



CENTRAL WINCHESTER
REGENERATION

CABINET COMMITTEE:
REGENERATION 07/02/23



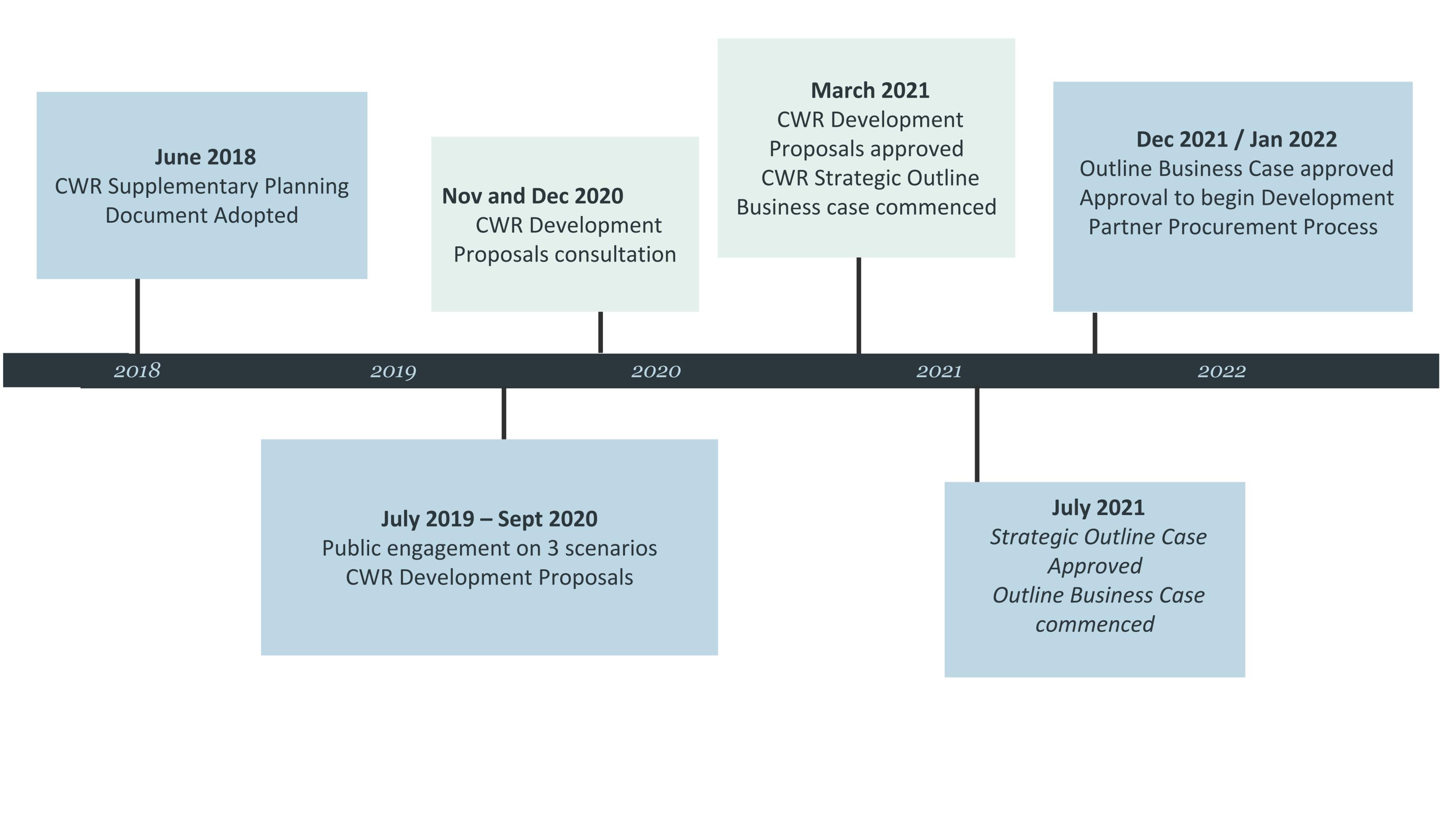
Winchester
City Council



THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY



JOURNEY SO FAR



June 2018
CWR Supplementary Planning Document Adopted

Nov and Dec 2020
CWR Development Proposals consultation

March 2021
CWR Development Proposals approved
CWR Strategic Outline Business case commenced

Dec 2021 / Jan 2022
Outline Business Case approved
Approval to begin Development Partner Procurement Process

July 2019 – Sept 2020
Public engagement on 3 scenarios
CWR Development Proposals

July 2021
Strategic Outline Case Approved
Outline Business Case commenced

2018

2019

2020

2021

2022

CWR TIMELINE

PREVIOUSLY AGREED

- December 2021
 - Approval of:
 - Outline Business Case (OBC)
 - Procurement strategy – including the central role of the SPD
 - Key commercial principles
 - Approval to:
 - Finalise procurement documentation
 - Initiate and conduct the procurement process



CWR TIMELINE

WHAT'S NEXT

- March 2023
 - Cabinet Decision on recommended development partner
- Post-approval*:
 - Development Delivery Plan:
 - Discussion and agreement to final Comms & Engagement Plan
 - Discussion and agreement to Development & Delivery Plan
 - *followed by* Planning Submission:
 - Comms & Engagement
 - Planning Application



* Exact timetable to be confirmed with recommended development partner

STATION APPROACH

Cabinet Committee:
Regeneration
07 February 2023



PREVIOUSLY AGREED

19 July 2022 Cabinet approved:

- **Public communications and engagement strategy** and associated timelines.
- **A market value study**
- **A parking usage and forecasting study** to inform potential release of car parks for re-development
- Establishment of **cross party reference group**
- **A capacity study** to examine the existing conditions and constraints of the site
- **Continued exploration** of opportunities with London & Continental Railways (LCR) and Network Rail (NR)



WHAT'S NEXT

- 09 March - **Regen Committee**
- March - Viability work /Final report of capacity study
- March / April - Development of Strategic Outline Case
- April - Reference Group
- June - **Scrutiny Committee**
- June/July – **Cabinet** – decision on go / no go to stage 2 (master planning)



The Journey so far

