

# **Central Winchester Regeneration (CWR) Informal Policy Group**

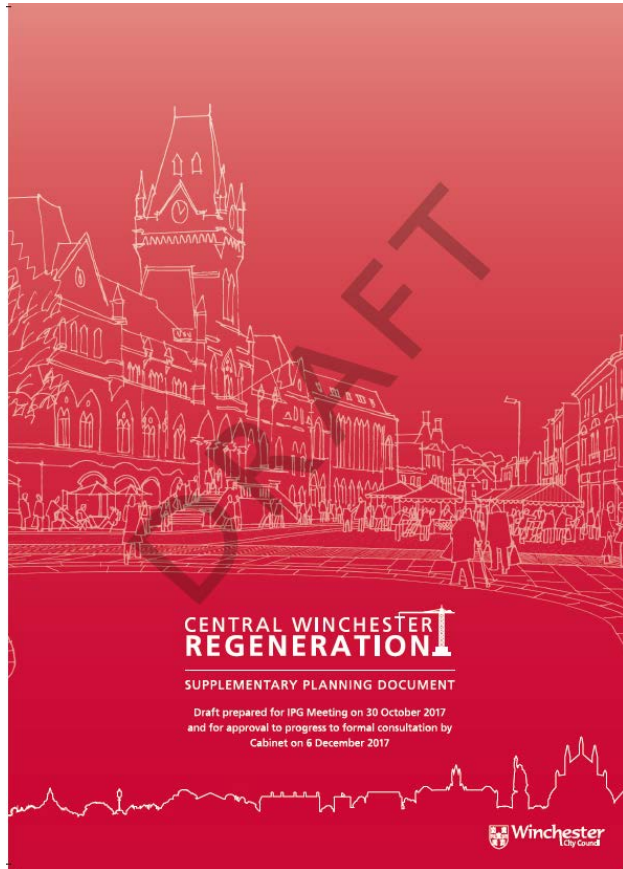
**Monday 19 March 2018  
The Bapsy Hall, Winchester Guildhall**



# Format of a Supplementary Planning Document



# FORMAT OF A SUPPLEMENTARY PLANNING DOCUMENT (SPD)



## An SPD:

- Adds further detail to Local Plan policies and creates a link between the Local Plan and future planning applications
- Provides further guidance for development on specific sites, or on particular issues
- Involves evidence gathering, an initial draft and public consultation
- Sets out the possible type and layout of land uses to help ensure that the development is fit for the future

# FORMAT OF A SUPPLEMENTARY PLANNING DOCUMENT (SPD)

- 🏰 An SPD 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
- 🏰 All planning applications in the CWR area will be subject to the final SPD guidance
- 🏰 The SPD needs to be written in a style that is user friendly and incorporates and builds on relevant policy requirements and guidance



# Consultation and Responses



# EXHIBITIONS: NOVEMBER - JANUARY



Exhibitions took place in various locations across the district including Winchester Guildhall, the Brooks Shopping Centre, Winchester Rail Station, Alresford and Bishops Waltham




They were well attended and WCC Officers and JTP staff had many worthwhile and meaningful conversations with members of the public



# EXHIBITIONS: NOVEMBER - JANUARY



 Members of the public had an opportunity to ask questions regarding the redevelopment of the central Winchester area and the SPD, and provide feedback in person



# OVERVIEW OF RESPONSES

🏰 The informal consultation period began on 31 October 2017, following approval from Cabinet to go to formal consultation, this period began on 6 December 2017 and closed on 5 February 2018

🏰 210 responses received in total during the informal and formal consultation period

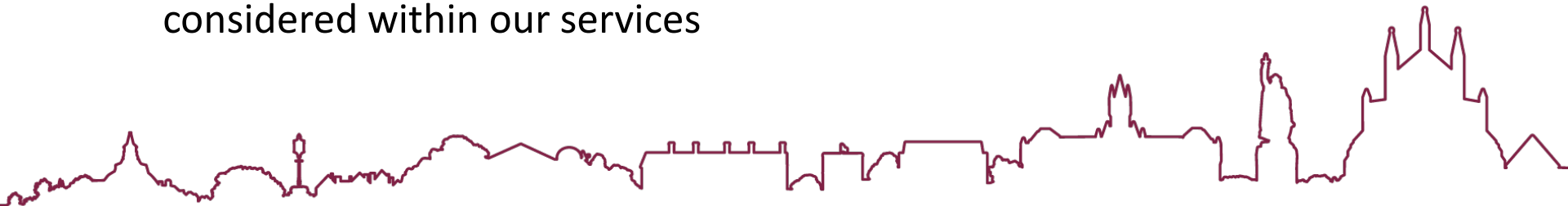
🏰 32 from representatives of key organisations





# OVERVIEW OF RESPONSES

- Majority of comments received were in support of the draft SPD
- Majority of respondents support the vision and objectives
- All of the comments can now be viewed on the WCC website [www.winchester.gov.uk/CWR](http://www.winchester.gov.uk/CWR)
- We are currently reviewing all of the comments, grouping them into themes and drafting Council responses and proposed modifications to the draft SPD – this will be shared publicly at the next IPG meeting
- Some comments received were not about the SPD and or the CWR area - we are sharing these findings internally to see how they can be considered within our services



# WHAT YOU SAID

I'm in favour  
of pretty much  
everything  
listed

I like the idea of  
making as much  
of the CWR area  
pedestrian only

Love the idea of  
bringing water back  
to Winchester

I like the  
proposed siting  
of the bus hub

Mixed, affordable  
housing in the city  
centre is welcome. I  
support the intention to  
consider "the needs of  
all sectors of the  
community"

I welcome the attention  
paid to the visual impact  
and the view to the  
Cathedral



## WHAT YOU SAID

'Winchesterness' is  
an excellent  
concept

I like the idea of a  
public space for  
markets/stage etc  
and for buildings to  
used for  
cultural/heritage

I am in favour of the  
opportunities given by  
giving pedestrian priority  
to the Broadway

I support the spread  
from busy to quiet,  
from retail area to  
residential, as a  
sympathetic way to  
organise the space.

I support the idea  
of moving the  
market stalls from  
the High Street into  
the Broadway.

Plans for Riverside  
Walk look lovely –  
should be the first  
thing you do

I support the  
idea of  
flexible work  
spaces

# KEY THEMES

 Movement Strategy

 Retail

 'Winchesterness'





# KEY THEMES

 Affordable Housing

 Public Realm



# KEY THEMES

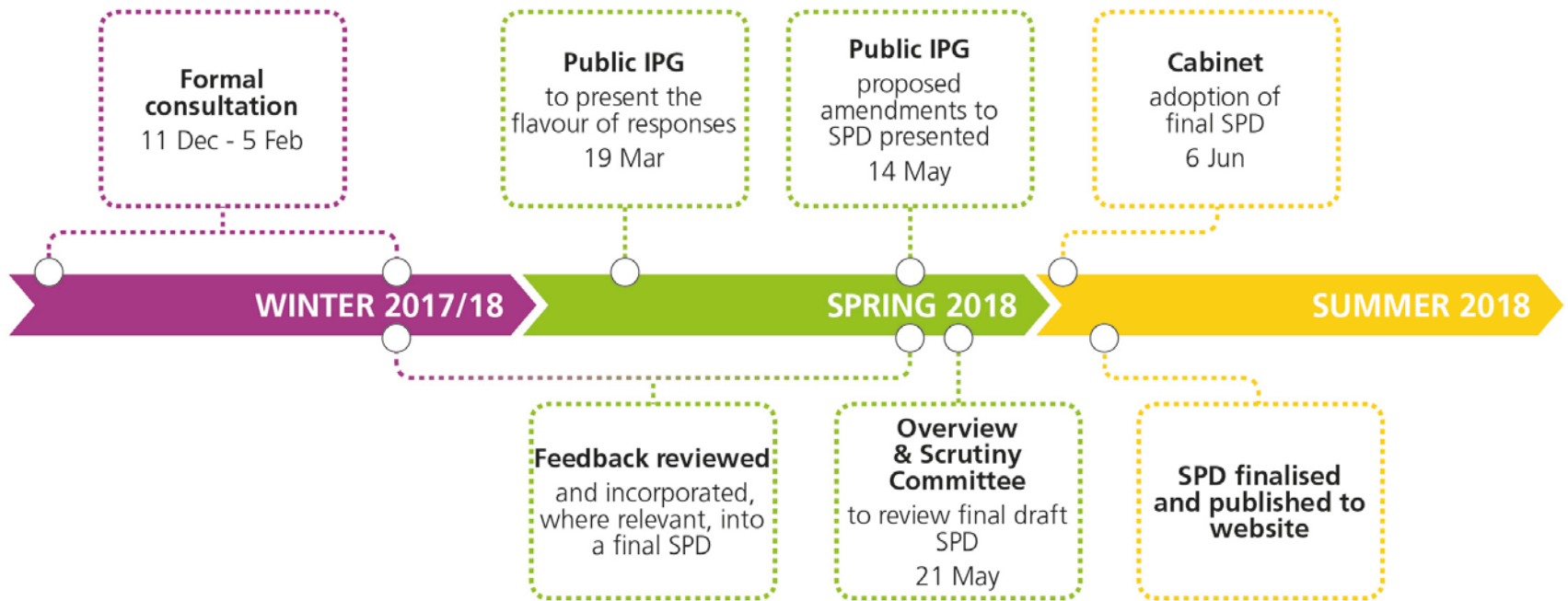


 Museum / Cultural Centre

 Archaeology



# TIMELINE FOR ADOPTION




# Archaeology





# ARCHAEOLOGY ADVISORY PANEL

## Chair


 Professor Martin Biddle, FBA, Emeritus Fellow, Hertford College, Oxford,  
Director of the Winchester Research Unit

## Members

 Dr Paul Bennett, Director, Canterbury Archaeological Trust




 Tracy Matthews, Archaeologist, Winchester City Council

 Dr Patrick Ottaway, Freelance Archaeological Consultant FSA, MCIFA

 Dr Nick Thorpe, Head of Department, Department of Archaeology and  
Anthropology, University of Winchester



# BRIEF

-  Consider and advise on the overall approach for assessment of the archaeology of the area and inform the SPD
-  Identify options on the most appropriate site assessments (using intrusive or non-intrusive techniques), and provide advice considering what may be learnt from the techniques, their technical effectiveness and the costs involved
-  Consider the locations where assessment could be appropriate and the practicalities, cost and land ownership



# ARCHAEOLOGY

***“The site is immensely important both historically and archaeologically. We have a once-in-a-lifetime opportunity to learn about, capture and preserve the City’s rich past, and we must get this right. National planning guidance stresses that preservation should be the primary objective, and the panel shares this view.”***

*Professor Martin Biddle*



# ARCHAEOLOGY

- 🏰 Winchester has a rich history from Mesolithic, through Roman and Anglo-Saxon up to present day that, on account of the water, will be well preserved
- 🏰 A large scale excavation is not recommended due to the damage it could cause to the various layers
- 🏰 Important remains should be preserved in situ for future generations when new and improved techniques are likely to be available



# ARCHAEOLOGY

🏰 A large scale excavation would be costly and we do not know which area on the site is the most appropriate - we must not excavate unnecessarily

***“There must be a balance between a vibrant modern city, and the City’s vibrant past. This is a living community so we must be realistic in our expectations” Professor Martin Biddle***



# ARCHAEOLOGY

- WCC needs to be satisfied that any archaeology work is delivered to a high standard and adequately funded
- WCC should work with developers to ensure that disturbance is kept to a minimum using the latest construction techniques to minimise intrusion
- Any necessary penetration into the archaeological layers should be preceded by investigation, digging only in the areas where development will disturb the layers – we anticipate this will be funded by developers
- Developers will need to make provision to preserve archaeology in situ and record and publish results



# ARCHAEOLOGY

***“Whilst a large scale excavation is not recommended, the local community, including various societies or groups, should have opportunities to be involved as the area and developments evolve, and as part of a long term legacy. This could span site visits, talks and projects, community and volunteer involvement, the creative use of new technologies and social media to engage and involve the public.”***

*Professor Martin Biddle*



# Public Participation

