

MOVEMENT STRATEGY

We are really pleased to be working in partnership with Hampshire County Council to offer an opportunity for residents, businesses, visitors and transport providers to share their views about movement around our historic city and how we can identify priorities to help improve the way people move around Winchester.

The development of this movement strategy now is particularly well timed as several large scale development schemes across the city are in progress. We have a unique opportunity to set out priorities and options for change to shape how movement in Winchester evolves over the next 20 years and beyond, taking into account a range of issues including the public realm, growth of the local economy and air quality.

Early engagement will comprise:

- An open consultation launched on Monday 30 October which will run until 8 December. To have your say, please visit www.hants.gov.uk/winchestermovementstrategy
- Stakeholder workshops in November and December with transport operators and interest groups
- Phone survey of Winchester residents

Consultation information coupled with data collected by HCC and the findings from the Central Winchester Regeneration project will then be distilled and used to test various options which can be worked up into a draft strategy. We will consult on this draft, probably in summer 2018, with a view to both councils adopting the final version in the autumn.



Friarsgate Passage (artist's impression)

MEANWHILE USE

We are committed to ensuring the central Winchester area continues to thrive while this redevelopment takes place.

Cabinet (Central Winchester Regeneration) Committee agreed a tenant for the former Antiques Market building, and active discussions are taking place with the proposed art-based user. Possession of the building will be required by December 2021, so in the interim it is available to let for a maximum of four years.

We have authorised the appointment of a team of consultants to produce a feasibility study for the potential long-term refurbishment and extension of Coitbury House. We are also looking at the potential to locate 12 market stalls in the area between Marks & Spencer and Sainsbury's. Proposals for potential pop-up uses on the land at the side of the Bus Station will also be explored.

PLANNING FOR DELIVERY

In many ways, the SPD is just the beginning of the journey for the regeneration of Central Winchester. Work has therefore already started, supported by urban delivery experts, to look at the range of different ways the vision can be delivered.

The viability of the vision has been tested by JTP at all stages. However, now the SPD has been drafted, work to ensure it will be deliverable has been independently checked. External legal advisers have also been reviewing the SPD and process to provide input, and this is ongoing.



Riverside Walk from the Broadway (artist's impression)

ARCHAEOLOGY ADVISORY PANEL

The Archaeology Advisory Panel, set up to find out how archaeological information can be gained and used to inform our future plans in the Central Winchester Regeneration area, met for the first time at the end of September.

The panel of eminent archaeologists in their field, and with local knowledge, have agreed the structure of their report which will be drafted in November.

ARCHAEOLOGY ADVISORY PANEL MEMBERS

Professor Martin Biddle CBE, Hertford College, Oxford (Chair)
Paul Bennett, Canterbury Archaeology
Tracy Matthews, Historic Environment Officer, Winchester City Council
Dr Patrick Ottaway, PJO Archaeology
Nick Thorpe, University of Winchester

DEVELOPERS FORUM

JTP hosted a meeting of professionals from the development and investment community in mid October 2017, including existing landowners, to enable discussion and input on development and market aspects, which will be key to the implementation of proposals arising in response to the SPD.

The Council will be continuing discussions on future development interest and opportunities in parallel with the upcoming consultation on the SPD.

Central Winchester Regeneration PROJECT UPDATE BROADSHEET October 2017

CENTRAL WINCHESTER
REGENERATION

Draft supplementary planning document launched



"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."

future planning applications. All planning applications in the CWR area will be subject to the final SPD guidance which will ensure that development is carefully approached and both promotes the preservation of Winchester's character and protects and enhances its heritage, and also achieves a mix of uses bringing vitality and vibrancy to the heart of the city.

Cllr Caroline Horrill, Leader of the Council, said: "This is a once-in-a-generation opportunity to make positive changes and better use of the city centre area. We are determined to ensure that the development preserves Winchester's character and protects and enhances its heritage."

Community planning engagement and consultation have driven the creation of the draft SPD. 1500 people who live, work, visit and enjoy Winchester have

shared their views and contributed to the vision of the draft SPD. The SPD has also been informed by a technical evidence base.

Copies of the draft SPD will be available on the council's website from Tuesday 31 October and from the City Council reception.

The SPD will become a formal planning document to guide future development schemes, and the determination of planning applications submitted for the CWR area. The document needs to incorporate and build on relevant policy requirements and guidance, and also be written in a style that is user friendly to the planning process for developers, landowners, members of the public and interested parties, and the Council.

The SPD is a formal planning document, so it covers all the details required to make informed decisions. It has been written in a user friendly style to make it as accessible as possible. If you require this document in an alternative format please let us know.



ABOUT THE DRAFT SPD

The draft SPD is a detailed document with over 50 pages of planning policy guidance, supported by a range of technical reports and supporting information. It sets out the framework and principles for development proposals coming forward to reflect and enhance the local distinctive quality of Winchester, termed 'Winchesterness'. 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, within its context.



URBAN DESIGN FRAMEWORK

The urban design framework supports the creation of a mixed-use, pedestrian friendly quarter in the Central Winchester Regeneration area. It sets out guidance for:

- Public realm
- Movement and accessibility
- Land uses
- Retail and markets
- Bus hub
- Archaeology and heritage
- Housing
- Workspace
- Heights, scale and massing
- Delivery
- Sustainability



PUBLIC REALM

The public realm framework sets out requirements and recommendations for each of the following streets and spaces:

- The Broadway (artist's impression below)
- Lower High Street
- Riverside Walk
- Tanner Street & Cross Keys
- Middle Brook Street (artist's impression below)
- Antiques Market (artist's impression below)
- Friarsgate Passage
- Silver Hill
- Friarsgate



URBAN DESIGN FRAMEWORK PLAN



- 1 Improved setting to King Alfred Statue
 - 2 Bus movement restricted to turning at Busket Lane
 - 3 Broadway transformed to a key public space
 - 4 Woolstaplers' Hall
 - 5 Shared surface and opened waterway along Riverside Walk
 - 6 Almshouse meadow / public pocket park
 - 7 New and improved crossings
 - 8 Bus Hub located at Middle Brook Street car park and/or Friarsgate
 - 9 The Brooks Shopping Centre
 - 10 Improved public realm and view of Cathedral along Middle Brook Street including removal of 4 trees
 - 11 Retained and refurbished Antiques Market
 - 12 Tanner Street - shared surface
 - 13 Service zone along Silver Hill
 - 14 Public space with view to Guildhall
- Improved public realm
 Improved bus, coach and service vehicle areas
 Existing buildings to be retained
 Appropriate location for market stalls
 Green open space
 Waterways and water features including channels and grills

ENGAGEMENT AND CONSULTATION

Following the public IPG meeting on 30 October the draft SPD will be available for anyone who wants to read it thoroughly before the official consultation period starts on 11 December, finishing on 5 February, once it has been formally agreed by Cabinet as an official draft for comment. Comments can also be made prior to 11 December if people prefer to do that.

Copies of the draft SPD will be available on the council's website from Tuesday 31 October and from the City Council reception. We would like as many people as possible to submit their comments via the Council's website if at all possible as this makes analysis easier and we are hopeful that we will get lots of input.

A launch exhibition will be held on Monday 11 December from 2pm until 9pm in Guildhall Winchester. Other events and exhibitions are being organised before and after Christmas. Events in the New Year will be in various locations across the District including Bishops Waltham, Alresford and within Winchester between 10 and 16 January 2018 (on weekdays). All dates and venues will be advertised and promoted shortly.

