

## **CABINET COMMITTEE: REGENERATION**

**Thursday, 8 February 2024**

Attendance:

Councillors  
Tod (Chairperson)

Cutler  
Learney

Thompson

Non-voting invited councillors

Councillors Bolton, Cramoysan, Edwards and Godfrey

[Video Recording of this meeting](#)

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### 1. **APOLOGIES**

There were no apologies received.

### 2. **DISCLOSURE OF INTERESTS**

Councillor Tod declared a personal (but not prejudicial) interest due to his role as a County Councillor.

### 3. **PUBLIC PARTICIPATION**

Richard Baker (City of Winchester Trust) spoke regarding the Central Winchester Regeneration (CWR) Project update and his comments are summarised under the relevant minute below.

### 4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 4 October 2023 be agreed as a correct record.

### 5. **CHAIRPERSON'S ANNOUNCEMENTS**

Councillor Tod had no announcements to make.

### 6. **STATION APPROACH PROJECT UPDATE (PRESENTATION)**

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

The Director of Regeneration, Richard Jobson and Oliver Moore from Design Engine gave a presentation which included their work to undertake a concept master plan for the site. The presentation was available on the [council's website](#). It was explained that there was to be a series of stakeholder workshops in March, followed by public engagement in June. A Member Briefing would take place on 22 May 2024.

The Director of Regeneration, Richard Jobson and Oliver Moore responded to members' questions in relation to the following:

- a) Assurances regarding ongoing collaboration with Network Rail and South Western Trains.
- b) Linking the project to the Winchester Movement Strategy and other related policies and aims to reduce traffic and improve space for walking and cycling.
- c) Were previously undertaken capacity studies for each of the sites included in the baseline work currently being undertaken by Design Engine?
- d) Responded to questions on project milestones and proposals for future engagement.
- e) Assurances regarding the project's connectivity with other city-wide transport issues. Design Engine were to meet with the respective design teams for Station Approach and Central Winchester.
- f) Referring to the regeneration project in Andover regarding any commonalities.

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

RESOLVED:

That the contents of the presentation be noted.

## 7. **CENTRAL WINCHESTER REGENERATION (CWR) PROJECT UPDATE (PRESENTATION)**

The Leader welcomed to the meeting Matt Woolgar and Warwick Smither from Jigsaw.

The Head of Programme: Central Winchester Regeneration (CWR) introduced a presentation to the committee on an update to the CWR project. This was available on the [council's website](#). The Historic Environment Officer also provided a detailed update on archaeology. Members' questions were responded to in relation to the following:

- a) The next stages following the conclusion of archaeological investigations and whether there could be any unforeseen impact on the project timelines.
- b) Details of how the archaeological work had been coordinated on site.
- c) Was there anything additional that had arisen in response to the latest consultation work undertaken by Jigsaw that may not have aligned with work already undertaken by the council?

- d) Proposals regarding a youth and school groups and how this would inform plans going forward.
- e) How public engagement could be 'sold' to residents.
- f) Clarity and confirmation regarding terminology, such as differences between Development Delivery Plan and Master Plan.

Richard Baker spoke during public participation and asked if the council had the signed a contract with Jigsaw to develop and complete the regeneration of the central Winchester area?

The Leader thanked Mr Baker for his question, and it was confirmed that a contract with Jigsaw had been signed. In response to a supplementary question from Mr Baker it was noted that completion of the legal processes to complete the associated legal formalities was imminent.

The Leader thanked the Director of Regeneration, the Head of Programme – Central Winchester, the Historic Environment Officer and representatives from Jigsaw for their update.

**RESOLVED:**

That the contents of the presentation be noted.

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Chairperson