

## ARTIST'S IMPRESSIONS



View from The Broadway into Riverside Walk



Middle Brook Street with Linear Water Features

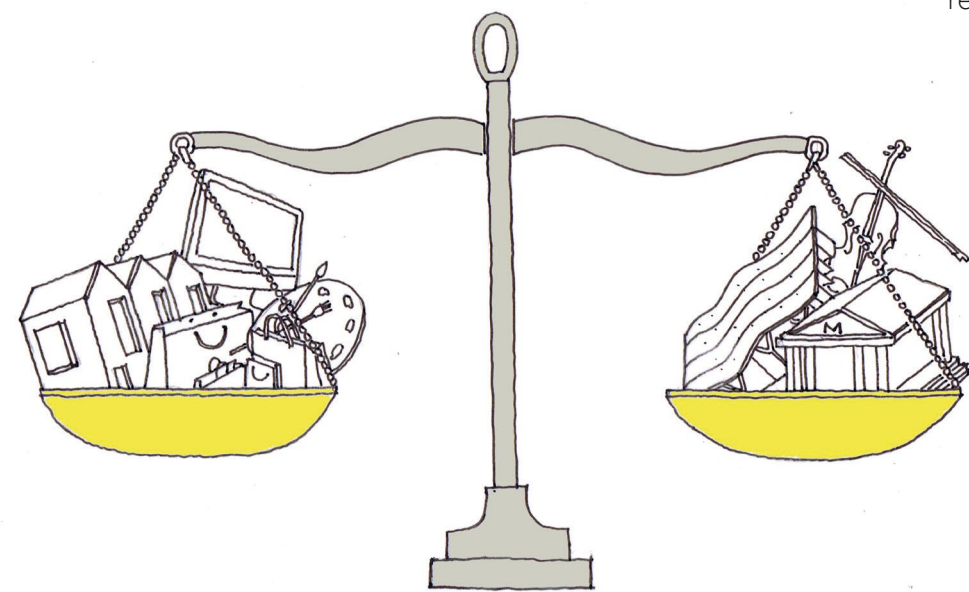


Alms House Meadows



View along Friarsgate with Contemporary Bus Hub

## BALANCING THE VIABILITY OF A MIXED USE QUARTER



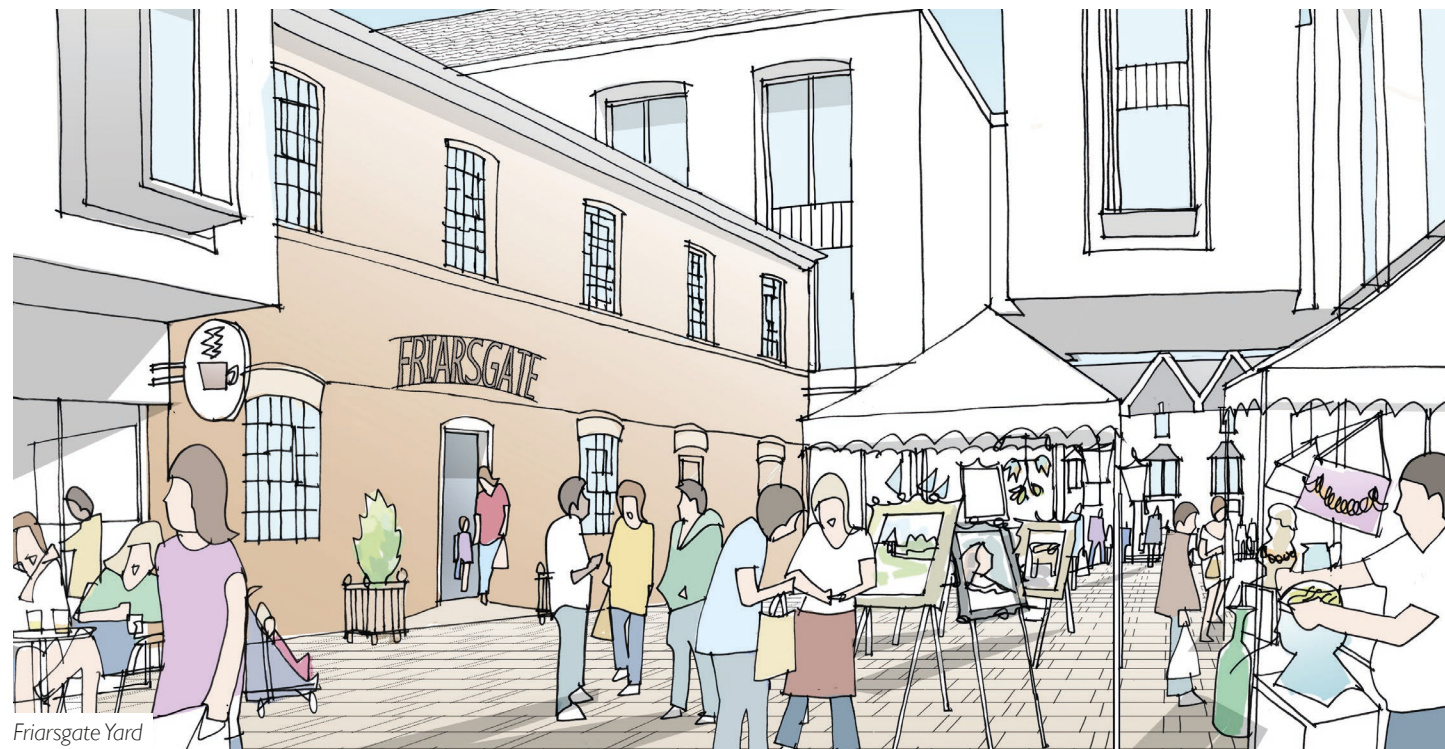
The Council is seeking to achieve a comprehensive mixed use redevelopment of the Central Winchester area to bring real benefits to local people and businesses and create a positive legacy for the city. A key consideration will be deciding on the mix of uses across the site to ensure viability and deliverability as some uses, such as for sale housing, will generate more value whilst other uses may be less viable. It will be important to get the balance right!

## Central Winchester Regeneration Informal Policy Group

### BROADSHEET

Tuesday 4 July 2017

CENTRAL WINCHESTER  
REGENERATION



Friarsgate Yard

### A NEW VISION FOR THE CENTRAL WINCHESTER REGENERATION AREA

Around 1500 people, organisations and groups have participated in the Central Winchester Regeneration Community Planning process to share ideas for the future of the area. The initial outcomes from the Community Planning Weekend were reported back to the Informal Policy Group (IPG) on 4 April and since then further consultations have been held with people from different groups including the creative industry sector, the resident working age population and young people, and the ideas for the area have been developed in more detail. The latest Vision includes:

- A new mixed use quarter, including retail, market, commercial, cultural, housing and community uses to complement the city centre and serve the whole community
- Plans for attractive buildings, streets and places, designed and laid out with a Winchester character and scale - "Winchesterness"
- A range of active and restful spaces in the heart of the city, including the opening up of the brook to the east of the site
- Creating a new bus hub and routing buses away from The Broadway and High Street to allow for environmental improvements to accommodate markets and other street based activities

Cllr Caroline Horrill the Leader of Winchester City Council said, "The Central Winchester Regeneration project is all about creating a city centre which delivers for residents, business, the local economy and visitors. The public engagement with this project so far has been core to the process and will remain a vital element of the project. I'm excited to see the next stages of the vision unfold and to see the Central Winchester Regeneration project progress."

### Background

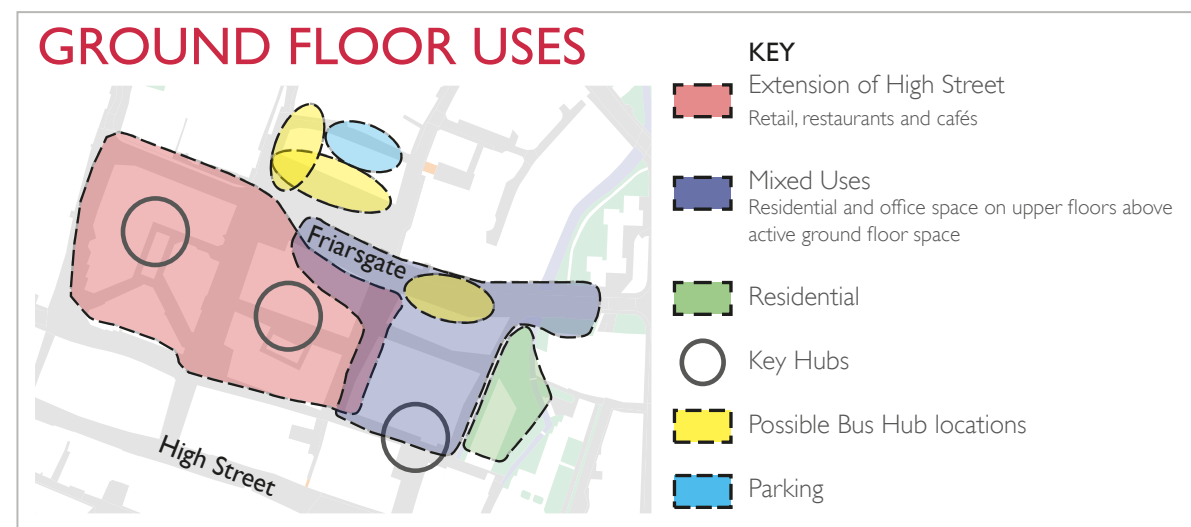
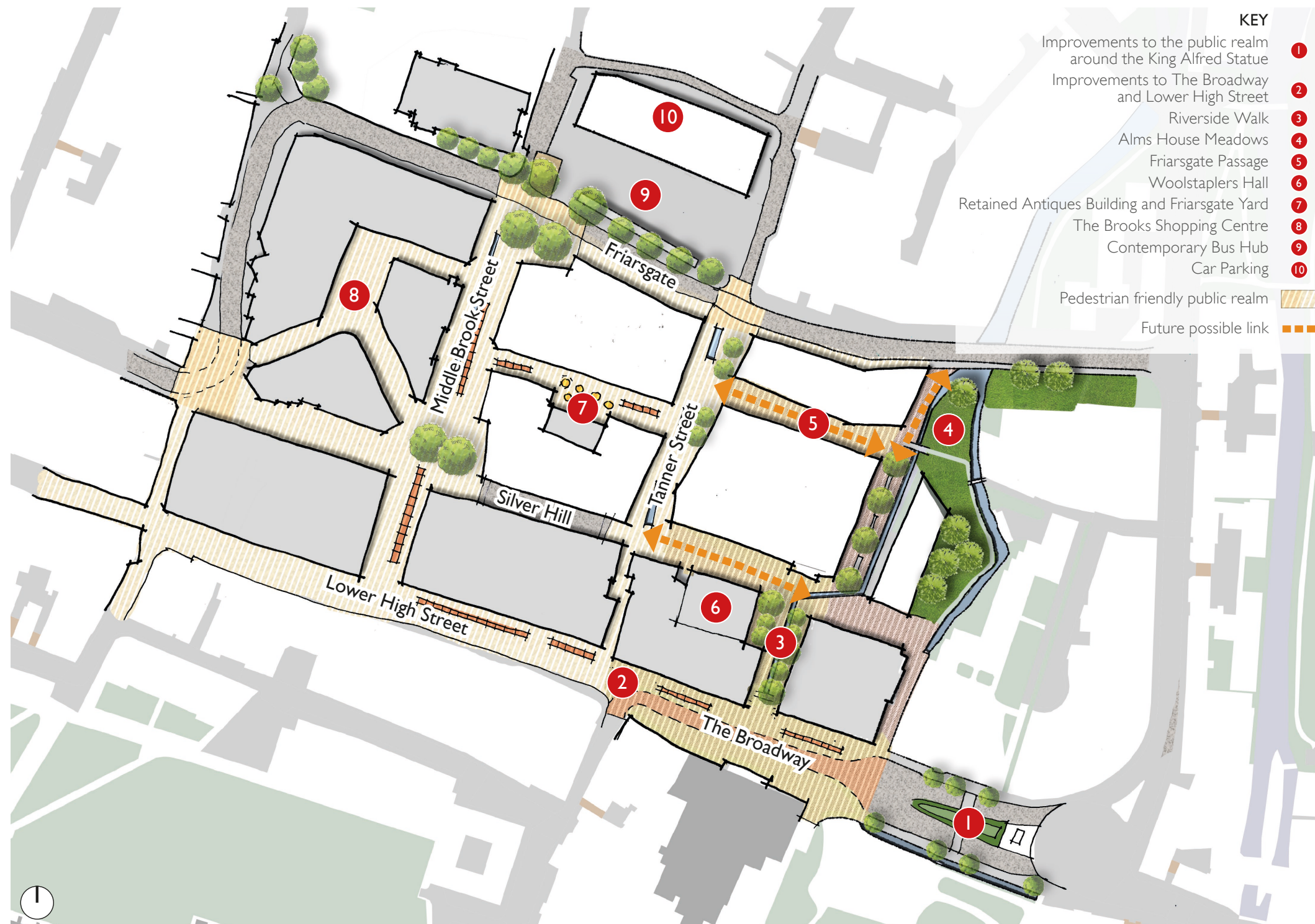
The Central Winchester Regeneration (CWR) area covers approximately 2.3 hectares in the heart of the city and includes the bus station, recently purchased by Winchester City Council, The Broadway, St Clements medical centre, Kings Walk and the Friarsgate car park, amongst other locations. Winchester City Council (WCC) is seeking the comprehensive mixed use redevelopment of this area to bring real benefits for local people and create a positive legacy for the city.

JTP has been appointed to prepare a Supplementary Planning Document (SPD) which will set out the type and layout of land uses to help ensure that the development is fit for the future and will rejuvenate this important part of the historic city.

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# EMERGING DESIGN FRAMEWORK



(continued from front page)

## Community Planning Engagement

The Community Planning process has been an opportunity for the community to share local knowledge with the JTP team and help shape the plans. Prior to a Community Planning Weekend in March, the consultation was also taken out to nearby towns where residents look to Winchester for shopping and services.

JTP and WCC engaged with numerous stakeholders and interested parties including: local residents, landowners, community groups, councillors, local charities, business groups, special interest groups and students, through a range of street surveys, workshops and meetings.

## NEXT STEPS

### Summer

- 4 July 2017 - Informal Policy Group presentation of the Vision for CWR
- JTP team develop proposals and draw up the SPD for the area
- Progress with the SPD including further technical work on transport / parking, archaeology, flood risk and viability / commercial considerations and further discussions with key stakeholders and landowners
- Draft SPD public consultation exhibition

### Autumn

- Completed draft SPD considered at formal meeting (held in public)
- Draft SPD approved for consultation by the Cabinet (held in public)
- Formal six-week consultation

### Early 2018

- Final SPD approved by Cabinet

### Making the SPD a Reality

Once the SPD has been approved, individual landowners within the area will be able to start making planning applications to redevelop their land in line with the SPD.

### Co-ordinating the Redevelopment

As part of the preparation for the redevelopment of the area, WCC already owns a significant part of the CWR area which will help with the coordination of the development and realisation of the overall Vision. The JTP team are developing a footprint for the way the public realm will be developed across the whole area (see Emerging Design Framework left). The SPD will ensure that even if other areas are redeveloped at different times, there will be a comprehensive and overarching approach to the whole area regardless of when any planning applications are submitted.

The Supplementary Planning Document (SPD) will not say what type of shops, historical, cultural and leisure activities will be going where. It will outline which areas of the site will be available and acceptable for the different uses.