Estates team have been working to find a suitable tenant for the building and have previously presented a report to Committee to consider the lease options.
 - (iii) At its meeting on 19th October 2017 the Cabinet (Central Winchester Regeneration) Committee CAB2969(CWR) authorised the Assistant Director (Estates and Regeneration) to let the former Antiques Market on terms detailed in the Appendix to the report.
 - (iv) The lessee is a locally based children's theatre company.
 - (v) The company has a strong community based offer and since the approval to progress with a lease in October 2017 has spent a considerable amount of time and effort researching and developing their brief and offer.

- (vi) Negotiations have taken longer than anticipated but terms have now been agreed and the decision taken to proceed with the lease.
 - (vii) The Theatre Company are looking to commence the lease at the beginning of September 2018 with a high profile launch to follow.
- c) Using vacant space in and around Kings Walk for pop up and short term lettings. The Estates Team are currently working to secure lettings as follows:
- (i) The Hat Fair used the Old Post Office during the Hat Fair.
 - (ii) A new children's play facility in the old Post Office following the Hat Fair.
 - (iii) Terms have now been agreed on a short term lease on space above Poundland. The lessee is a local gin distillery and they aim to take occupation in July with a view to being open by the end of August. This tenant will join the Pilates Studio which is already in occupation.
- d) These lettings ensure income for the council and keeps activity in the area while plans for the regeneration are formulated and implemented.

15 Improvements to the existing estate and public realm

- 15.1 To compliment ongoing work to support meanwhile uses and build confidence, the Council is committed to improve its existing estate in and around the CWR area.
- 15.2 Potential areas for further improvement were highlighted by the IPG earlier this year and include:
- a) Potential improvements to paving and surfacing at the lower end of the High Street.
 - (i) Following pedestrianisation of the lower High Street, WCC and HCC have been in discussions around the resurfacing and repaving of that section in line with the rest of the High Street.
 - (ii) Plans have been drawn up and initial costs have been estimated at £499,227.24. This figure excludes professional fees which are estimated to be in the region of £15,000. Plan and detailed cost estimate is at Appendix C.
 - (iii) The project team is now looking at funding options to deliver this piece of work.

Funding options include:

- I. Community Infrastructure Levy (CIL) monies
 - II. Earmarked reserves – this is a finite source of funding and would have to be prioritised against other potential uses
 - III. Exploring external funding sources such as HCC and the LEP.
 - i) Financing the works from WCC’s reserves/CIL monies.
 - ii) Exploring external funding sources such as Hampshire CC and the LEP.
- b) Plans to improve the Broadway in line with the JTP vision
- (i) Plans have been drawn up as the initial feasibility piece of work on this area of public realm. Again, this has been highlighted as a key aspiration and could be an “early win” in delivery of the CWR. Plans are attached at Appendix D for info.
 - (ii) The costing exercise for these works has not yet been carried out and is therefore one of the next steps for the project team to bring back to Committee at the meeting in September. .
- c) Improvements to the bus station
- (i) A mural is set to be installed at the bus station over the summer. It will be painted on board panels to minimise disruption to bus station users while it is being painted.
 - (ii) The mural is the result of a strong history of collaborative working between Winchester City Council and Winchester School of Art (WSA). They have selected one of their recent graduates, Beth Gibbs, to produce three draft sketches ahead of painting the mural.
 - (iii) The design for the mural is based around ‘Winchester and district - bringing us together’ to celebrate the wider district in the City Centre and the role of the bus station in connecting both areas.
 - (iv) Members of this Committee had the opportunity to highlight their preferred style(s). The sketches were also shared as a quick voting poll on social media.
 - (v) At the time of writing, the selection of the final design had not been made and so Members will be given a verbal update at the meeting.
 - (vi) Funding for the work has been made possible through a Cultural Grant for £2,000 from Winchester City Council.

- d) Pop up uses for vacant area in the bus station
- (i) The project team are exploring options and feasibility of installing a temporary pop up retail “hub” on the un used area of the bus station. Plan attached at Appendix E.
 - (ii) Current thinking is to provide small spaces for local, independent creative businesses to set up and showcase their businesses. However, other uses may also be suitable and officers are exploring a wide range of options.
 - (iii) Many different types of units are available and used elsewhere from converted shipping containers and modern new pop up coffee kiosks to traditional beach huts and Christmas cabins. Some examples can be seen at Appendix F.
 - (iv) Officers are currently researching options and costs. This could provide an opportunity to try out different types of “architecture” to test opinion on change and for WCC to challenge public ideas as to what look and feel the new development should capture.
 - (v) The reasons for doing something on this space are;
 - Bring activity to redundant space
 - Explore options for a different look and feel for CWR
 - Try different or alternative tenants with a view to market testing the interest for independent businesses
 - Provide affordable space for new and emerging businesses to trial their ideas. If successful, they may be in a position to take space in the new development in due course
 - (vi) There will be financial implications as WCC would fund the set up and management of this area. A feasibility and cost report will be presented to committee at the next meeting for consideration and approval to proceed.
- e) Installation of artwork (commissioned locally) around the CWR area – potential sites include the Silver Street, Tanner Street and Kings Walk. The project team are working with council colleagues to identify potential sites and options and will come back to Committee in due course.
- f) Installation of planters and benches around the CWR area. The project team are working with council colleagues to identify potential sites and options and will come back to Committee in due course.

16 Movement Strategy

- 16.1 WCC continues to work with HCC as Highway Authority on local and wider access issues relating to the SPD, other major developments across the city and the wider Movement Strategy.
- 16.2 Key areas for consideration for CWR area are:
- a) Relocation of the new bus hub to Friarsgate
 - b) Provision of bus stops in the central area
 - c) Potential re-routing of buses longer term from Silver Street and Tanner Street
 - d) More pedestrianisation throughout the CWR area – particularly at the Broadway.
 - e) Emerging themes of the Movement Strategy such as reducing city centre traffic.
- 16.3 As the Movement Strategy moves forward and the general themes emerge, WCC will continue to liaise with HCC on how best to incorporate them in to development proposals as they come forward.

17 Key partnerships and Stakeholders

- 17.1 Key to successfully delivering the CWR is engagement with stakeholders and land owners in the area.
- 17.2 Key relationships to date have been HCT, Winchester BID, Hampshire Chamber of Commerce and HCC.
- 17.3 WCC and HCT are liaising in relation to provision of a museum within the CWR area.
- a) HCT Trustees have approved progressing concept designs to more detailed next steps. They are working on their “next steps” plan and hope to have board approval to move forward with those in July.
 - b) Key to this going forward is securing Woolstaplers Hall. WCC will be meeting with Marks and Spencer to establish their current thinking. The main issue for M&S has been lack of storage in their current store and this needs to be resolved before discussions can be had around Woolstaplers Hall.
 - c) CWR Cabinet will be kept informed throughout the process.
- 17.4 Other key relationships that need to be developed are those with landowners within the CWR area. WCC will develop a programme to build on contact to date to ensure all landowners are included.

17.5 Delivery options and viability

17.6 As Members are aware, in conjunction with and to inform the SPD, initial scoping work on delivery options and viability has been carried out.

17.7 Now that the SPD has been adopted, further, more detailed work is required to inform decisions on delivery options and designs.

17.8 Specialist advice is required and it is therefore recommended that the Head of Programme commission further work in order to progress the project.

17.9 Consultants

17.10 It is recognised that specialist advice will be required as the project progresses to compliment the skills that WCC has in house.

17.11 Officers will seek to find consultants as required. These could be in areas such as expert legal advice, financial/procurement advice, architectural and urban design guidance and potentially development management advice.

17.12 The type and amount of consultant advice required will depend on the delivery options identified for the scheme. The CWR Cabinet will be consulted throughout the process.

17.13 Governance and engagement going forward

17.14 The WCC decision making focus for progressing the CWR project is now the Cabinet (CWR) Committee.

17.15 The project team has highlighted the key work streams for the coming months, outlined in this report.

17.16 The Head of Programme and Strategic Director: Place, in consultation with the Portfolio Holder, have had initial discussions on the potential governance structure. In particular how this can be inclusive and build on the momentum and positive direction attained through the development of the SPD.

17.17 Key principles in the governance arrangements are effective stakeholder engagement and joint collaborative working.

17.18 These principles are the basis for the proposals outlined below:

- a) Cabinet (CWR) Committee is the primary decision making body
- b) Work streams will be agreed by CWR Committee
- c) Advisory panels will be created by the Committee to lead/oversee/contribute to agreed work streams.
- d) Each advisory panel will comprise participants from local experts (such as architects), officers, local community/interest groups and members –

one from each political group. Group leaders have been asked to submit names for potential participation.

- e) The advisory panels will be responsible for agreeing the brief, timescales and budget and will report back to Cabinet (CWR) Committee with findings and progress.
- f) It is proposed that the first three advisory panels should be:
 - (i) Coitbury House refurbishment advisory panel
 - (ii) Meanwhile use advisory panel
 - (iii) Public realm advisory panel initially focusing on improvements Lower High Street and Broadway
- g) It is also proposed that if approved, these three panels report back to Committee at the meeting in September with their agreed brief, timescales and budget.

17.19 It is envisaged that sub groups will be created and disbanded as work streams come on line and are completed.

17.20 It is recommended that Committee approves these principles to underpin the governance structure and approves creating the first three advisory panels

17.21 Other areas

17.22 The local community have expressed an interest in finding a name for the CWR area. Officers are currently looking into options to facilitate a process for this. A draft proposal paper has been drafted as to options and will be shared with committee in due course.

17.23 Officers are planning visits to other cities with similarities to Winchester and the CWR site area. The purpose of these visits is to provide Members and officers with an opportunity to learn from other Councils that have been involved in similar developments. IPG members and officers visited Oxford City Council and the Westgate development in April 2018. Further visits to Bath and Chester are planned for 2018. The Cabinet (CWR) Committee will attend these visits with officers.

18 OTHER OPTIONS CONSIDERED AND REJECTED

18.1 This is an update report; therefore there are no alternative options to consider.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2969 (CWR) – 17 October 2017 Central Winchester Regeneration Area Short Term 'Meanwhile' Measures and Uses

CAB2995 (CWR) – 6 December 2017 Draft Supplementary Planning Document

CAB3034 (CWR) – 20 June 2018 Adoption of Supplementary Planning Document

Other Background Documents:-

None.

APPENDICES:

APPENDIX A:

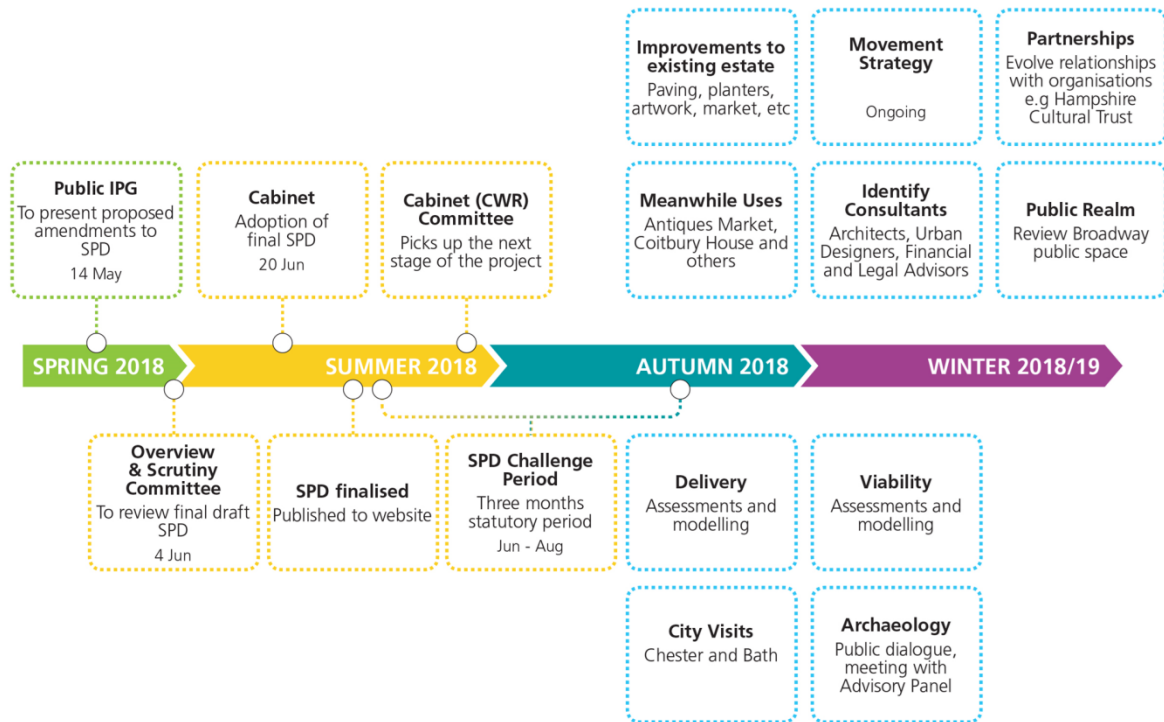
Central Winchester Regeneration area marked on an aerial image of the city centre.

Central Winchester Regeneration Study Area - Aerial Sept 2017



APPENDIX B:

Central Winchester Regeneration timeline until the end of 2018.



APPENDIX C:

Cost estimate for works to lower High Street.

Feasibility Proposal.

APPENDIX D:

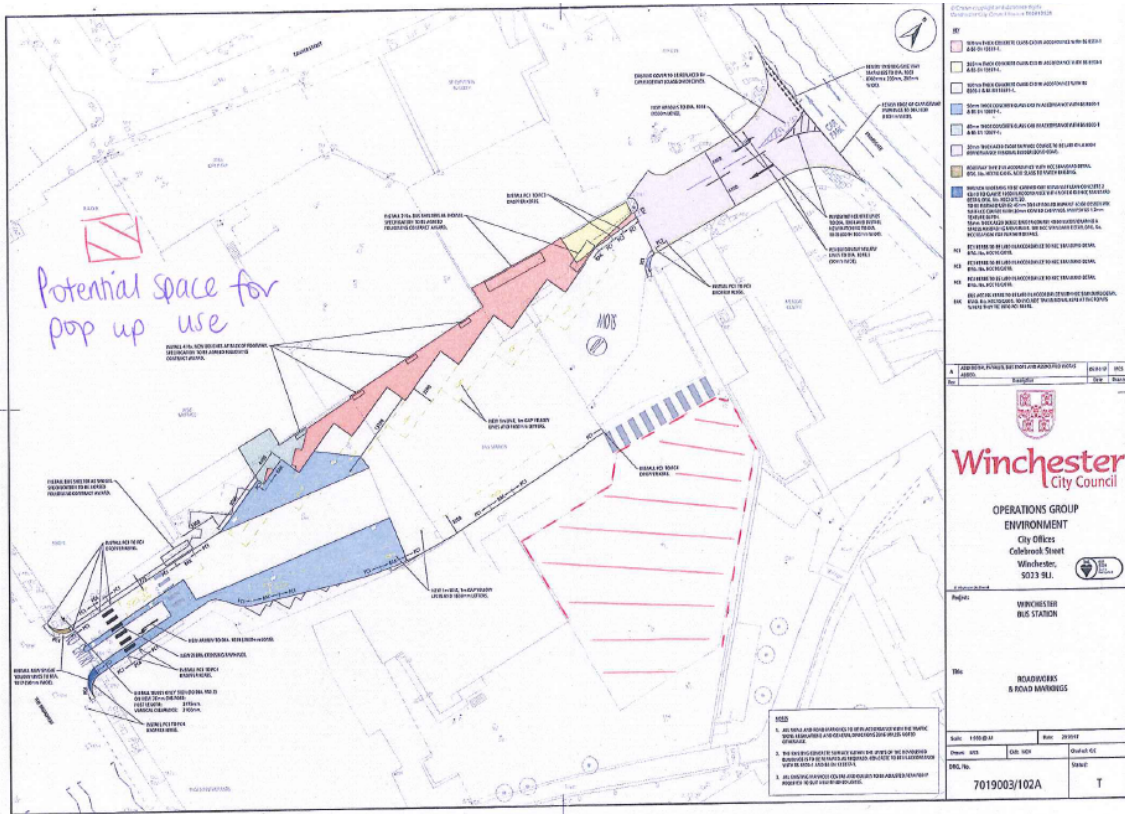
Draft plans for improvements to the Broadway

Option 1, 2 and 3:

Broadway Parking Area.

APPENDIX E:

Potential space for pop up use, on the bus station.



APPENDIX F:

Examples of other pop up uses.

Pop up shop:



Offices:



Refurbished shipping container turned swimming pool:



Creative hub in Wood Green:



Beach hut shop:

