

CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE

22 January 2019

Attendance:

Councillors:

Horrell (Chairman)

Ashton

Brook

Other invited Councillors:

Burns
Mather

Hutchison
Murphy

Others in attendance who addressed the meeting:

Councillor Berry

Others in attendance who did not address the meeting:

Councillor Bell

1. **DISCLOSURES OF INTERESTS**

There were no disclosures of interests from Members of the Committee.

2. **MINUTES**

The signing of the minutes for the meeting of the Committee held on 27 November 2018 was deferred to the next meeting of the Committee. This was in order to clarify the statement under Public Participation from Tim Fell that: 'He expressed disappointment that a recommendation to open up the waterways underneath the CWR site was not brought to this Committee' which it was proposed should have read: 'He expressed disappointment that a recommendation to prioritise the design work for opening up the waterways underneath the CWR site was not brought to this Committee'.

3. **PUBLIC PARTICIPATION**

Terry Gould, in summary stated that:

- There was commendable progress on taking forward the meanwhile uses.
- The streetscape, for example street furniture and bollards, needed to be uniform throughout the project.

- There should be trees in the Broadway.
- The Lower Brook should be opened up for flood alleviation and it would also be attractive to look at.

Patrick Davies questioned that when considering the Naming Strategy, was it necessary to have an overall name for the scheme, or should it have subsets only to identify squares and walkways for example.

Councillor Hutchison added that before projects commenced there needed to be guidance on both design and public realm, which would then set a tone. The Chairman requested that an item to address this be placed on the agenda of a Working Group of this Committee.

The Chairman thanked the public speakers for their contributions.

4. **CENTRAL WINCHESTER REGENERATION PROGRESS** (Report CAB3124 (CWR) refers)

The Committee received an introduction from Councillor Horrill which provided an update on the Central Winchester Regeneration Project and the meetings of the Advisory Panels.

Councillor Horrill informed the meeting that the archaeology day had been held on 11 December 2018, and that this had included a question and answer session. A broadsheet on its outcomes would be published shortly. The former Friarsgate Medical Centre had been purchased from Henderson, and the purchase had also included a number of retail buildings opposite the Guildhall in the Broadway, and these would now be refurbished. The purchase of the land from Henderson provided greater certainty on achieving the aspirations of the regeneration. Other recent initiatives included a workshop for local entrepreneurs held on 18 December 2018 to generate ideas and the opening of the Bike-hub delicatessen in the old Post Office building in Friarsgate.

Each of the chairs of the Advisory Panels updated the Committee on progress.

Lower High Street and Broadway

Councillor Ashton, Chair of the Lower High Street and Broadway Advisory Panel, stated that the Panel had met on the date of dispatch of the Committee report, 14 January 2019, and he gave a verbal update to the Committee of its proceedings on that day.

In summary Councillor Ashton stated that the Panel had been joined by two additional members: Dr Paul Spencer from Winchester Business Improvement District (BID) and Phil Gagg from Winchester Action on Climate Change (WinACC). The principal outcomes had been:

- The amendment of the name to Broadway and lower section of the High Street.
- Consideration of the design brief for public realm – feasibility stage.

- The works required go beyond making improvements; there was a need to transform the area into a vibrant public space.
- There was a need to take account of the wider development and existing connections.
- The history of the area and existing street pattern should inform the designs.
- Recognition of the SPD and the implications of the emerging Movement Strategy.
- To open up the waterways where possible.
- That it was complementary to Central Winchester and to be cohesive.
- To have a refined coherent brief.

There had been consideration to the way forward. Eight urban design practices that had expertise and relevance had been identified to assist with design following a procurement exercise. It was also recognised that it was necessary to work with Hampshire County Council who also had a design capability, knowledge of the City and highways expertise.

The Head of Programme added that the procurement on the design was now recommended to have a 60% quality and 40% price evaluation. There was the option for urban design practices to bid for the project's feasibility study phase, and when this phase was completed to bid again for the next stages, if the Council decide to proceed.

The Committee debated the options identified by the Advisory Panel and recognised that Hampshire County Council were also the highway authority and would be integral to the scheme's implementation. The Head of Programme confirmed that meetings had taken place with Hampshire County Council to scope their involvement and that the inclusion of urban design practices would add another layer of expertise in urban design.

Councillor Ashton commented that it was vital to have Hampshire County Council participate throughout. Following the feasibility study, a second step could be added to include the urban design practices, and Hampshire County Council would still remain involved.

At the invitation of the Chairman, Councillor Berry stated that the brief had taken into consideration the points made and it was clear and exciting.

Following debate, it was agreed to update the recommendations to reflect the latest outcomes from the Broadway and lower section of the High Street Advisory Panel, including the name change and to acknowledge that the City Council was keen to work with Hampshire County Council in partnership including the sharing of costs.

Meanwhile Uses – business case development

Councillor Brook, Chair of the Meanwhile Uses Advisory Panel, stated that ideas had come forward for the bus station and a performance space amongst others. The brief had been agreed by the Advisory Panel and bids for the feasibility

study would be returned on 4 February, to be considered by the Advisory Panel on 14 February 2019.

At the invitation of the Chairman, Councillor Berry stated that the ideas for the public realm were exciting and that the waterways should not be hid.

Coitbury House

Councillor Horrill, Chair of the Coitbury House Advisory Panel added that the Panel had been joined by Keith Leaman of the City of Winchester Trust and a RIBA advisor. Coitbury House was a good and sound building which would be renovated. Possible uses were office space on the upper floors with the ground floor being used for alternative uses.

Other matters

The Head of Programme outlined the remaining content of the Report regarding archaeology, the Strategic Advisor and Consultancy Update, Naming Strategy and Delivery Roadmap.

In summary, the following matters were raised by Members and the Chairman, Strategic Director: Place and Head of Programme responded as set out below:

- i. The various data relating to archaeology needed to be consolidated.
- ii. The Strategic Advisor was not an individual but a practice that could provide multi disciplinary services and had experience in engagement.
- iii. The Naming Strategy would be shared on social media. It was commented that history should not be discounted and that young people should be encouraged to contribute. Names put forward in the questionnaire on the SPD should also be included.
- iv. It was recognised that there was considerable project work to be undertaken in 2019 and the capacity of the City Council to deliver would be kept under review, including buying in additional support as required.
- v. The land at the bus station that was subject to possessory title was not Henderson land.

The Chairman requested that a summary of the 18 December 2018 workshop for local entrepreneurs undertaken by the Economy and Arts Department of the Council be brought to an Advisory Panel as soon as possible. It was also requested that the full implications of the Durngate Flood Relief Alleviation Scheme should be understood, in order that data could be taken into consideration when considering the design for the possible opening up of waterways and its implications for archaeology and development.

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

RESOLVED:

1. That the progress with the project and the comments of the advisory panels be noted.
2. That the design brief for lower High Street and Broadway public realm improvements be approved
3. That the Head of Programme in consultation with the Portfolio Holder pursue the option for Hampshire County Council to carry out the design work and begin discussions with the County immediately.
4. That authority be delegated to the Head of Programme, in consultation with the Portfolio Holder, to progress the lower High Street and Broadway public realm work as outlined in paragraphs 11.2 to 11.14, taking account of resolution 3 above.
5. That a supplementary revenue budget of £60,000 be approved to carry out initial design work for lower High Street and Broadway.
6. That authority be delegated to the Head of Programme for Central Winchester Regeneration to appoint experts to undertake the Meanwhile Uses business case feasibility study as outlined in paragraphs 11.15 to 11.23.
7. That the evaluation criteria of 60% quality, 40% price for the meanwhile uses feasibility study bids be approved, and for the Lower High Street and Broadway design bids if open procurement was required.
8. That authority be delegated to the Head of Programme, in consultation with the Portfolio Holder, to progress with the work on archaeology as outlined in paragraphs 11.30 to 11.38.

The meeting commenced at 4.30pm and concluded at 6.10pm