

FREQUENTLY ASKED QUESTIONS

1. WHAT IS THE CENTRAL WINCHESTER REGENERATION SUPPLEMENTARY PLANNING DOCUMENT (SPD) ??

Central Winchester Regeneration SPD is a framework of ideas and themes to guide the development of the area. It sets out a vision, objectives and planning and urban design framework for the future development of the area. We are currently at the draft stage for the Central Winchester Regeneration SPD, allowing for full consultation and due council process to be followed before it is agreed and becomes adopted to guide future development in the area.

As a predominant landowner and local planning authority, we can control the development of the area, and ensure that development proposals fit with the framework set out in the SPD and enhances the city.

For more about the SPE see page 2 of this Broadsheet.

2. DESIGN AND ARCHITECTURE CONTROL

Why is there no design statement to guide and control the building form and style in the draft SPD?

We understand that people are keen to see and understand what the area could look like and the types of buildings we'll have, however the principles for the CWR SPD are to provide a framework with further details to come forward through planning applications.

The role of the draft Supplementary Planning Document (SPD) is to set out a coordinated framework for the Central Winchester Regeneration (CWR) area as a whole. It is not a blue print or a design statement for the area. It will be used along with the local plan and planning regulations to ensure that any development applications within the area meet these requirements.

3. DESIGN AND ARCHITECTURAL FIT

Will a broad framework mean we will have different architectural styles that will not fit with Winchester?

No. Planning applications that do not meet the SPD and local planning requirements will not be granted permission. The SPD sets the framework for any future development applications. This, alongside the planning process and the consultations that support that process, will ensure that every planning application is rigorously assessed to fit with the objectives and planning and design principles for Winchester City

Centre. Developments will be expected to deliver buildings that are an asset to the community, build on our heritage and complement our history.

4. CULTURE/HERITAGE AND HISTORY – ARCHAEOLOGY

How will any archaeological remains be managed and presented within the regeneration project?

As an historic city, archaeology is an important element of the Central Winchester Regeneration project and is being given very careful consideration.

An archaeological desk-based assessment has already been undertaken by Dr Patrick Ottaway from an independent consultancy based in York that provides expert advice on archaeology and heritage matters to commercial developers and public bodies.

We have set up an Advisory Panel comprising a range of nationally recognised archaeologists, and local specialist archaeological individuals and organisations.

5. CULTURE/HERITAGE AND HISTORY - MUSEUM

Why are there not specific details about a museum within the area?

A museum space is allowed for and encouraged within the draft SPD. Any application which may include a museum, and any subsequent implementation, would need to complement the overall provision of museums in the city and provide quality exhibits to reflect Winchester's history and bring in visitors. The draft SPD does not specify or provide a blue print. A museum will be a welcome addition to the area, with the right exhibits to bring people to our city and enjoy its wider culture and heritage offering.

6. RETAIL, MARKETS AND MORE FOR THE CITY CENTRE

How will the balance be maintained so that new retail and café outlets do not harm the existing area and ensure the city centre is vibrant and economically viable?

Part of the CWR site is zoned as Prime Retail. This is the only site to focus major new retail development on which evidence shows the city needs. The Propermomics Retail Market Analysis report, commissioned as part of the SPD preparation highlighted a number of

points. There are in particular two very relevant points: 1. Winchester has one third fewer shops (and 23% less retail floor space) than the comparably sized and similar city of Chichester, and 2. It is proportionately (to population) much weaker than the comparable city of Canterbury when it comes to its retail offering.

Retail for all is important and there are gaps in our city's retail provision. We want our retail in the new area to complement rather than compete with the retail in the High Street for example. We need to ensure we meet the needs of our whole community. Any impact on retail or café use in parts of the city may open up new opportunities for other provision, and such 'churn' is part of the market condition and an opportunity as part of a city's growth and evolution

7. TOURISM

How will we attract and keep tourists here?

Attracting and keeping visitors in our city will largely be achieved in a number of ways. Having an iconic museum or gallery or other cultural / heritage provision would be a key part of this. This is allowed for and encouraged within the draft SPD. When tourists are in the city they'll also want to rest a while, recharge themselves, shop a little and enjoy open spaces all of which are possible within the SPD. The flexibility of the framework will allow for the right balance to be achieved as we progress with the delivery of these comprehensive proposals.

8. CULTURE, PERFORMANCE AND OPEN SPACES

Will there be performance space for music and drama?

Key objectives of the SPD are to provide exceptional public realm and City experience. Both allow for and encourage open spaces that capture the spirit of Winchester and give people the opportunity to relax and enjoy the surroundings or enjoy the mix of cultural and heritage events and offerings from festivals to performances.

Find out more online, ask questions at our events and see more detail in the draft SPD and supporting information.

Central Winchester Regeneration PROJECT UPDATE BROADSHEET Winter 2017/18

CENTRAL WINCHESTER
REGENERATION

Formal consultation launched



Winchester City Council is now formally consulting on a draft Supplementary Planning Document (SPD) for the Central Winchester Regeneration area (CWR area). We warmly welcome the involvement of local residents, businesses and stakeholder groups.

Cllr Caroline Horrill, Council Leader and Chair of the Informal Policy Group, said: "I'm thrilled that we are now in a position to formally consult on the planning

framework. There has been significant engagement already and so I'm hopeful that residents share my excitement about our partnership work becoming a reality to create a great new vibrant centre for our city."

More details about the consultation, including details of our touring exhibition (between 10 and 16 January 2018), can be found in this broadsheet and on our website: Winchester.gov.uk/CWR

THE VISION

"The vision for the Central Winchester Regeneration area is for the delivery of a mixed-use, pedestrian friendly quarter that is distinctly Winchester and supports a vibrant retail and cultural/heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings of historic interest."

PLANNING FOR DELIVERY

In many ways, the SPD is just the beginning of the journey for the regeneration of Central Winchester. We are working with urban delivery experts to consider the range of different ways the vision can be delivered.

Of course, the viability of the vision is a crucial factor. It has been tested by JTP at all stages and is now being independently checked to ensure it will be deliverable.

MEANWHILE USE

Our plans to ensure the central Winchester area continues to thrive while this redevelopment takes place are going very well, with some really exciting meanwhile uses emerging.

Negotiations are ongoing with a proposed performance-based tenant for the former Antiques Market building, and we expect to make an announcement in the New Year. We are exploring potential pop-up uses on the land at the side of the Bus Station, and looking at the potential long-term refurbishment and extension of Coitbury House.

WHAT SHALL WE CALL THIS DEVELOPMENT?

At the most recent consultation events, we have started to ask people for suggestions for the name of the CWR area. We want local people to be involved in choosing a name for this special area of our city centre. You may feel you'd like a fresh, modern name, or perhaps you would prefer something that nods at the city's rich cultural history. If you have a suggestion, we'd be delighted to hear from you. Please email CWRRegen@winchester.gov.uk

ABOUT THE SPD

The draft Supplementary Planning Document (SPD) for central Winchester sets out a vision and planning and urban design framework for the future development of the Central Winchester Regeneration (CWR) area. Once finalised, the SPD will guide regeneration and ensure future development is coordinated and enhances the special qualities of the city centre.

The SPD was developed for Winchester City Council by JTP architects and masterplanners following extensive community planning and engagement. Once finalised and adopted, the SPD will provide design guidance for development in the CWR area and will supplement the Winchester District Local Plan Part 1 (2013) and Part 2 (2017).

It sets out the framework and principles for development proposals coming forward to reflect and enhance the local distinctive quality of Winchester, termed 'Winchesteriness'. The document additionally sets out requirements and guidance for protecting and enhancing views and skyline, establishing approaches to best practice and locally relevant urban design to guide the creation of a high quality and exciting new mixed-use quarter for the city.

The document is not a site by site allocation of uses, nor prescriptive in its design approach, but sets out a coordinated framework for the whole area.

All planning applications in the CWR area will be subject to the final SPD requirements which will ensure that development is carefully approached and promotes the preservation and evolution of Winchester's character, protects and enhances its heritage and also achieves a mix of uses



bringing vitality and vibrancy to the heart of the city.

We have a significant advantage that the City Council is the majority landowner and so will be able to ensure the design aspirations of the SPD, once it is finalised, are realised.

More information and the draft SPD can be found at: Winchester.gov.uk/CWR

OUR COMMITMENT TO CONSULT

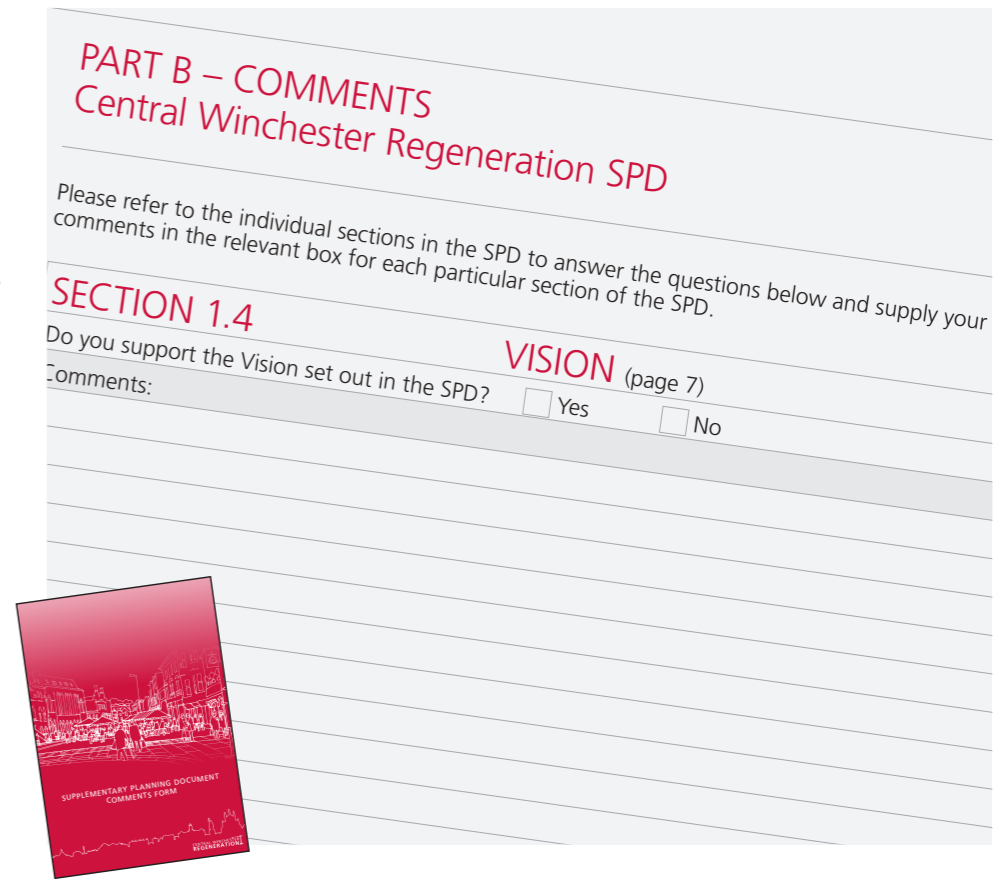
Since we began our public engagement activity at a community planning weekend in March 2017, we have continued to communicate with local people and organisations in a range of ways. 1500 people who live, work, visit and enjoy Winchester have shared their views, and many have told us they appreciate this genuine commitment to listen to people's views. This, along with a technical evidence base, has informed the creation of the SPD.

Now that we have entered the formal consultation phase, we hope that local people will continue to get involved and share their views with us. There are many ways in which you can get involved.

Information about how to comment on the draft SPD, including online comments, can be found at: Winchester.gov.uk/CWRfeedback

A comments form can be completed online or downloaded: Winchester.gov.uk/CWRfeedback.

The formal consultation will run until noon on Monday 5 February 2018.



Copies of the draft SPD are available:

Online at: Winchester.gov.uk/CWR

For collection from Winchester City Council's City Offices, Colebrook Street, Winchester SO23 9LJ (Monday to Thursday, 8.30am – 5.00pm and Friday, 8.30am – 4.30pm).

At local libraries - reference copy only, not to be removed, available from 11 December. Opening times can be found on the Hampshire County Council website at www.hants.gov.uk:

- Winchester Discovery Centre, Jewry Street, Winchester
- Stanmore Community Library, Carroll Centre, Somers Close, Winchester
- Alresford Library, Broad Street, New Alresford
- Bishops Waltham Library, Free Street, Bishops Waltham
- Waterlooville Library, The Precinct, Waterlooville
- Eastleigh Library, The Swan Centre, Eastleigh
- Chandlers Ford Library, Oakmount Road, Chandler's Ford, Eastleigh
- Fareham Library, Osborn Road, Fareham
- Romsey Library, Station Road, Romsey



JANUARY TOURING EXHIBITION – ALL WELCOME

A week-long touring exhibition has been arranged at which representatives from Winchester City Council and JTP, the Architects and Masterplanners who developed the draft SPD, will be on hand to answer questions and hear people's views. The team will be touring the district in January to encourage as many people as possible to find out about the plans and give their feedback. Please come along if you can.

The exhibition boards will also be on display in The Brooks Shopping Centre from 12 December until 8 January.

WE WANT YOUR VIEWS

Winchester.gov.uk/CWRfeedback

Date	Time	Venue
Mon 11 Dec	2pm – 9pm	Guildhall Winchester
Wed 10 Jan	11am – 2pm and 4pm – 7pm	Alresford Community Centre
Thur 11 Jan	11am – 3pm	The Brooks Shopping Centre
Fri 12 Jan	4pm – 7pm	Winchester Railway Station
Sat 13 Jan	9.30am – 5pm	The Brooks Shopping Centre
Sun 14 Jan	9am – 12noon	St Maurice's Covert (Farmers' Market day)
Mon 15 Jan	11am – 2pm and 4pm – 7pm	Kings Church, Bishops Waltham

