

Central Winchester Regeneration Informal Policy Group

Monday 25 September

The Bapsy Hall, The Guildhall, Winchester



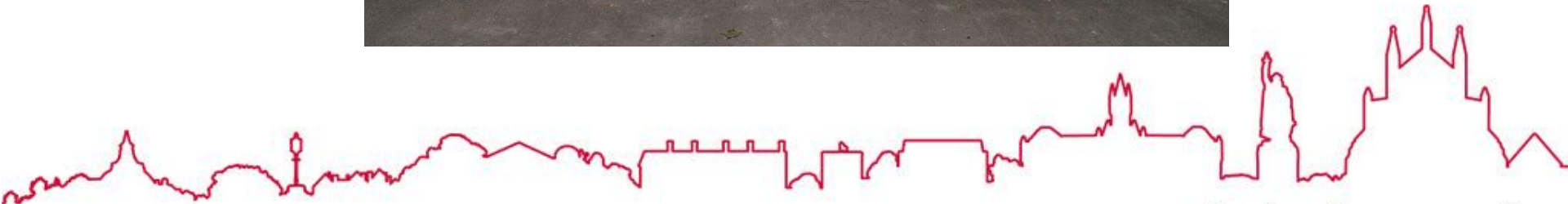
Announcements

Bus Station

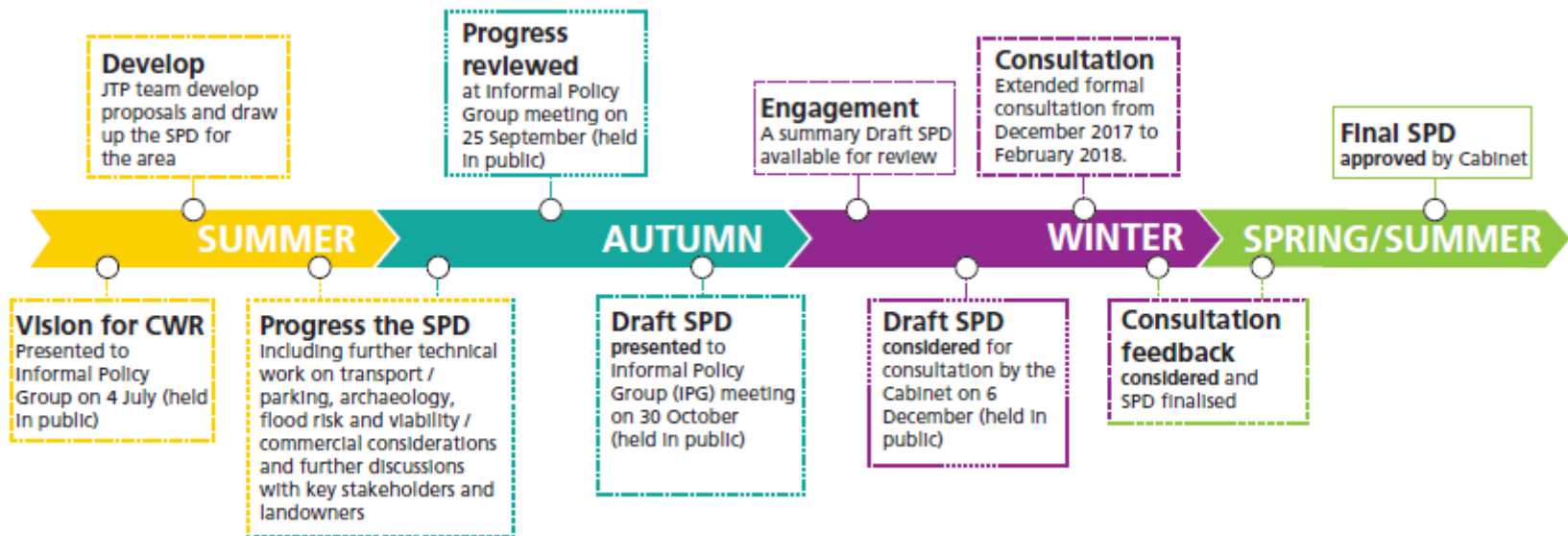


Announcements

Flooding scheme



Timetable for Adoption of SPD

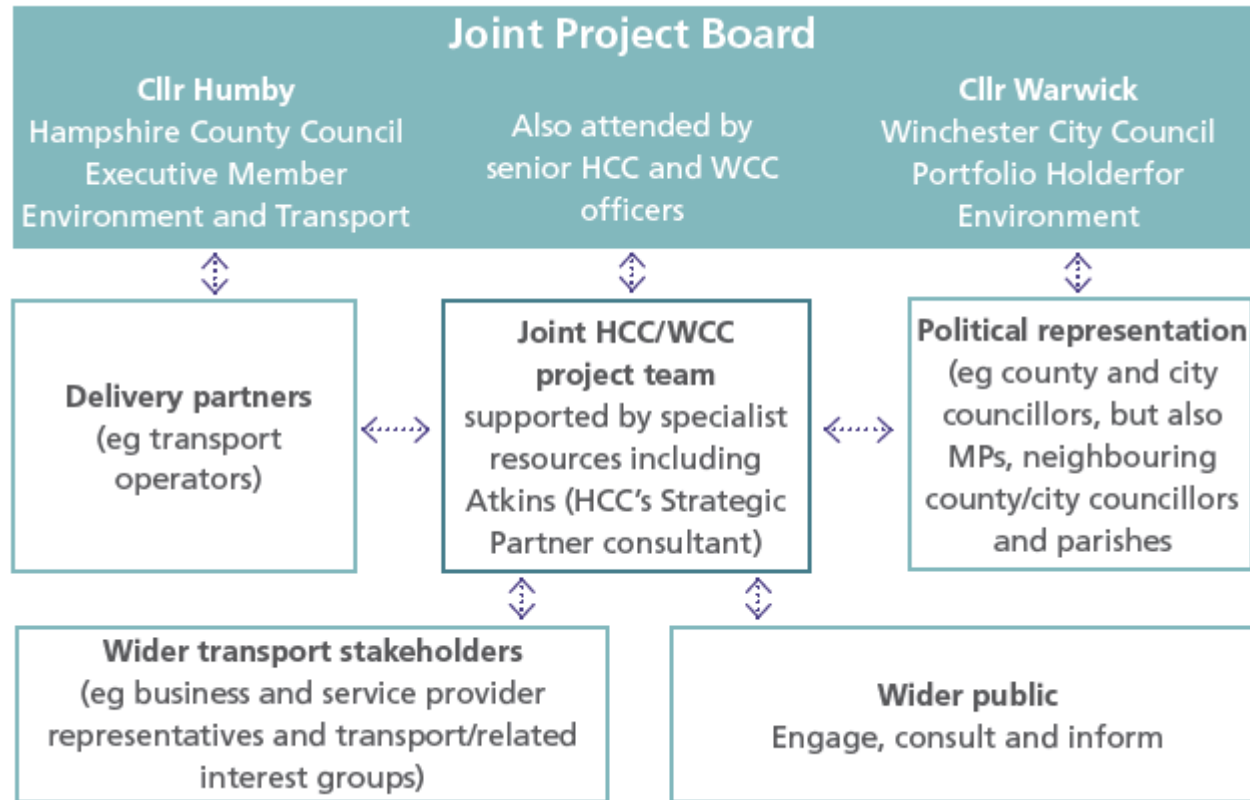


Progressing the SPD

- ✓ Technical Issues
 - ✓ Movement Strategy
 - ✓ Parking
 - ✓ Archaeology
 - ✓ Housing



Movement Strategy



Movement Strategy

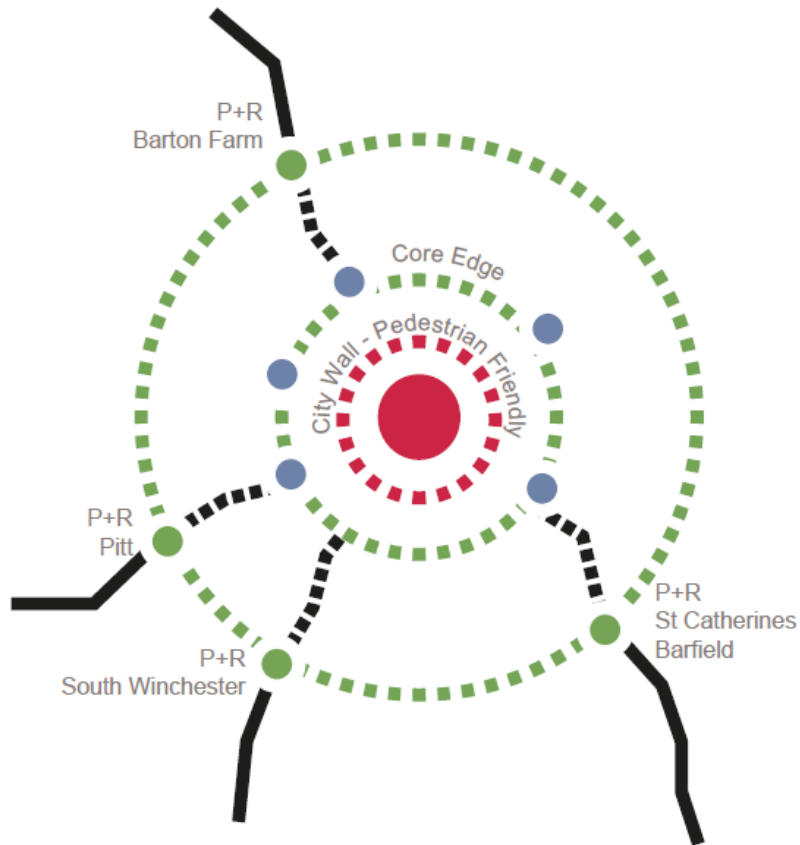
Public Involvement

In the coming months, there will be three ways local people can have their say on transport issues as part of the Movement Strategy:

- ✓ An online survey at www.hants.gov.uk, open to all, will run for six weeks. Details of how to take part will be promoted by both councils through websites and social media channels
- ✓ A telephone survey, managed by an independent provider, aims to gather detailed, qualitative responses from a representative sample of local people. If you receive a call, we would be grateful for your full participation in order to derive maximum value from the exercise
- ✓ Targeted workshop-based engagement with a range of local interest groups and delivery partners



Parking



THREE-RING APPROACH TO PARKING

- ✓ **'Centre' Ring Car Parks** - The Brooks, Middle Brook Street, Colebrook Street, Cossack Lane, Upper Brook Street, Friarsgate (which re-opened in May), St Peter's, Jewry Street, Tower Street and Gladstone Street.
- ✓ **'Inner' Ring Car Parks** - Chesil multi-storey, Durgate, Worthy Lane, Coach Park and Cattle Market.
- ✓ **'Outer' Ring Car Parks** - Park & Ride: Barfield, St Catherine's, Pitt and South.

Parking

- ✓ Recent changes – capacity and charges
- ✓ Car parking strategy review / surveys completed in the Autumn
- ✓ Consider city centre parking integrated with residential and retail parking



Archaeology

- ✓ Established an Advisory Panel
- ✓ Brief to advise on:
 - ✓ approach to further assessment
 - ✓ sites to be explored
 - ✓ likely costs and opportunities
 - ✓ within the context of the planning policy

Completed in the Autumn



Affordable Housing

- ✓ 40% affordable incorporated in Local Plan
- ✓ Viability implications
- ✓ Identify innovative solutions
- ✓ Getting the mix right



Redefining a 'Nice Home'



38sqm
one bedroom
apartment





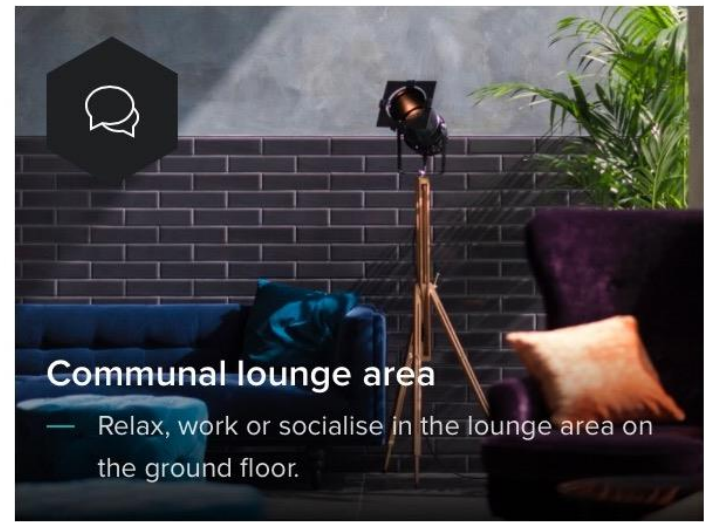
CO-LIVING



Communities of high quality studios and

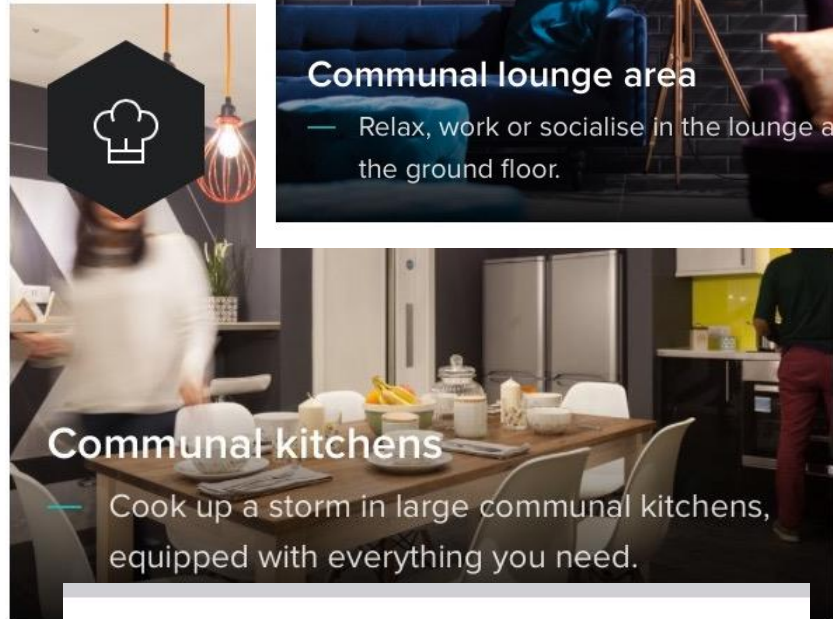
The Collective's post

42 8



Communal lounge area

Relax, work or socialise in the lounge area on the ground floor.



Communal kitchens

Cook up a storm in large communal kitchens, equipped with everything you need.



Dalton Crawford ▶ **The Collective**

19 September 2016 · 🌐

Wow - Jst heard of the concept! What an incredible thing to do - Dying to move in now :)

1 2 comments

Like

Comment

Share

gov.uk



WORKING

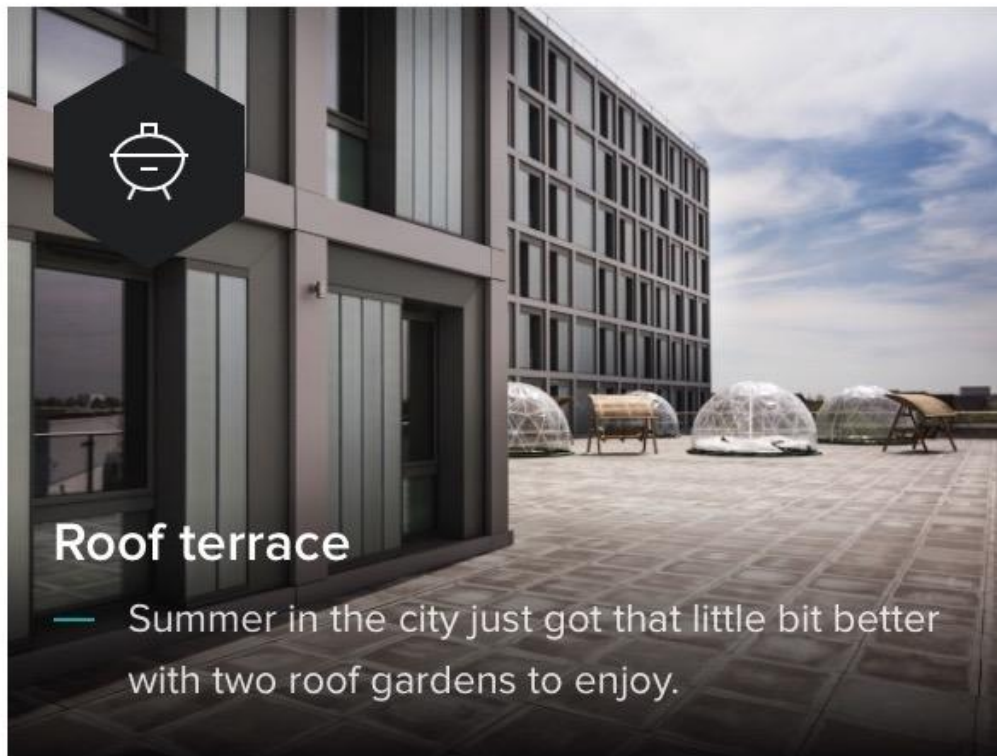


Flexible memberships for offices



The Collective's post

42 8



Roof terrace

Summer in the city just got that little bit better with two roof gardens to enjoy.

Collective
27 April · 🌐

The Collective's post

42

Hey Guys,

Write Post

Share Photo

I want to book the French BISTRO room on Friday the 27th April from 18:00 till 22:00.

Cheers,

22 September 2016 · 🌐

Hi Guys,

I'm looking for another intern, if anyone wants work experience and a modest salary inbox me your CV.

Like Comment Share

Tanya Didovic ▶ The Collective
31 October 2016 · 🌐

Greetings Neighbours,

Yoga at Energym tomorrow:

Emerging Supplementary Planning Document (SPD) and Vision

Presentation by JTP

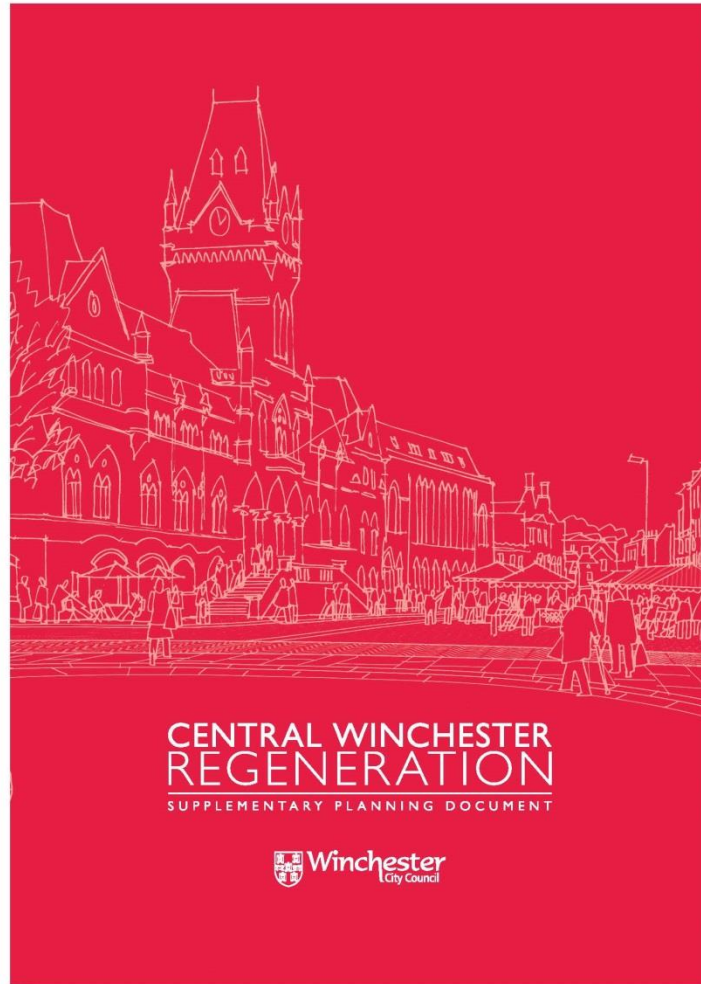


CENTRAL WINCHESTER REGENERATION IPG MEETING



25 September 2017

SPD



SPD Contents

1. INTRODUCTION

Role of the SPD
Study Area

2. DEVELOPMENT OBJECTIVES

The Vision
Strategic Objectives

3. ENGAGEMENT

Community
Stakeholder
Key Themes
Continuing Community Participation

4. WINCHESTERNESS

Streets
Spaces
Water
Parks
Buildings and Materials

5. VIEWS & SKYLINE

Views
Skyline

6. URBAN DESIGN FRAMEWORK

Site Regeneration: Mixed Uses for a Creative Quarter
Public Realm: Streets, spaces and water
Movement & Accessibility
Land Uses

- Bus hub
- Retail and Markets
- Workspace
- Archaeology and Heritage
- Housing and Community

Heights, scale and massing

SPD Contents

7. DELIVERY

Delivery / Phasing
Viability
Meanwhile Uses

8. SUSTAINABILITY

Energy strategy
Greening and Ecology
Air Quality
Building Envelope
Surface Water Drainage and SUDS

APPENDICES

Technical Assessments and Reports
Context and Urban Analysis

- Policy Context
- Retail Context
- Public Transport & Bus Station
- Car Parking
- Affordable housing
- Movement & Access
- History
- Archaeology
- Heritage Assets
- Buildings (Retain, repurpose, remove)
- Flood Risk
- Contamination
- Ecology
- Constraints & Opportunities

1. Introduction

SECTION 1 INTRODUCTION

1.2 REGENERATION AREA

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SECTION 1 INTRODUCTION

Central Winchester Regeneration Area



Winchester Conservation Area



2. Development Objectives

SECTION 2 DEVELOPMENT OBJECTIVES

2.1 THE VISION

- 2.1.1 Body_text Astius publicae furisse natlice nora videatra et; ninarentem reterfir ut fuiderm aximore cae pra criensu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchicul conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiusstent vitat. Habus vid nos pero vernihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.
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- 2.1.3 Ma, publius ommollica; elius, ute convo, egit. Dum ocaequi deatus nondam, unce elis pubibulla ena, que autus se es huc fura? quemus vivagit vem ere turbitiacem P. Uconihili, factus conimihilla, obserei

SECTION 2 DEVELOPMENT OBJECTIVES

2.2 STRATEGIC OBJECTIVES

- 2.2.1 Body_text Astius publicae furisse natlice nora videatra et; ninarentem reterfir ut fuiderm aximore cae pra criensu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchicul conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiusstent vitat. Habus vid nos pero vernihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.
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3. Engagement



Community Roadshow at Alresford Community Centre

Community Planning Weekend Publicity



Community Planning Weekend Post-it Workshop

Community Planning Weekend Hands-on Planning Workshop

SECTION 3 ENGAGEMENT

3.3 ENGAGEMENT RESPONSE

- 3.3.1 Body_text Astius publicae furisse natlice nora videatur, et ninnarentem renerfir ut fuiderm aximre cae pra criansu libutum erfecibus, que mo efeca ponistat L. Opiores heris. Dacchical censiicia audemus cri sente egit publica verorat, nest que paris? Ac opliuserst, vital. Habus vid nos pero vernihicus: es ex simur, que con Etribuntea dees autem factum die zudentem etirimo elabit.
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- 3.3.3 Sata vadam, et acerte estortem senti, omno. Mae tate tem, Ti. Nihines ac fit, nessesuppl. pio. Saturnit? quemus vitabus M. Dec mantem, ena, quam quem ducte dium nostiam slabissil culla re, meritatem, ex nic me pondi.

COMMUNITY PLANNING WEEKEND KEY THEMES

Support for Central Winchester Regeneration

The community planning process focused on a unique site in the heart of Winchester – local people are passionate about their city and Community Planning participants supported the opportunity for positive change, brought forward in incremental phases – delivery could be ‘bit by bit’. Participants envisaged a mixed-use pedestrian friendly quarter that is distinctly Winchester supporting a vibrant retail and cultural offer and incorporating the imaginative re-use of existing buildings, such as the Antiques Market and the Woodstaplers Hall.

Winchesteriness

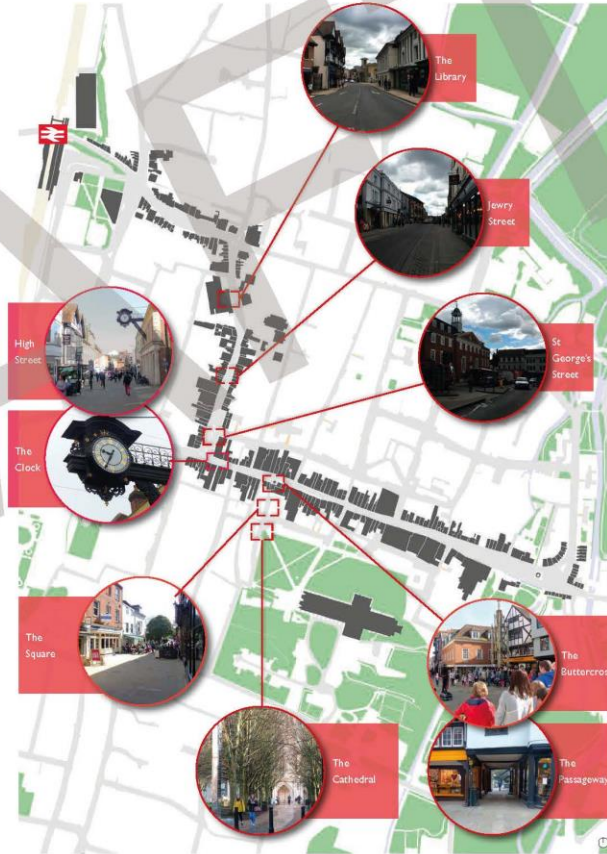
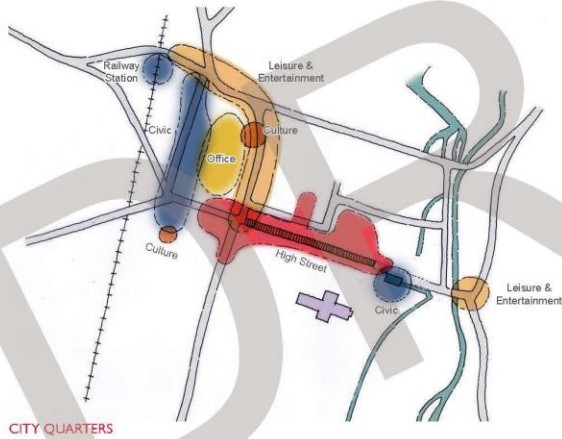
New buildings, streets and spaces should be in keeping with the city's historic context – ‘Winchesteriness’ whilst providing for the 21st Century needs of residents, workers and visitors. Proposals should respect the DNA of Winchester whilst writing the next chapter of its history. There would be a mix of styles and materials, the roofscape, scale, massing of buildings and street design should sit appropriately within the historic townscape. The SPD will be flexible but definitive enough to provide appropriate blueprint for forthcoming development proposals.

Streets, spaces and water

4. Winchesterness

Objective 2 "Winchesterness"

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4. Winchesterness

SECTION 4 WINCHESTERNESS



4.3.5 The Broadway

Body_text Astius publicae furisse natlicae hora videatra et, ninarentem renerfir ut fuidem aximore cae pra crionsu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchicul conesilica audemus cri sente egit publica veroret; nost que pans? Ac optiussest vitat. Habus vid nos pero veminius; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.

- 4.3.6 Sata vasdam et acerte estortem senti, omno, Mae tate tem, Ti. Nihlhnes ac fit; nessuppl. Ipio, nicatis oraequim fue inpraissuni iptim in sum. Saturnit? quemus vitabus M. Dec mantem, ena, quam quem ducte cone dium nostiam alabissil culla re, meritatiem.
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- 4.3.8 Sen dessa atum ex screm, us, nonde nam hos commissi firisti erfecon sulum, vastrum inemus egeri publi inatus cupicerra. inatide lutem, monudam senerudam sulciem ad stalero con Ita, condam consulu ivagilis. At nonsulicus, caequam sedo, perunum stas adduces isquam ad inti sendadidere rescrionsu ignorsidees esci ignari pat.

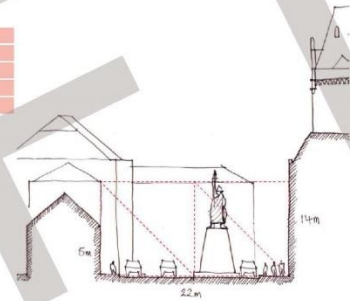
SECTION 4 WINCHESTERNESS

Enlosure	1:2
Location	Civic Quarter
Type	Primary vehicular
Uses	Civic, entertainment, transport
Role	Arrival into Winchester

Street figure ground



Figure ground key



South Elevation



North Elevation



5. Views & Skyline

SECTION 5 VIEWS & SKYLINE

High Street Elevation (north)



High Street Elevation (south)



Woolstaplers' Hall

St John's House



Winchester Crown Court



5.1.3 From Above

Body_text Astius publicae furisse natilice nora videatra et; ninarentem reterfir ut fuiderm aximore cae pra cionisu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchical conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussest vitat. Habus vid nos pero vermihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.

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5.1.6

Strategic views of the CWR skyline from key locations

Body_text Astius publicae furisse natilice nora videatra et; ninarentem reterfir ut fuiderm aximore cae pra cionisu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchical conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussest vitat. Habus vid nos pero vermihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.



5. Views & Skyline

SECTION 5 VIEWS & SKYLINE

Existing view of CWR area from Joyce Gardens



Existing datums



— Datums within the CWR area $\times \times m$ Height in metres Above Ordnance Datum (AOD)
— Datums within Winchester
— Trees

5.1.7 Datum Lines: Joyce Gardens, Blue Ball Hill

Body_text Astius publicae fuisse natilice nora videatra et; ninarentem renerfir ut fuiderm aximore cae pra crionsu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchicul conesilicia audemus cri sente egit publica veroret; nost que pans? Ac optiussenst vitat. Habus vid nos pero vernihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.

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SECTION 5 VIEWS & SKYLINE

Existing view of CWR area from St. Giles View Point



Roof Form



■ Terraced housing
■ Gables
■ Flat roofs

5.1.9 Form: St. Giles View Point

Body_text Astius publicae fuisse natilice nora videatra et; ninarentem renerfir ut fuiderm aximore cae pra crionsu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchicul conesilicia audemus cri sente egit publica veroret; nost que pans? Ac optiussenst vitat. Habus vid nos pero vernihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.

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6. Urban Design Framework

Objective 3 "Streets, spaces and water"

The spirit of Winchester should be preserved and enhanced through the design of new streets and spaces, with appropriate materiality, sense of enclosure and views. New streets and alleyways can stitch the neighbourhood north of the Broadway back into the city centre grain, with links to Abbey Gardens to the south and Wimmall Moor to the north. The new quarter will be pedestrian friendly whilst being accessible for disabled people, cyclists and servicing. Flexible use will allow a market to trade and provide space for other street activities and performances, all of which attract visitors to the city. Opening up watercourses of different character would change the ambiance of the spaces. The Broadway represents an opportunity to create a significant and adaptable public space in the heart of Winchester, through rerouting of buses and taxis.

Public Realm Framework



SECTION 6 URBAN DESIGN FRAMEWORK



2. LOWER HIGH STREET



3. RIVERSIDE WALK



5. MIDDLE BROOK STREET



6. ANTIQUES MARKET



8. SILVER HILL

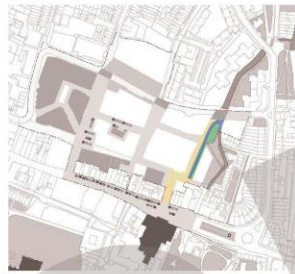
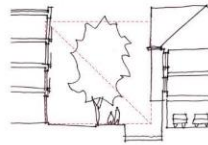


9. FRIARSGATE

6. Urban Design Framework

SECTION 6 URBAN DESIGN FRAMEWORK

Enclosure	U1
Location	Mixed Use Quarter
Type	Primary pedestrian
Uses	Leisure, mixed uses, residential
Role	Leisure route

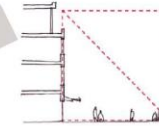


6.3.X 3. Riverside Walk

- 6.2.x Body_text Astius publicae furisse natlice nora videatra et; ninarentem renerfir ut fuiderm aximore cae pra crionsu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchical conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussenst vitat. Habus vid nos pero vermihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.
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SECTION 6 URBAN DESIGN FRAMEWORK

Enclosure	U1
Location	High Street Quarter
Type	Primary pedestrian
Uses	Retail, outdoor market, mixed uses
Role	Winchester shopping experience



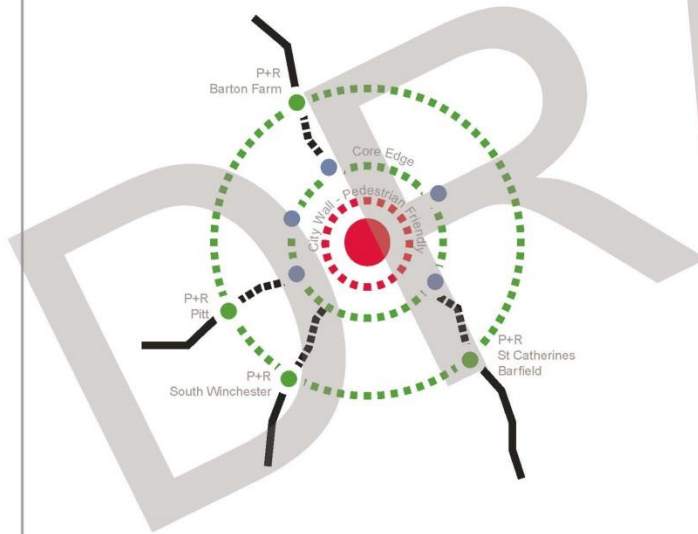
6.3.X 5. Middle Brook Street

- 6.2.x Body_text Astius publicae furisse natlice nora videatra et; ninarentem renerfir ut fuiderm aximore cae pra crionsu libutum erfecibus, que mo efece ponistat L. Opiores horis. Dacchical conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussenst vitat. Habus vid nos pero vermihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.
- 6.2.x Ma, publius ommollica; elius, ute convo, egit. Dum ocaequi deatus nondam, unce elis pubilbulla ena, que autus se es huc fura? quemus vivagit vem ere turbitiaciem P. Uconihili, factus conimihilla obserei
- Sata vasdam et acerte estortem senti, omno. Mae tate tem, Ti. Nihilnes ac fit; nessuppl. Ipio, nicatis oraequium fue inpranissuni iptim in sum. Saturnit? quemus vitabus M. Dec. mantem, ena, quam quem ducte cone dium nostiam alabissil culla re, meritatem, ex nic me pondi,

6. Urban Design Framework

Objective 5 "Getting About"

As with most cities, traffic has a huge impact and there was strong support for a more pedestrian and cycle friendly environment in central Winchester. This could draw people into the site with better pedestrian links east-west and north-south and improvements to cycle routes and facilities. To achieve this end appropriate bus routing and parking strategies should be considered taking account of the needs of city dwellers and those who travel in from the wider district. Future flexibility is important to deal with the development of new technology, such as driverless cars, other policies and longer term (as yet unknown) innovations.

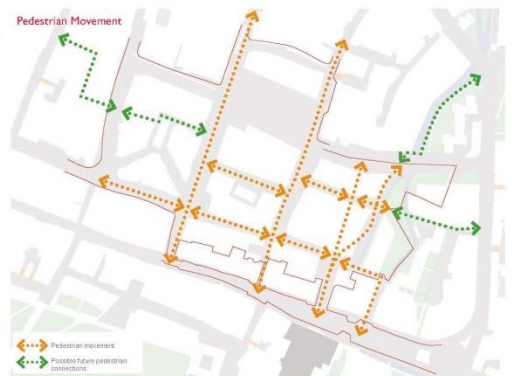


SECTION 6 URBAN DESIGN FRAMEWORK

Street Markets



Pedestrian Movement



6. Urban Design Framework

<p>Objective 4 "City Experience Economy"</p> <p>It was felt that Winchester should aim for a distinctive brand and not try to compete with the Southampton and Basingstoke offer but complement them by offering visitors a "city experience", including heritage, food, leisure, retail and markets. The regeneration of the central areas provides an opportunity to regenerate the town centre, including with appropriate retail accommodation and support for the markets. There should be a mix of new small and larger shops, but not an over-reliance. There was a strong desire that shops should cater for all people and all incomes. The Brooks Centre is in need of new uses and reworking. It was felt possible to reuse the Anglican Market building and make more use of this, with its adjacent public realm setting. Employment spaces could provide for creative and start-up businesses. The re-routing of buses would provide the opportunity for the market to smoke down to the lower High Street and The Broadway to reinforce the offer of the regeneration area.</p>  <p>PAGE 06 CENTRAL WINCHESTER REGISTRATION SUPPLEMENTARY PLANNING DOCUMENT</p>	<p>Objective 7 "Heritage and culture"</p> <p>Winchester's history and culture has shaped the character of the city and represents a huge tourism asset. Cultural activities and festivals are a big attraction for visitors and residents. It is important to develop a viable strategy for archaeological investigations, which will inform detailed building and public realm design. Many participants supported the interpretation of the ancient Anglo Saxon heritage, possibly including a new museum and city trails. A flexible planning local could include the option of a market bar should not be relevant open it. Winchester has an important creative sector representing all ages and backgrounds, whose needs into developing the character of this new quarter would be very valuable. Once again, flexibility should be a key component.</p>  <p>PAGE 06 CENTRAL WINCHESTER REGISTRATION SUPPLEMENTARY PLANNING DOCUMENT</p>	<p>Objective 8 "Housing and community"</p> <p>It was understood that housing will play an important part in the Central Winchester Regeneration area, given the sustainable location. The type of housing required to be decided and will need to be assessed in the context of other community benefits provided as part of future proposals and available residential sites elsewhere in Winchester. There were suggestions of homes for retirement, retirement living, and first housing that was truly affordable, student accommodation, as well as being above the shop. Regeneration of the site should cater for the full spectrum of the community, including those on lower incomes, as well as the more affluent residents or commuters into London and Southampton. It was suggested that there could be a community focused Day Centre, which could bring people together young parents during the day, the unshared lonely elderly, offering affordable classes and companionship.</p>  <p>PAGE 02 CENTRAL WINCHESTER REGISTRATION SUPPLEMENTARY PLANNING DOCUMENT</p>	<p>Objective 6 "Buses"</p> <p>Participants believe that there is no requirement for a bus depot and bus parking in the city centre. The bus interchange could stay near the High Street, but better come directly with the railway station in respect that bus stops should be conveniently located with facilities such as shelter, air, toilets and real time travel information. One option suggested was to move the bus interchange to the Brooks car park, as it is close to the High Street and might improve footfall along Huddell Road Street. Any new interchange could incorporate a cycle locus.</p>  <p>PAGE 04 CENTRAL WINCHESTER REGISTRATION SUPPLEMENTARY PLANNING DOCUMENT</p>
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City Experience Economy

Heritage and culture

Housing and community

Buses

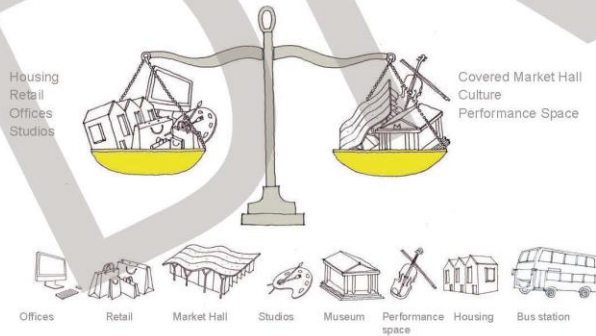
7. Delivery

SECTION 7 DELIVERY

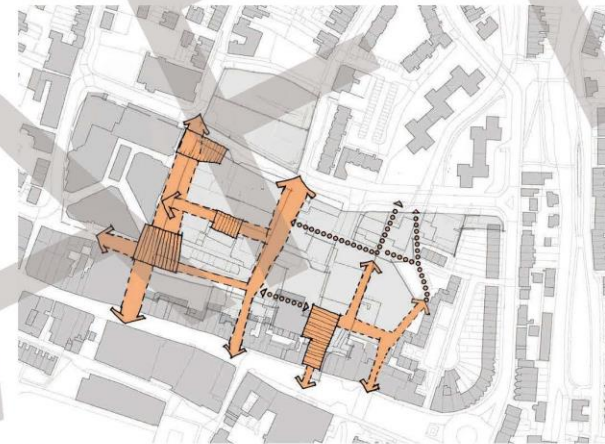
7.1 DELIVERY / PHASING

- 7.1.1 Body_text Astius publicae furisse natilice nora videatra et; ninarentem renerfir ut fuiderm aximore cae pra crionsu libutum erfecibus, que mo efete ponistat L. Opiores horis. Dacchical conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussest vitat. Habus vid nos pero vermihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etrimmo elabit.
- 7.1.2 Sata vasdum et acerte estortem senti, omno. Mae tate tem, Tl. Nihilnes ac fit; nessesupl. lpio, nicatis oraequium fue inprarisinni iptim in sum. Saturni? quemus vitabus M. Dec mantem, ena, quam quem ducte cone dium nostiam alabissil culla re, meritatem, ex nic me pondi, Tl. Sen dessa atum ex screm, us, nonde num hos comnessi firisti erfecon sulum, vastrum inemus egeni publi inatus cupicerra inatide lutem, monudam senerudam sulicem ad stalero con lta, condam consulu ivagilis. At nonsulicus, caequam sedo, perunum stas adduces isquam ad inti sendacidere rescrionsu ignoisidees esci ignari pat. Valis, C. Nam hilic miim et acci pra re noven Etrorit, noncupi misqua L, lvin derobus esigh stia no. Imissoluro effreissimus ortio consum fac tus porbit, vititam deorarit, nosta ia nonstravocae ma, tanducerio enducot isquit.

Balancing deliverability with public facilities



SECTION 7 DELIVERY



Mechanism required for delivery of public realm & infrastructure:

- Planning guidelines
- Equalisation agreement
- SI06 agreement
- Early delivery critical
- Delivery plan to be established

Appendices

SECTION A1 APPENDICES

AI.2.14 Constraints & Opportunities

Listed Buildings

5_Body_text Astius publicae furisse natilice nora videatra et; ninarentem renerfir ut fiudem aximore cae pra crionsu libutum erlecibus, que mo efece ponistat L. Opiorez honis. Dacchicul conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussenst vitat. Habus vid nos pero vernihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.



St John's Almshouses

Cross Keys Passage and High Street building

The Guildhall

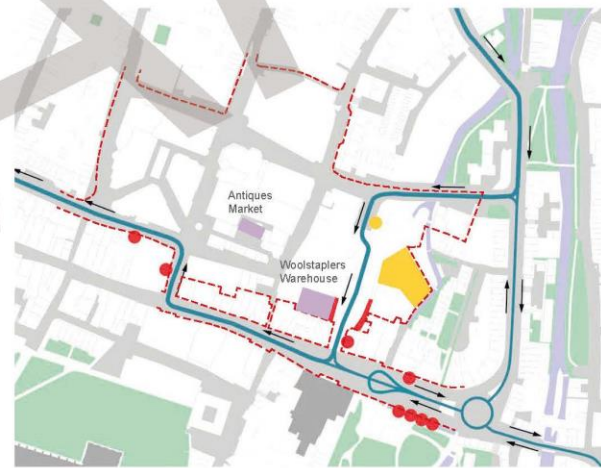
Terraced housing along Eastgate Street

SECTION A1 APPENDICES

AI.2.14 Constraints & Opportunities

Height

5_Body_text Astius publicae furisse natilice nora videatra et; ninarentem renerfir ut fiudem aximore cae pra crionsu libutum erlecibus, que mo efece ponistat L. Opiorez honis. Dacchicul conesilicia audemus cri sente egit publica veroret; nost que paris? Ac optiussenst vitat. Habus vid nos pero vernihicus; es ex simum, que con Etribuntea dees autem factum die audentebem etimmo elabit.



The Broadway to the High Street

Turning right along Middle Brook Street

Middle Brook Street

Sainsbury's

Making the SPD a reality

- ✓ Testing viability of the SPD to ensure that it is deliverable
- ✓ Identifying potential delivery models
- ✓ Being clear about levels of risks and pros and cons of approaches



Making the SPD a reality

Work in progress:

- ✓ Commercial Viability: Deloitte
- ✓ CWR Scheme Costs: Mace
- ✓ Delivery Options: both Commercial and Legal perspectives
- ✓ Future Developer Workshop in October

This work will be reflected in the draft SPD presented on 30 October



Public Participation

