



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE LEADER WITH PORTFOLIO FOR FINANCE AND CORPORATE POLICY

TOPIC – CENTRAL WINCHESTER REGENERATION SUPPLEMENTARY PLANNING DOCUMENT COMMISSION OF TECHNICAL STUDIES

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Head of Legal and Democratic Services, the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Democratic Services Officer by 5.00pm on Monday 14 November 2016.

Contact Officers: Zoë James, T: 01962 848508 zjames@winchester.gov.uk

Case Officer: Andy Hickman, T: 01962 848105 ahickman@winchester.gov.uk

Democratic Services Officer: Nancy Graham, T: 01962 848235 ngraham@winchester.gov.uk

SUMMARY

The Central Winchester Regeneration Informal Policy Group agreed at their [meeting 18 October 2016](#) to commission technical work to inform the development of the Supplementary Planning Document (SPD) for the Central Winchester Study Area. A Portfolio Holder Decision Notice (PHD) is therefore required to authorise the commissioning of this work.

Full details of the Studies are set out in Appendix 1 to the Decision Notice.

Resource Implications

It is estimated that the combined cost of these studies will be around £70,000, which will be funded from the Central Winchester Regeneration project budget.

Community Strategy

The following priorities are relevant to the project;

Active Communities

- Provision of housing to meet community needs
- Promoting community cohesion
- Ensuring our communities are healthy and safe

High Quality Environment

- Sustainability and the effective use of natural resources
- Effective traffic management and support for transport provision
- Ensuring that the quality of the place we enjoy is maintained and enhanced

Prosperous Economy

- Supporting the local economy

PROPOSED DECISION

That the Assistant Director (Policy and Planning) in consultation with the Portfolio Holder for Finance and Corporate Policy, be authorised to commission the technical studies listed below using the funds necessary within the Central Winchester Regeneration SPD budget, to inform the development of the Central Winchester Regeneration SPD.

- the Flood Risk Assessment
- Contamination Desk Study, Site Walk over and Conceptual Site Model
- Bus Provision/Need Assessment
- Retail Needs Assessment
- Archaeology Desk Study
- Topographical Survey
- Acoustic study/ assessment
- Lighting assessment
- Ecological

The authorisation above shall include the determination of the evaluation model to be used, (subject to consultation with the Portfolio Holder for Finance and Corporate Policy and the members of the IPG) the brief for the work, and selection of the consultant to be used.

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

In order to produce a robust SPD which is underpinned by a suitable evidence base, a number of technical studies are required.

Officers with expertise in the relevant areas have discussed the requirements for the SPD with the Project Team and identified the following studies that would be required for this level of planning document.

In addition to these studies, assessments will be undertaken by the organisation commissioned to formulate the SPD and carry out the public engagement. The brief for this work is currently being advertised on the SE Business Portal and Contract Finder and includes the requirement to provide the following assessments: consideration of views, character study, commercial aspects and valuation tests, consideration of accessibility and public realm issues.

There are also a number of existing studies which will inform the development of the SPD (Car Parking Strategy Mid-Term Review, HCC-led Winchester City Transport Strategy as well as existing studies which are not considered to need updates for the SPD (Economic Strategy; Cultural Strategy; Walking, Cycling and Parking Strategies etc.).

Alternative options taken into consideration

The requirement for the new technical studies follows the confirmation that the Council does not own the copyright for the supporting documents submitted as part of the previous planning applications on the site and therefore Councillors cannot rely on these documents when making any decisions.

Officers within the Council can assist in providing relevant information to any consultants commissioned, but do not have the resources to carry out these studies in-house within the necessary timescales for the SPD which is due to be adopted by the end of 2017.

Risk Management

What might go wrong?	What do we do about it?	Likelihood	Impact
Budget insufficient for commission of external reports and advice.	Budget can be increased if required.	Unlikely	Moderate

RESOURCE IMPLICATIONS:

It is estimated that the combined cost of these studies will be around £70,000 which will be funded from the Central Winchester Regeneration project budget. The exact costs will be determined through the appropriate procurement process, in line with Council Contract Procedure Rules.

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

Meetings were held with Winchester City Council officers with relevant expertise to identify the technical assessments necessary to inform the Central Winchester SPD. The Central Winchester IPG agreed to commission the necessary technical assessments through a PHD at their [meeting 18 October 2016](#). The IPG members, CMT, Ward Members and the Portfolio Holder for Built Environment have been consulted on the proposed PHD Decision.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

n/a

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

None.

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

n/a

Approved by:

Date of Decision

Councillor Godfrey – Portfolio Holder for Finance and Corporate Policy

APPENDICES:

Appendix 1 - Technical Studies to be undertaken

New Technical Study Proposed	Scope	Justification	Timescales for a. commissioning and b. delivery
Flood Risk Assessment	The flood risk assessment will identify the risk of flooding across the site and assess the effectiveness of existing flood management measures. The information will provide an understanding of how flooding may constrain the location of 'vulnerable uses' across the site and will therefore inform the disposition of uses and potential mitigation guidelines in the SPD. It will also set out any drainage issues in relation to how the site itself will drain once developed	The site lies partially within flood zones 2 & 3. The last SFRA was carried out for Winchester District in 2007. An updated assessment is therefore needed for this project focusing on this study area.	a. early December b. end of January
Contamination Study	<p>The Contamination Study will include a Phase 1 Desk Study, Conceptual Site Model, Preliminary Risk Assessment, and Sampling Strategy.</p> <p>This study will establish the previous and existing land uses on the site and adjacent land to identify potential sources of contamination, receptors and pathways, and will allow for the development of proposals for an intrusive investigation (Phase 2).</p>	There are various historical land uses across the site which may have led to contamination requiring a remedial solution. For the SPD, officers have recommended a contamination desk study is needed.	a. early December b. end of January
Bus Provision/Needs Assessment	This study will assess the existing needs of bus and coach users and consider	The Study area includes the Winchester Bus Station and any proposal for the	a. early December b. end of January

New Technical Study Proposed	Scope	Justification	Timescales for a. commissioning and b. delivery
	the future needs for bus service provision. This will be considered initially by officers of HCC/WCC and Stagecoach in liaison with the IPG and Cabinet. Technical support maybe needed once initial idea/ concepts have been agreed.	site will need to consider the provision and need of bus services. An assessment of these is therefore recommended to inform the SPD.	
Retail Needs Assessment	This study will assess future retail needs in relation to current trends such as shopping behaviour, and consider the role and function of Winchester Town Centre. The study will also look at how the Central Winchester Regeneration may impact the High Street offer and how recent and future trends in shopping may impact on the needs of the development.	The last Retail Needs Assessment was published in 2014, however retail trends appear to be changing and therefore an update of this assessment for this project is recommended. This work will inform consideration of the disposition of uses in the SPD and public movement strategies.	a. December b. early March
Archaeology desk study	This study will involve a full desk base archaeology study to reflect LPP2 policy requirements. The study will determine as far as possible from existing records, the nature, extent and significance of the historic environment in the area.	Archaeology is a key issue and opportunity for the site. The Council's Archaeologist recommends that for the SPD, a desk study is appropriate. The study will help inform the consideration of guidelines in the SPD relating to archaeological requirements.	a. early December b. end of January
Topographical Survey	This survey will map the topographic features (natural and man-made) of the site and surrounding area and will provide a baseline for much of the work on the SPD.	This survey will help in the understanding of the site and provide a base map to inform the SPD	a. early December b. end of January

New Technical Study Proposed	Scope	Justification	Timescales for a. commissioning and b. delivery
Lighting and acoustic survey	This survey will identify existing uses that are sensitive to light and noise pollution which will influence the location of appropriate uses across the site.	This survey will inform the disposition of development and identify constraints and opportunities for the SPD.	a. early December b. end of January
Ecology	Some initial ecological assessment will be needed to identify constraints and opportunities	This survey will inform the disposition of development and identify constraints and opportunities for the SPD	a. early December b. end of January