



Meeting	Cabinet Committee: Regeneration
Date and Time	Thursday, 8th February, 2024 <u>at 2.00 pm.</u>
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

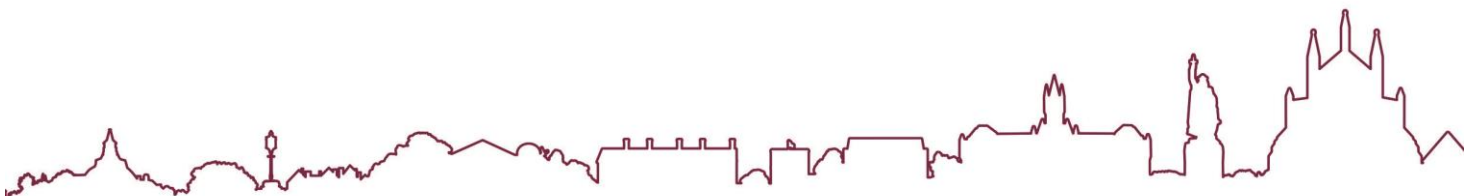
Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (youtube.com/WinchesterCC) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe..

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given.
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. To note any request from Councillors to make representations on an agenda item.**
Note: Councillors wishing to speak about a particular agenda item are required to register with Democratic Services three clear working days before the meeting (contact: democracy@winchester.gov.uk or 01962 848 264). Councillors will normally be invited by the Chairperson to speak during the appropriate item (after the Cabinet Member's introduction and questions from other Cabinet Members).



BUSINESS ITEMS

4. **Public Participation**

NB members of the public are required to register with Democratic Services three clear working days before the meeting (contact: democracy@winchester.gov.uk or 01962 848 264).

Members of the public and visiting councillors may speak at the committee provided they have registered to speak three working days in advance. Please contact Democratic Services by **4.30pm on 2 February 2024** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

5. **Minutes of the previous meeting held on 4 October 2023** (Pages 5 - 8)

6. **Chairperson's announcements**

7. **Station Approach project update (presentation)** (Pages 9 - 30)

8. **Central Winchester Regeneration (CWR) project update (presentation)** (Pages 31 - 48)

Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



31 January 2024

Agenda Contact: Nancy Graham, Senior Democratic Services Officer Email: ngraham@winchester.gov.uk or phone 01962 848 235

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

CABINET COMMITTEE: REGENERATION – Membership 2023/24

Leader and Cabinet Member for Asset Management (Chairperson) – Councillor Tod, Councillors Cutler, Learney and Thompson

Non-voting invited councillors: Councillors Bolton, Cramoysan, Edwards and Godfrey

In the event of any member of Cabinet not being available for a meeting of the Cabinet Committee another member of Cabinet may deputise where no conflict arises. Deputies for the non-voting invited councillors can be appointed from any group at the Chairperson's discretion.

Quorum = 2 voting members

Terms Of Reference

The terms of reference are available on the council's website [here](#).

Public Participation at meetings

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers.

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the meeting** – please see public participation agenda item below for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

Filming and Broadcast Notification

This meeting will be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Disabled Access

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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CABINET COMMITTEE: REGENERATION

Wednesday, 4 October 2023

Attendance:

Councillors
Tod (Chairperson)

Cutler
Thompson
Cramoysan

Edwards
Godfrey

Apologies for Absence:

Councillors Learney and Bolton

Deputy Members:

Councillor Porter

Members in attendance who spoke at the meeting

Councillor Lee

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received as noted above.

2. **DISCLOSURE OF INTERESTS**

Councillors Tod and Porter declared personal (but not prejudicial) interests due to their roles as County Councillors.

3. **PUBLIC PARTICIPATION**

John Beveridge (City of Winchester Trust) spoke regarding the Central Winchester regeneration (CWR) update and his comments are summarised under the relevant minute below.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 7 JUNE 2023**

RESOLVED:

That the minutes of the previous meeting held on 7 June 2023 be agreed as a correct record.

5. **CHAIRPERSON'S ANNOUNCEMENTS**

Councillor Tod had no announcements to make.

6. **CENTRAL WINCHESTER REGENERATION (CWR) UPDATE**

John Beveridge (City of Winchester Trust) spoke during public participation as summarised briefly below.

He referenced the “movement” section of the presentation and welcomed the good intentions included regarding reducing the use of cars and making “connections beyond the red line.” However, the Trust had concerns regarding the apparent lack of progress since the Winchester Movement Strategy was adopted. In particular, he highlighted the 2020 Atkins report that had suggested four alternative options regarding how traffic could be routed through the city but no firm proposals had yet been forthcoming. He queried the impact the current progress and piecemeal approach would have on Jigsaw’s ability to plan for movement both within and through the development.

At the invitation of the Leader, Councillor Lee addressed the committee as summarised briefly below.

He highlighted that his comments related both to the CWR and Station Approach development proposals. He suggested that an overarching master plan and master risk register should be developed encompassing all of the council’s regeneration projects. He also requested that the masterplans include the risk of climate change, whole life carbon emissions and natural environment impacts. He suggested that the council’s new build housing programme be added to the regeneration projects and requested an overarching master plan. He queried whether the County Council Regeneration Board (of which the City Council was a member) had its own risk register for major projects in a similar style. Finally, he queried the impact of the breakdown of the Pan-Hampshire County deal.

The Leader thanked both for their contributions which would be taken into account during discussion of the presentation.

The Director of Regeneration together with Matt Woolgar and Warwick Smither (Jigsaw) gave a presentation providing an update on the CWR project. The presentation was available on the council’s website [here](#).

Mr Woolgar and Mr Smither (Jigsaw), the Director of Regeneration and the Strategic Director responded to members’ questions in relation to the following (also having regard to the comments made during public participation and by Councillor Lee above):

- a) Archaeological finds to date – it was agreed that a short update presentation be provided to the next Committee meeting.

- b) The operation of the workshop process to date and how consultation and engagement would be developed in the future, including the use of “Youth and Future” groups.
- c) Ensuring the inclusion of those with reduced mobility within the development.
- d) The potential to consider the use of water source heat pumps.
- e) Further detail regarding assessing possible future options for “connections beyond the red line” (i.e. utilising the CWR to improve connections between the outskirts of the city and through the core area).
- f) Confirmation that Jigsaw was a stakeholder and fully involved with the County Council and City Council regarding Winchester Movement Strategy discussions.
- g) The methodology of proposing an incremental approach to development and reasons for not proposing an overarching masterplan over a long period of time.
- h) The council’s use of a framework for project planning to ensure consistency and the various internal monitoring stages in place.
- i) The purpose of the Council’s Local Plan in terms of district-wide long term planning.
- j) The different levels of risk register within the council, noting that the corporate risk register was reported to the Audit and Governance Committee.
- k) The current situation regarding the County Council’s Local Transport Plan (LTP4).
- l) When decisions on the viability of the project would be made.
- m) Progress on final approval of the development agreement.
- n) It was noted that the project’s risk register had been considered at the previous meeting on 7 June 2023 and would be submitted to the next meeting on 31 January 2024.

The Leader thanked the Director of Regeneration and the representatives from Jigsaw for their update.

RESOLVED:

That the contents of the presentation be noted.

7. **STATION APPROACH PROJECT UPDATE AND RISK REGISTER REVIEW**

The Project Lead gave a presentation providing an update on the Station Approach project. The presentation was available on the council’s website [here](#). The Project Lead advised that evaluation of the 16 submissions received in response to procurement of a concept masterplan team was underway and it was anticipated that the team would be established by November 2023. An update would be provided to the 31 January 2024 Committee meeting.

The Project Lead, Director of Regeneration and Strategic Director responded to members’ questions in relation to the following:

- a) The importance and value of the concept masterplan.
- b) The rationale behind the current presentation of data within the risk register and the possibility for improvements to be made.

- c) The internal mechanism within the council for regular reporting on progress on the project.
- d) The importance of continuing to assess the viability of the project.

The Leader thanked officers for their update.

RESOLVED:

That the contents of the presentation and risk register review be noted.

The meeting commenced at 10.00 am and concluded at 11.55 am

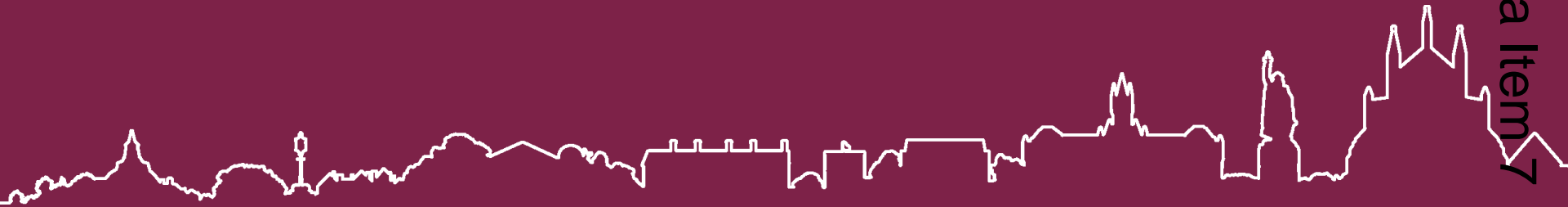
Chairperson

STATION APPROACH PROJECT

Progress Update
08 February 2024

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Agenda Item 7



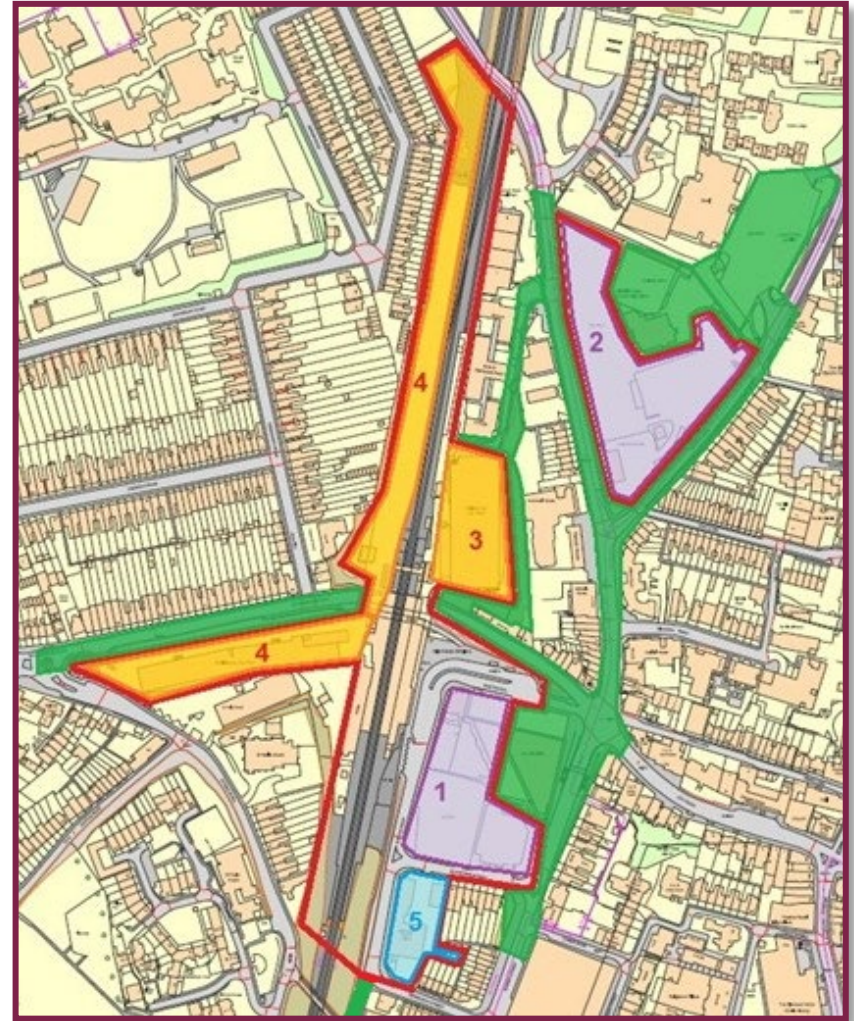
STAGE 2 – Concept Masterplan

Appointed **Design Engine Architects** to develop the concept masterplan.

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Baseline analysis completed.

Exploration of options.

Public engagement planned for early Summer 2024.



Spring/Summer 2023

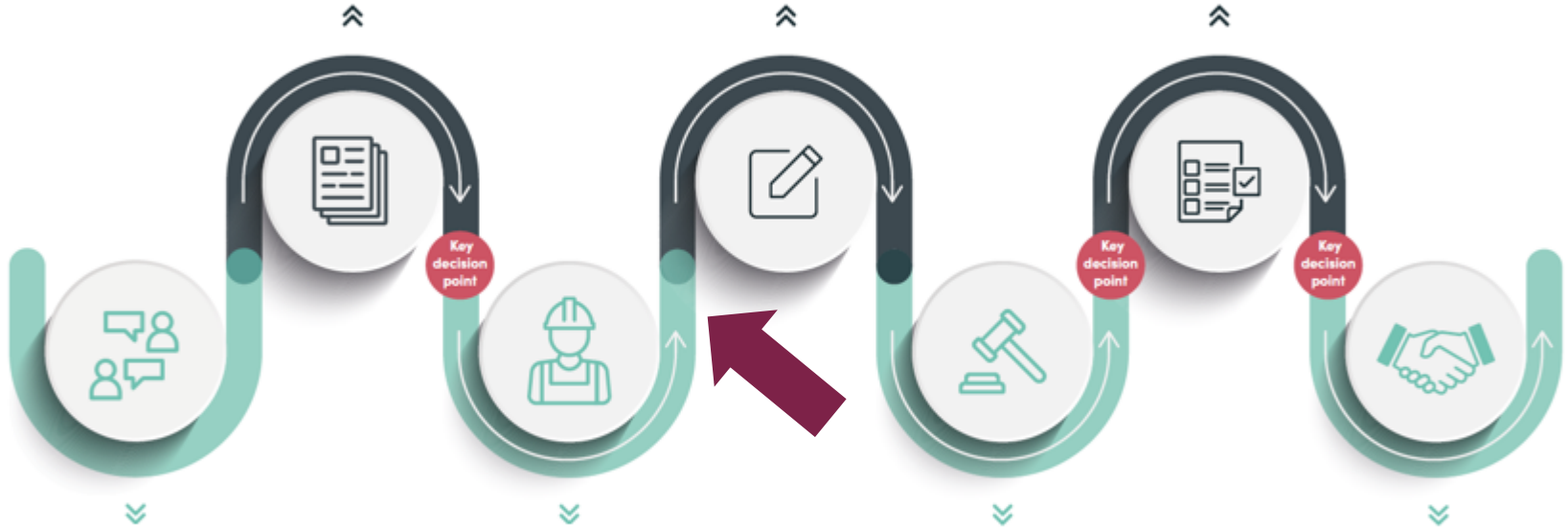
- Feedback to community on findings to date
- Create and submit the Strategic Outline Case to Cabinet

Spring/Summer 2024

- Community and stakeholder engagement on concept masterplan

2026 Onwards

- Cabinet decision on Options



Autumn/Winter 2022

- Initial consultation on vision
- Capacity study informed by feedback and technical input

Autumn/Winter 2023

- Procurement of concept masterplan team

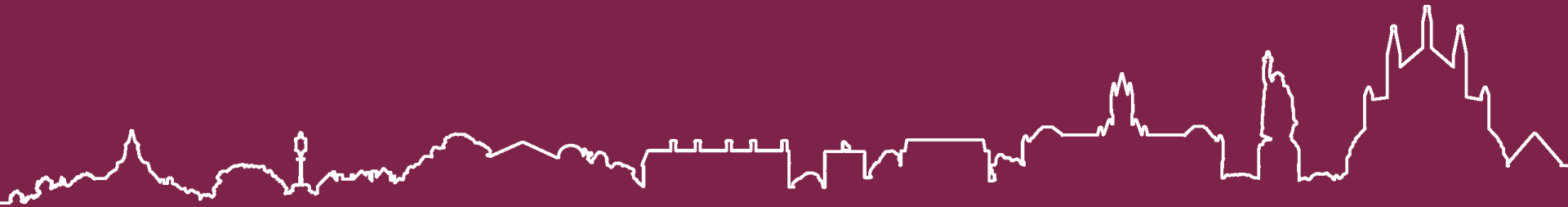
Spring 2025

- Submit concept masterplan to Cabinet for endorsement

THE JOURNEY



MEET THE CONCEPT MASTERPLAN TEAM



DESIGNENGINE
ARCHITECTS

NEW masterplanning

urban
movement

ARUP

STEVEN BEE
URBAN COUNSEL

Architecture & Masterplanning

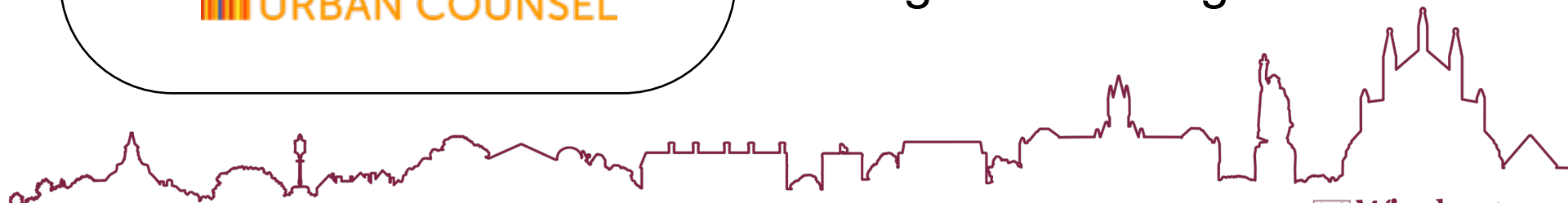
Urban Design & Landscape

Transport & Active Travel

Sustainability, Transport,
Infrastructure & Utilities

Heritage & Planning

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Established in 2000

35+ People in our
Winchester,
London and Exeter
studios

60+ Awards

20 RIBA Awards &
6 Civic Trust awards



Winchester projects



Masterplans

- Guildhall site Masterplan
- Riverside Leisure Park Masterplan
- Peter Symonds College Masterplan
- Station Approach Masterplan - Competition
- UOW St Alphege Campus Masterplan
- UOW West Downs Campus Masterplan

Residential

- Chesil Lodge Extra Care
- Coker Close - 8 private residential units
- Hatherley Road 3 town houses
- Parchment St - Social Housing
- Hillier Way - Social Housing
- Jewry St private town houses

Education

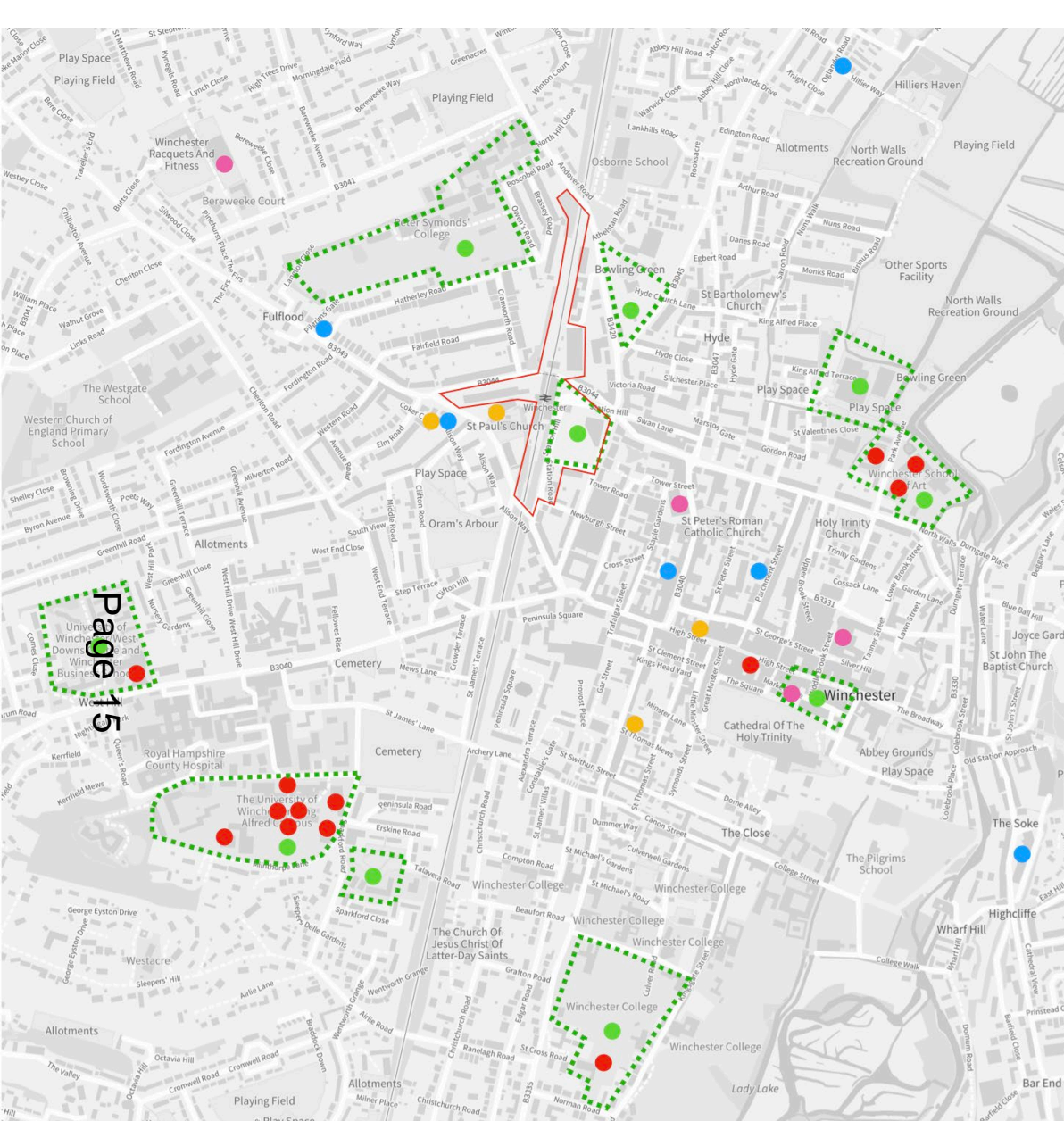
- UOW West Downs Campus
- UOW Debenhams Repurposing
- UOW Winton Chapel
- UOW St Alphege Building
- UOW M.R. Library
- UOW Performing Arts Building
- UOW Student Centre
- UOW Stripe Theatre
- Winchester College Southern campus
- UOS Winchester School Of Art

Commercial

- Design Engine Architects offices
- Walcott Chambers
- LCP
- Arup Acoustics

Culture & Leisure

- Woolstaplers Hall
- Theatre Royal Feasibility
- Winchester Rackets & Fitness

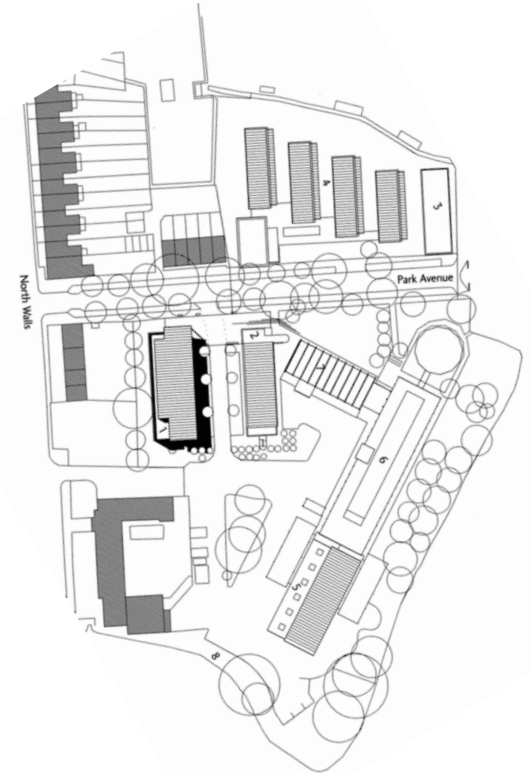


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School of Art campus

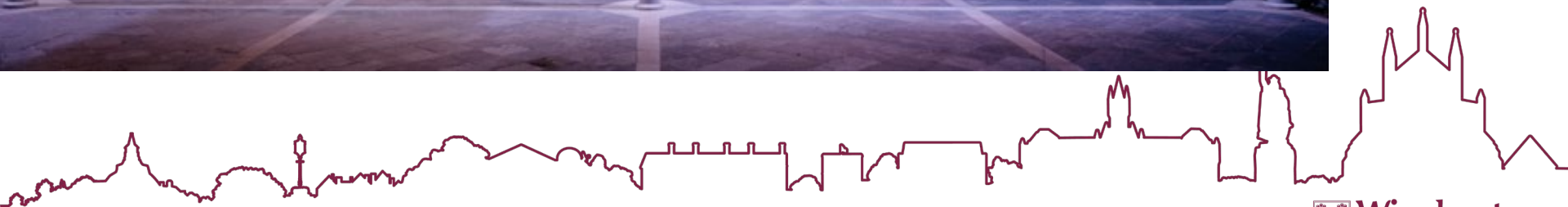
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Cathedral Visitor Centre



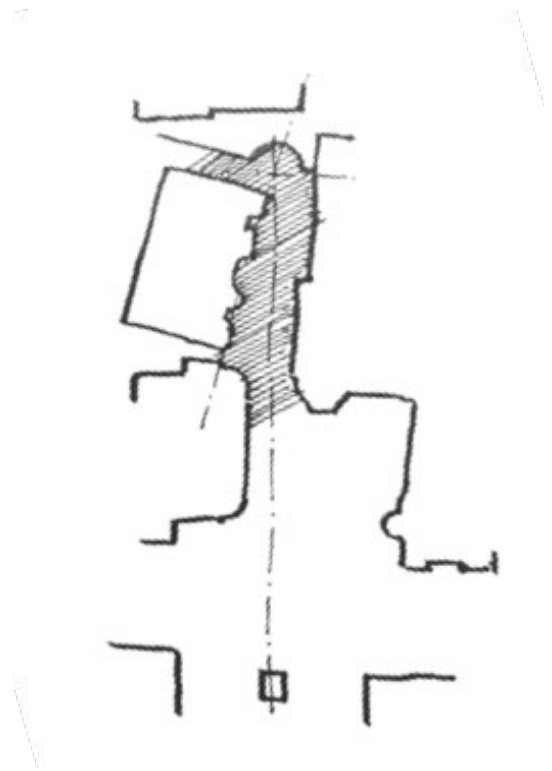
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Walcott Chambers



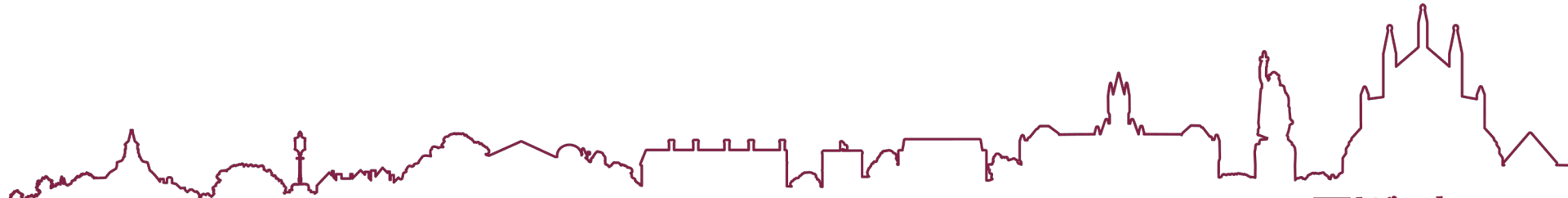
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Winchester College



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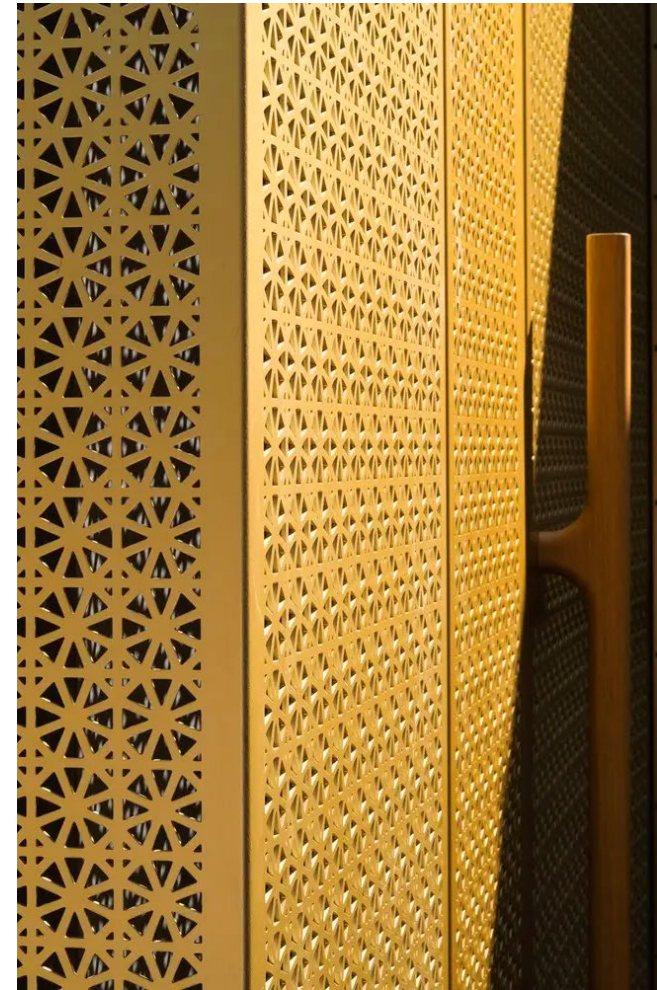
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Winton Chapel



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Chesil Street Residential



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NEW masterplanning

Hampshire

Urban design &
Landscape
masterplanning



Transport & Active Travel

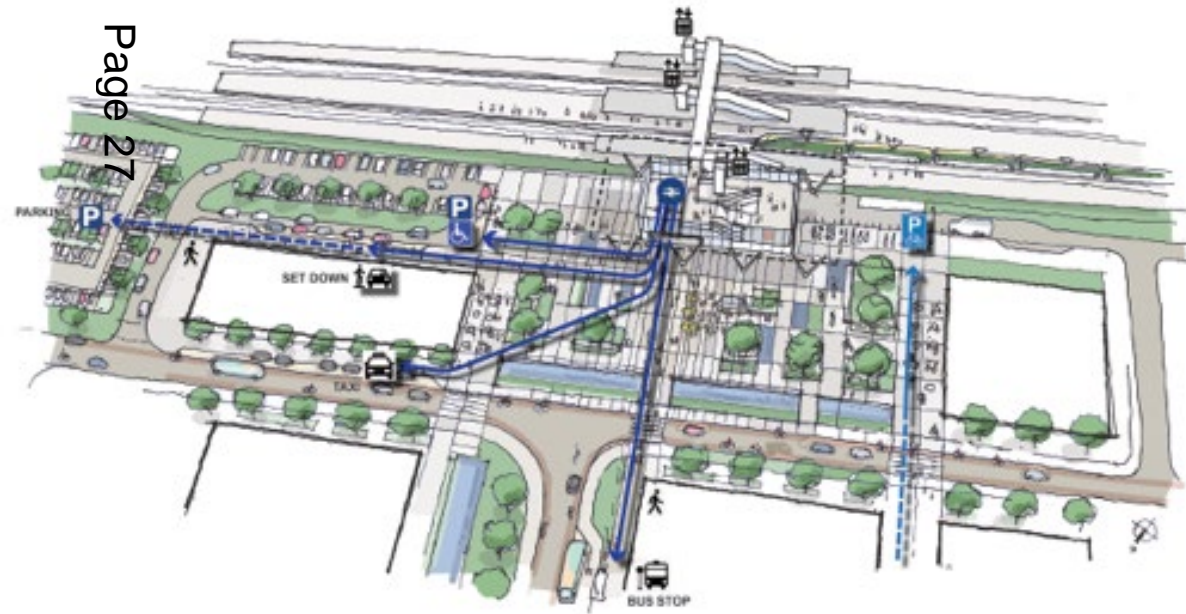


ARUP

Rail station &
Transport
infrastructure,
Sustainable
development



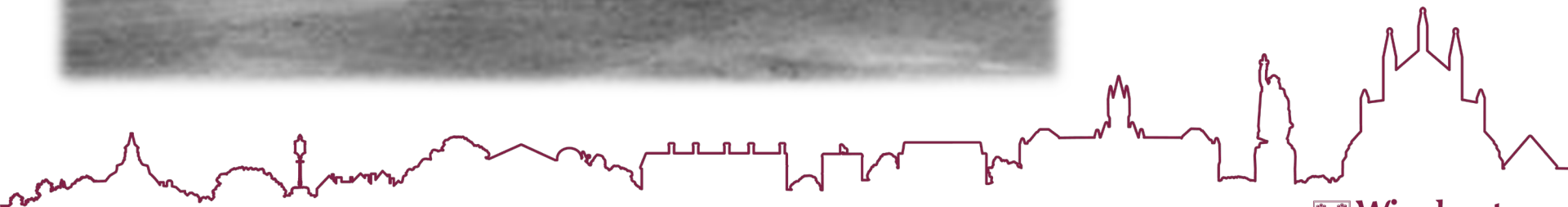
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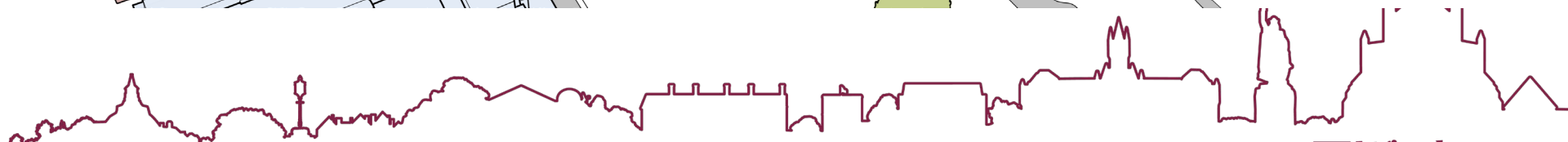
Heritage & Town Planning



Concept Masterplan – 1st steps, baseline site analysis

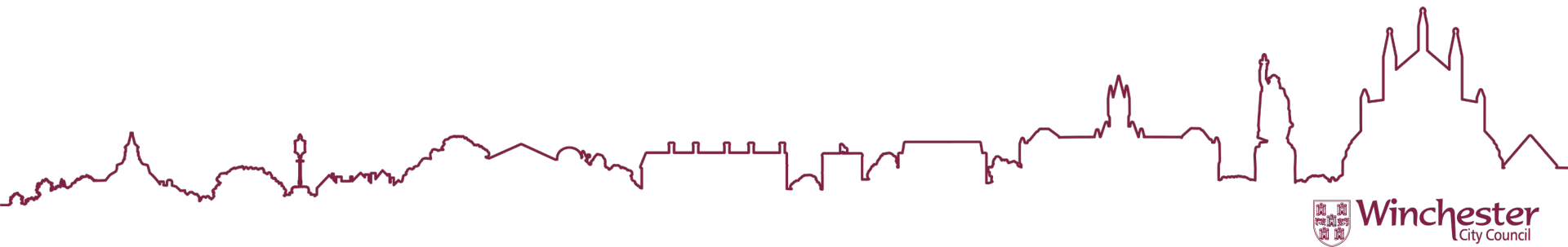


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Station Approach

A place to connect ...

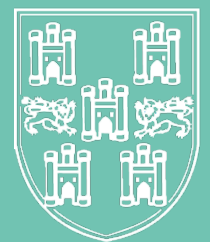




CENTRAL WINCHESTER REGENERATION

CABINET COMMITTEE: REGENERATION

08/02/24



Winchester
City Council



THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY

UPDATES

- FRIARSGATE MEDICAL CENTRE
- ARCHAEOLOGY TRIAL TRENCHING
- JIGSAW UPDATE

Friarsgate Medical Centre

Demolition: Sept 2023 – Jan 2024.



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Friarsgate Medical Centre



- Hard Landscaping: March 2024 – May 2024
- Soft Landscaping: May 2024 – June 2024
- Archaeology and Public engagement: Summer 2024



CWR Archaeology



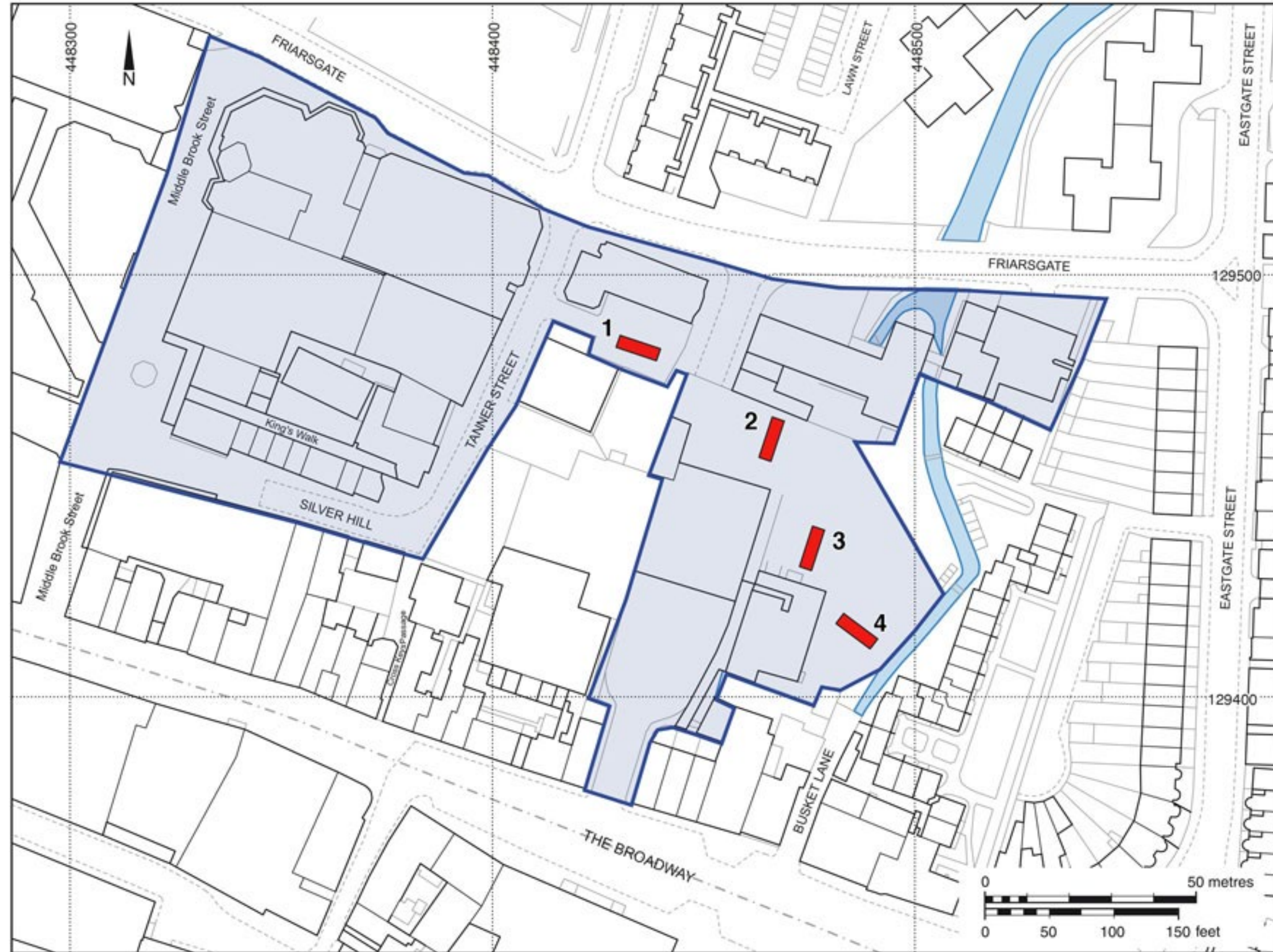
Project aims:

- To find out more about the buried archaeology below the CWR regeneration site and how it relates to the wider history of Winchester and help to inform future proposals and further work.
- To undertake a parallel programme of public engagement events and activities to bring the site and its findings to a wider audience.

Methodology:

- 4 BIG trenches
- A complex procurement process
- Research driven project
- 1 experienced urban archaeological contractor - PCA
- 1 large digger
- 1 large water attenuation tank, pumps, and heavy-duty box trenching systems

CWR Archaeology



CWR Archaeology: Progress so far



CWR Archaeology: Progress so far



CWR Archaeology: Progress so far



CWR Archaeology: Public engagement

- 4 successful open days and associated activities in Abbey Gardens
- “Sold out” (and extended) volunteering opportunities
- Friday Finds and web updates



CWR Archaeology: Next Steps

Post Excavation stage:

- Processing of finds, samples and record checking.
- Interim report (due 1 months after completion of fieldwork).
- Commence assessment – specialists looking at finds / environmental samples.
- Integration with stratigraphic records.
- Detailed assessment report due (due 6 months after completion of fieldwork).
- Review of report by WCC archaeologist.

Public Engagement:

- FGMC meanwhile use
- Final Archaeology Panel public meeting.



CENTRAL WINCHESTER REGENERATION

Cabinet Committee Regeneration February 2024

Meet and Greet (snapshot)

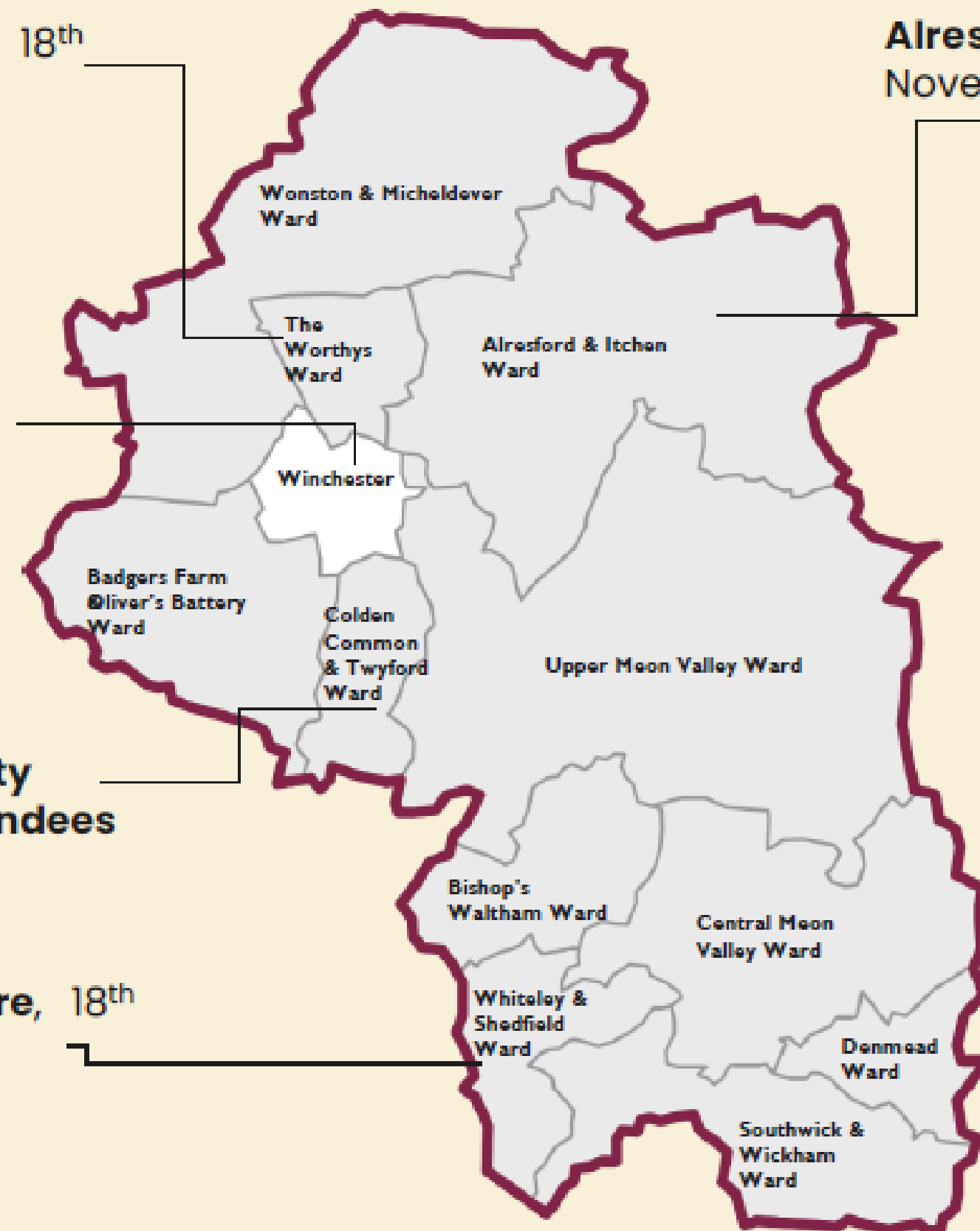
Kings Worthy Jubilee Hall, 18th
October: **32 attendees**

Alresford Community Centre, 15th
November: **9 attendees**

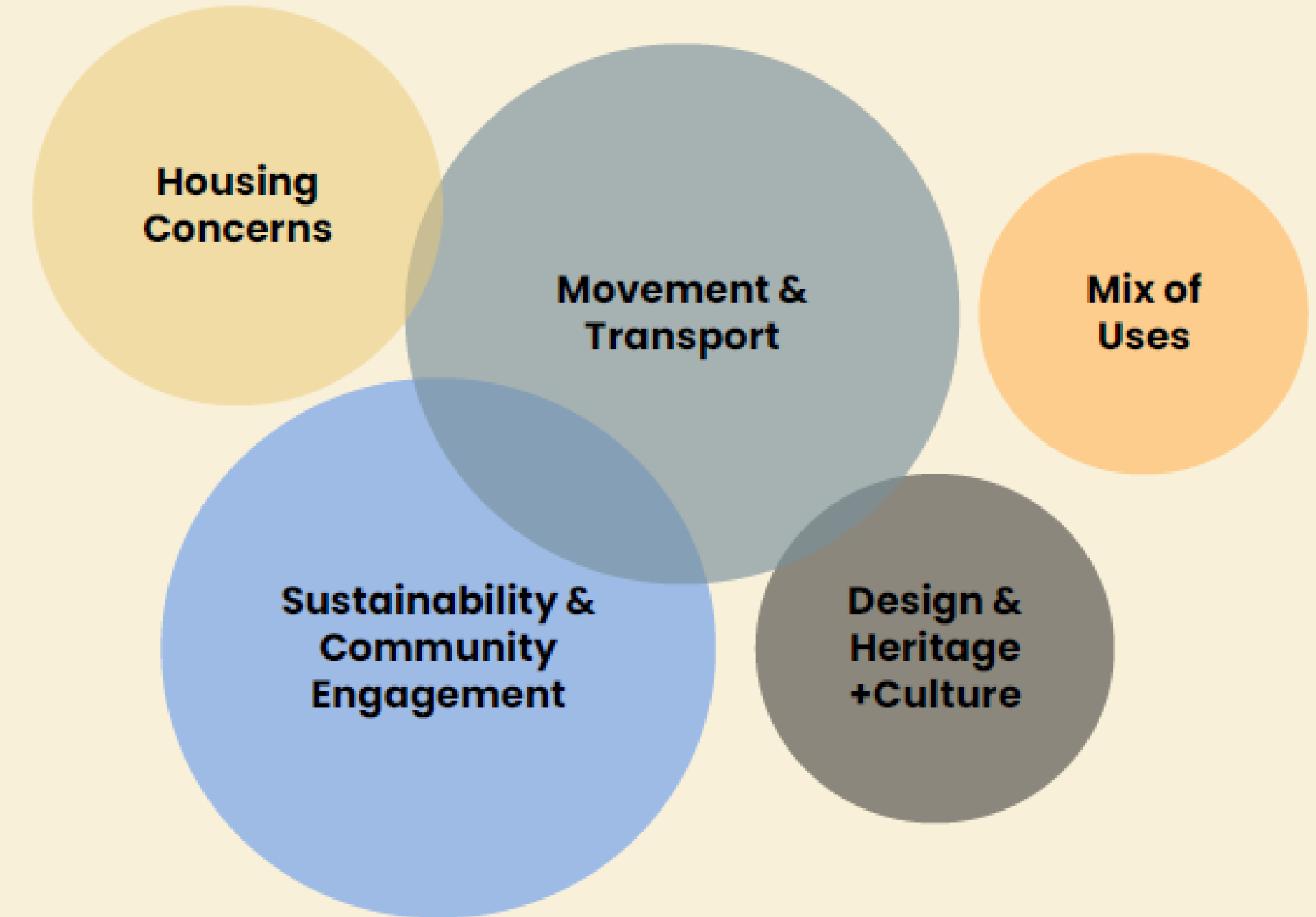
Winchester City Centre,
September 6th & 21st, 29th
November & the 13th
December: **66 attendees**

Colden Common Community Centre, 1st November: 31 attendees

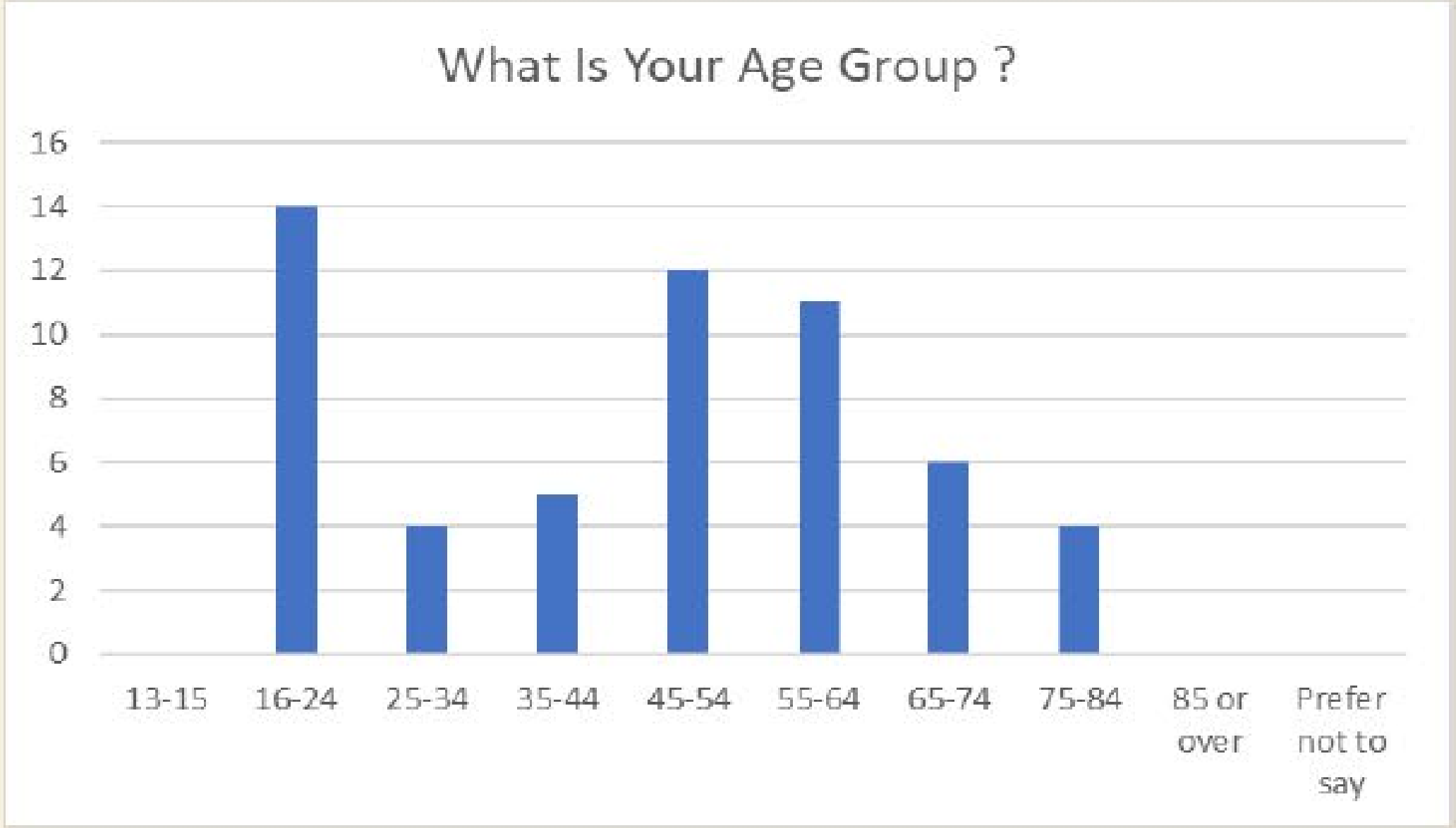
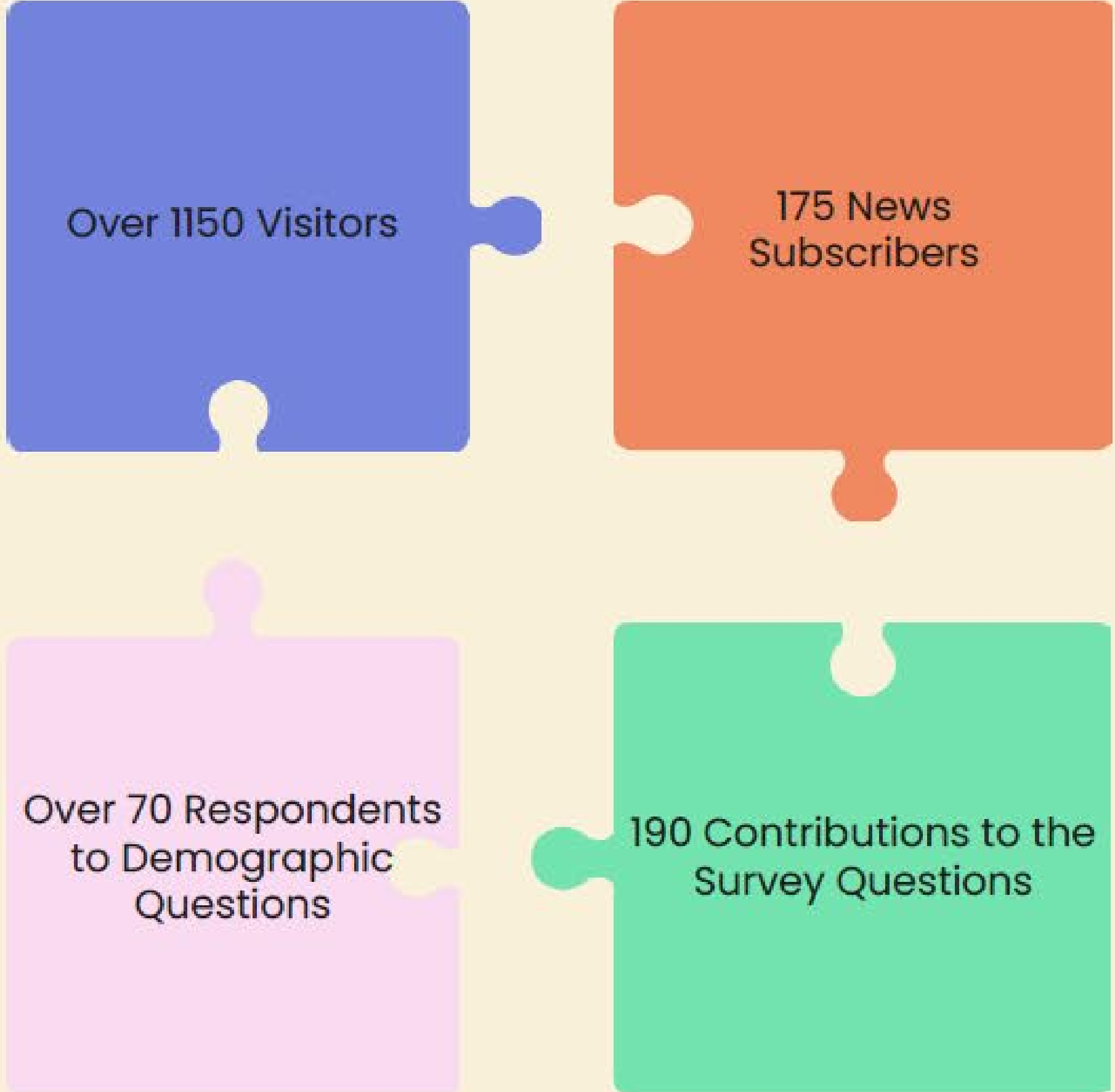
Meadowside Leisure Centre, 18th
October: **4 attendees**



Key Themes (interpretive at this stage)



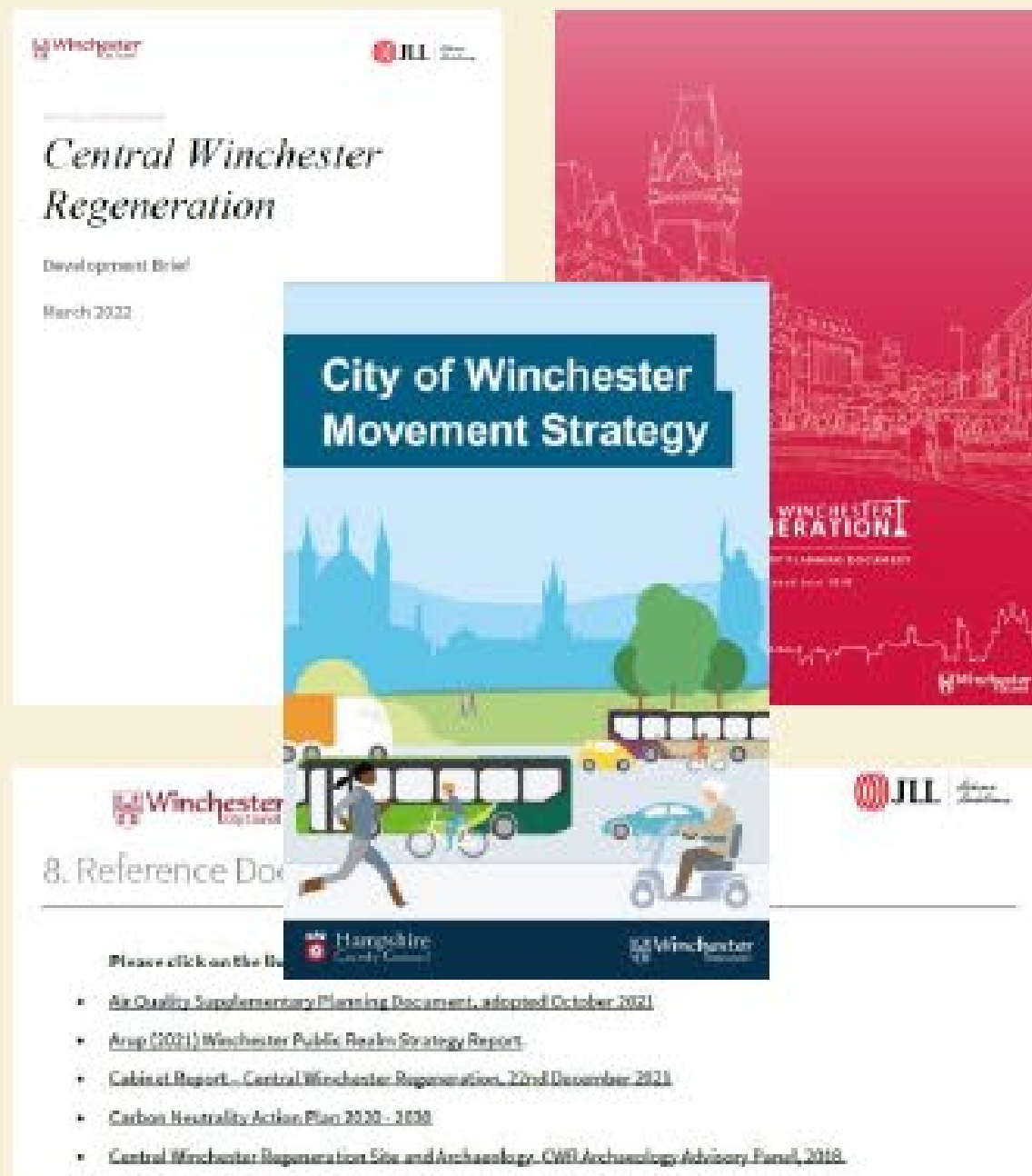
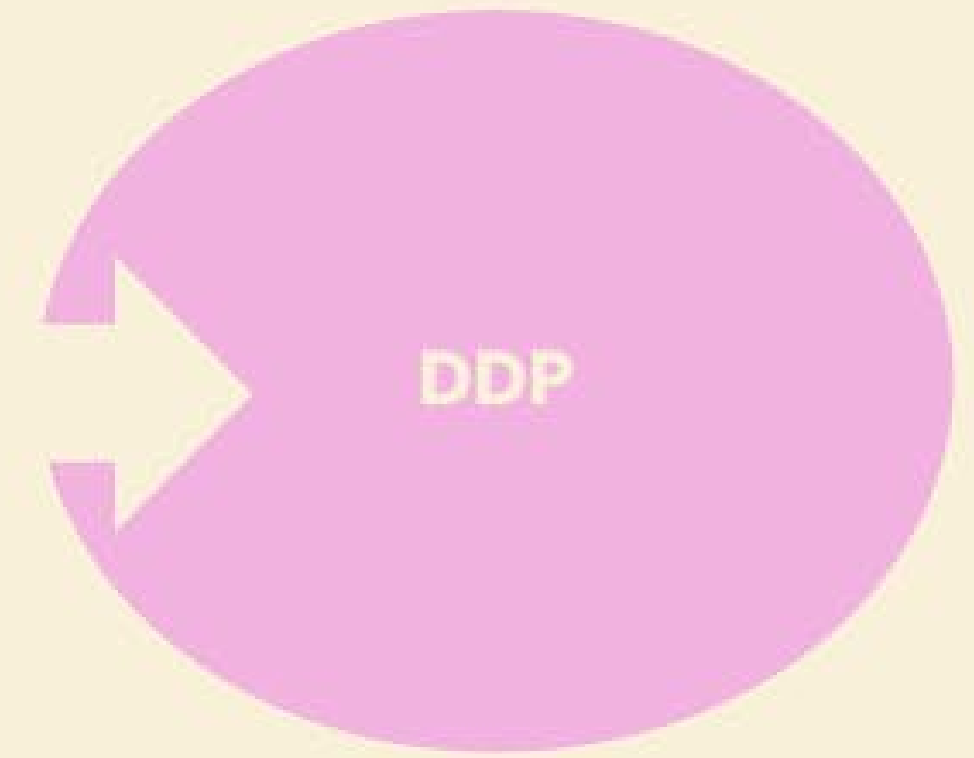
Commonplace (snapshot)



- ### Public Alignment
- Sustainability
 - Integration & Permeability
 - Mix of Uses
 - Flexible in Design & Use

- ### Public Dealignment
- Identity
 - What Mix of Uses Winchester Needs

NEXT STEPS



- Approach to Mixed Use Quarter
- Approach to High Quality Public Realm and Placemaking
- Estate Management
- Approach to Community and Stakeholder Engagement
- Approach to Sustainability
- Approach to Social Value
- Approach to Meanwhile Uses
- Planning Strategy
- Partnering and Procurement
- Market Understanding
- Residential Typology Strategy
- Design Principles
- Archaeology Strategy
- Programme
- Architectural Delivery Structure
- Grant Strategy

REVISED ROADMAP – Jan 24 to July 24

LISTEN

REFLECT

ASSIMILATE

Pre-DA
Engagement
presented at
Regeneration
Committee 4th Oct
23

Meet & greets
focusing on
younger people
and
underrepresented
groups'

Our Voice
Our Future –
Establish
Youth and
Futures
Groups

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8th February
Cabinet
Committee:
Regeneration

7th June 2024
Cabinet
Committee:
Regeneration

JULY Cabinet:
Approval of
Development
Delivery Plan

Development of
digital
engagement
tools

Active
engagement with
younger people
and
underrepresented
groups

3 x Co-Creation
Workshop with
Team, Members,
Officers and
Stakeholders

Production of
future
Engagement
Strategy as a
part of DDP

Digital Engagement



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