

# INTRODUCTION

*The Central Winchester Regeneration site is in the heart of the city centre. It sits right next to Guildhall Winchester, a stone’s throw from the cathedral and acts as a gateway to our popular high street. Its future has been subject to much discussion over the past few years but we have agreed with residents and businesses that it needs to be transformed into a place people want to visit, enjoy and be proud of.*

*Today we are able to share with you our vision for the site.*

There have been many years of public consultation that has enabled us to reach this point. In 2016 we started the process of drafting a Supplementary Planning Document (SPD) to help guide the development of this crucial part of Winchester.

Hundreds of local people came forward to attend exhibitions, workshops, discussions and feedback exercises, helping to really understand what it is the people of Winchester want for this important area of our city.



Supplementary Planning Document (SPD) cover image

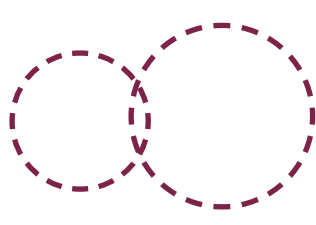


Aerial view of the SPD site area

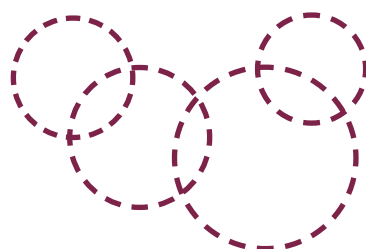
*Since the adoption of the SPD, we’ve also shared with stakeholders and the public our emerging ideas for developing the site in practice at Open Forum events. The scenarios shared at the CWR Open Forum in February 2020 were:*



**Business not as usual**  
a commercially led scheme



**Homes for all**  
a residentially led scheme



**Destination max**  
a culturally led scheme

*Feedback on these ideas allowed us to reach the current proposals for the site that we are sharing today.*



# INTRODUCTION

*Alongside consultation that has taken place on the Central Winchester Regeneration site, some work has recently been undertaken by the Winchester Town Forum on a future ‘Vision for Winchester’. The findings from this were very clear. People want to see active change. Bringing these proposals for Central Winchester to life can help us achieve this.*

## Archaeology – A window into the past of the area

We have already made some progress on improving the site to prepare it for a brighter future. In the summer we began some archaeological investigation works to help inform us about how best to manage development of the area as things progress. We are working with ARCA at the University of Winchester and Pre Construct Archaeology – both highly respected organisations in their field. The initial study includes water sampling and will take place over 12-18 months initially. We will be sharing the findings of the works regularly.



Archeological investigations, Summer 2020

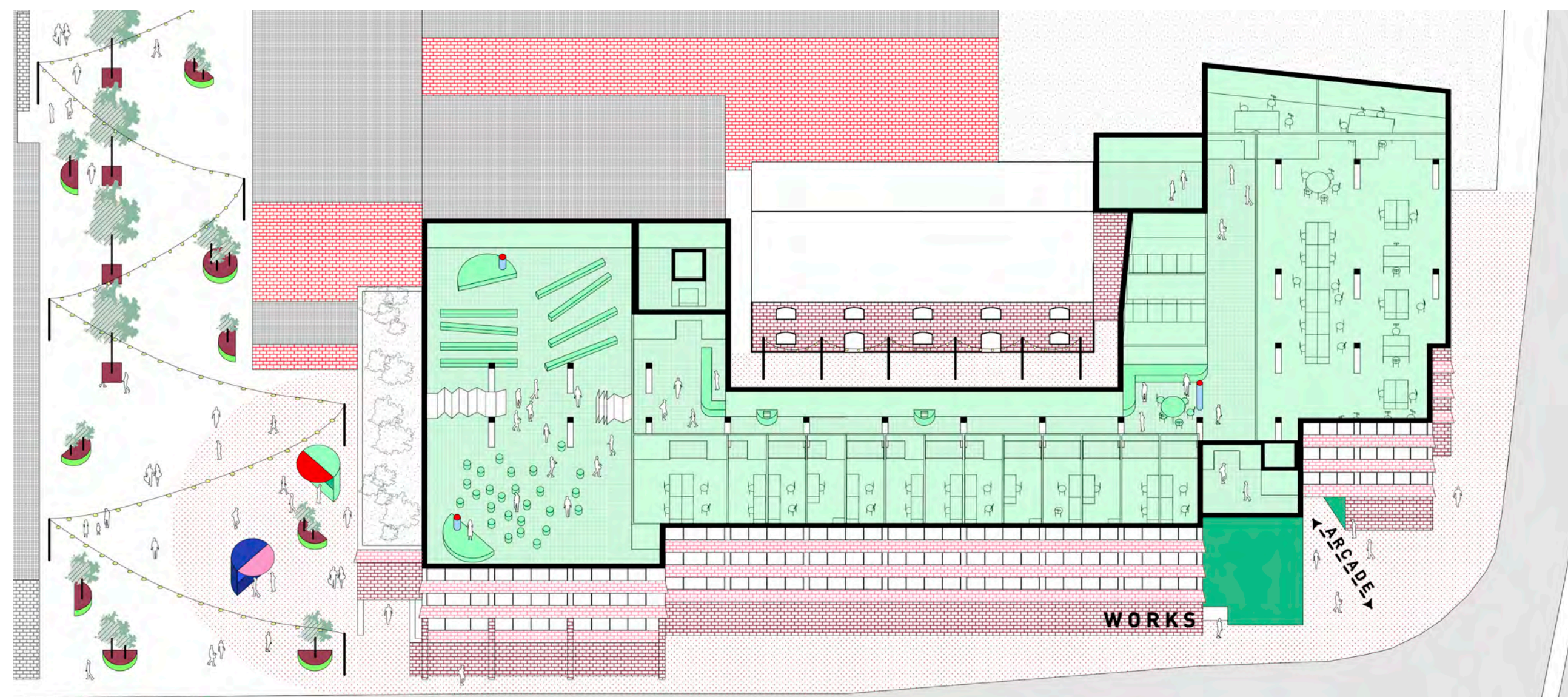
## Making the most of the existing buildings

We have also been looking very closely at how we can make the most of the buildings on the site that can be used, with some refurbishment, in their current state. Both Kings Walk and Coitbury House are structurally sound and desirable places to be.

- At **Coitbury House**, we are delighted to be working with LOWE, a property guardian company. We are undertaking some work to refurbish the building, and this will soon house key workers and young people who will act as guardians to look after the property.



Coitbury House viewed from Turner Street



Sketch from Kings Walk feasibility study, Summer 2020

- **Kings Walk** represents an opportunity to provide a new hub which will become home to Winchester’s creative community. A feasibility study has been undertaken for Kings Walk which has identified the kinds of companies or individuals who might benefit from having a place to work in the centre of the city that offers flexible work spaces. This will form a key part of our plans.

Your council has also been working hard to make both our city and district, carbon neutral by 2030. This is a priority for us, and we are approaching every aspect of this development in a way that helps us achieve this. Our recent Sustainability Conference has highlighted how much support we have for achieving this ambition and we are dedicated to putting it into practice in central Winchester.



# DEVELOPMENT PROPOSALS

## a new era for Winchester city centre

*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.*

These proposals are based on achieving this vision and the following objectives, as outlined in the SPD:

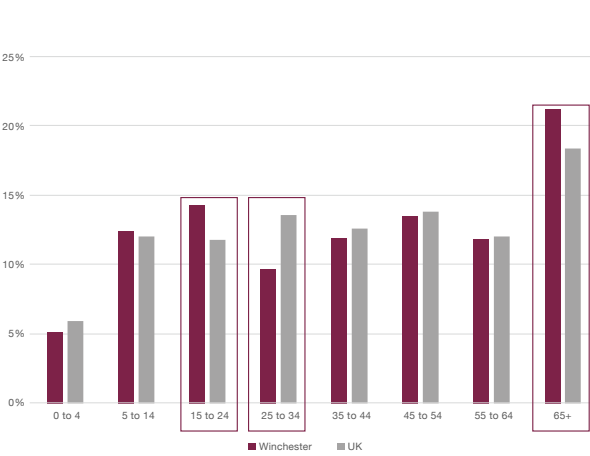
- A Vibrant Mixed Use Quarter
- ‘Winchesterness’
- Exceptional Public Realm
- City Experience
- Sustainable Transport
- Incremental delivery
- Housing for All
- Community
- Climate Change and Sustainability

Teams across the council, alongside our consultant teams at JLL and Arup, have considered all options for the site based on these clear objectives.

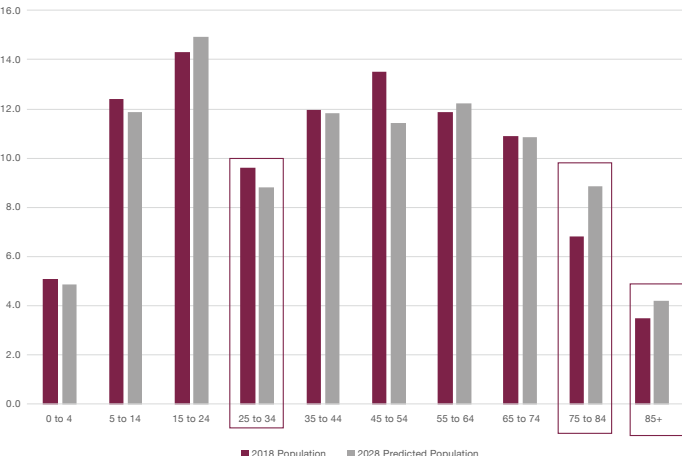
### Competitive position study – firming up our future

We have also undertaken a Competitive Position Study to assess the strengths, weaknesses, opportunities and threats for the city last year. This study demonstrated that the structure of Winchester’s population is not balanced in terms of age demographics. There is an ageing population living within Winchester and the city struggles to retain young talent due to a lack of affordable living opportunities, workspace and employment opportunities.

Age Structure and Population Projection: 10km radius



Population Projections: 10km radius



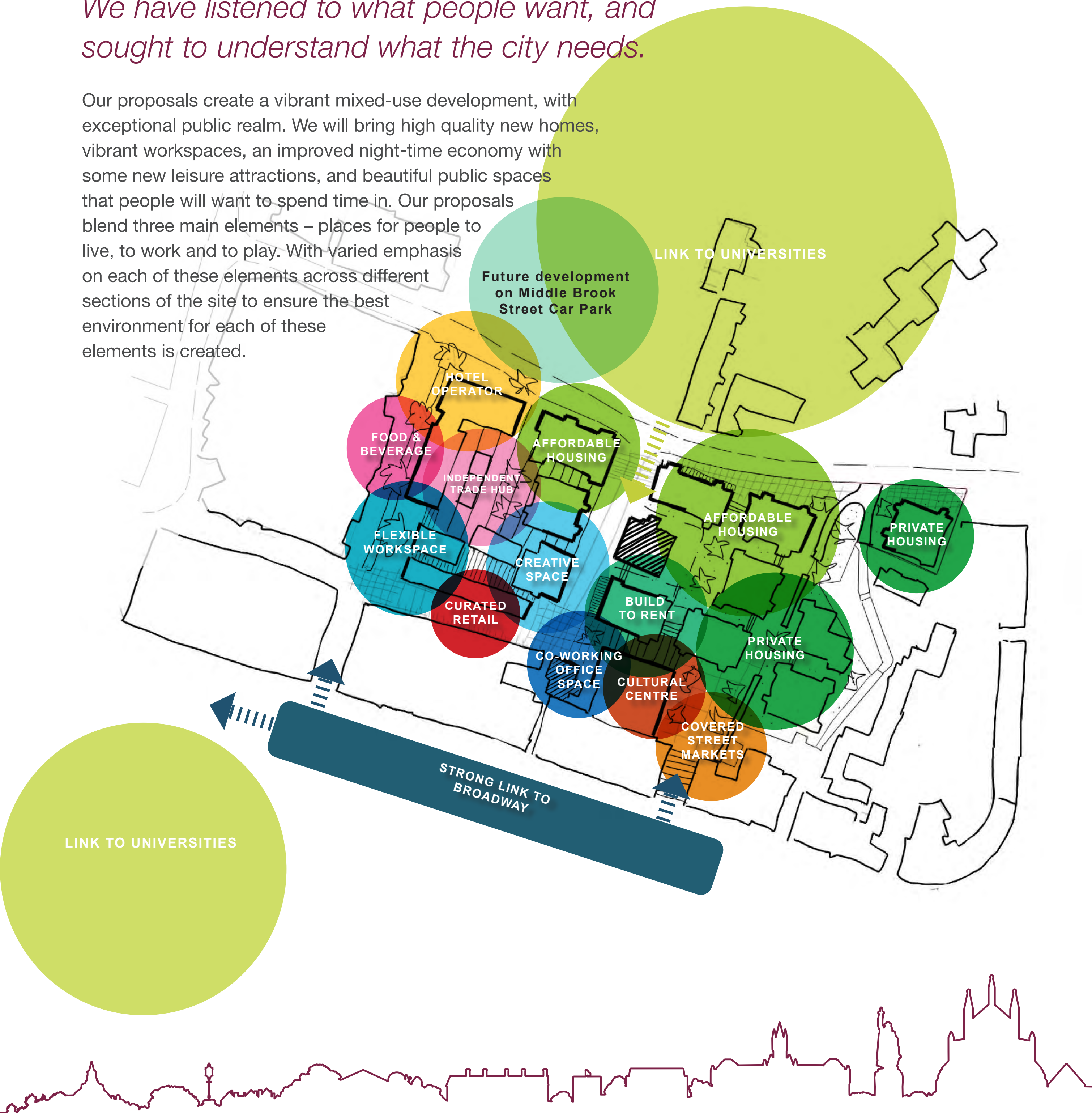
This imbalance, plus the impact of COVID-19 on the national economy will pose a significant threat to Winchester’s prosperity and resilience. It’s therefore vital we invest now to ensure our city will continue to attract people to live, shop, visit and work. These findings led us to identify 7 drivers that have helped inform our development proposals.

### 7 drivers for our development proposals



*We have listened to what people want, and sought to understand what the city needs.*

Our proposals create a vibrant mixed-use development, with exceptional public realm. We will bring high quality new homes, vibrant workspaces, an improved night-time economy with some new leisure attractions, and beautiful public spaces that people will want to spend time in. Our proposals blend three main elements – places for people to live, to work and to play. With varied emphasis on each of these elements across different sections of the site to ensure the best environment for each of these elements is created.





A proportion of the site will be dedicated to creating housing suitable for a range of people, including young people and families. Much needed new homes will include a mix of private and affordable housing, including new homes for key workers and homes for rent.

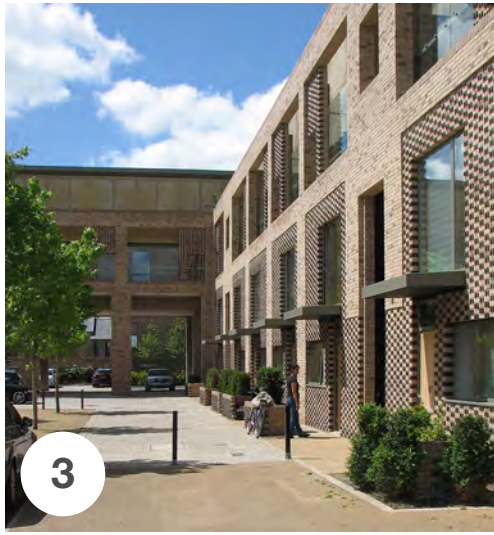
The residential element of the scheme will be to the eastern end of the site. Here we will create a quieter environment conducive to enjoying life as a resident of the area with plenty of green spaces based around the waterways for residents to enjoy.



Places to play



Family homes



Brick



Living and working



Living by water



Co-living



Affordable



SPD OBJECTIVES ACHIEVED | VIBRANT MIXED USE QUARTER, HOUSING FOR ALL, COMMUNITY



Creating spaces where people want to work in the city is one of the most crucial elements of this development to ensure the future prosperity for the city and district. The way people work and the demand for employment spaces, and patterns of work and home life, is evolving – especially in these uncertain times.

We have responded directly to this need and are proposing that all workspace within the Central Winchester Regeneration site becomes creative, flexible working places, designed to inspire enterprise and help grow new companies. Incubator hubs where new business start-ups can flourish will allow like-minded professionals to support each other by sharing skills, ideas and resources to help achieve their ambitions. We already work closely with the city’s two universities and will continue to ensure we create spaces that will offer what those looking to enter the workplace really need.

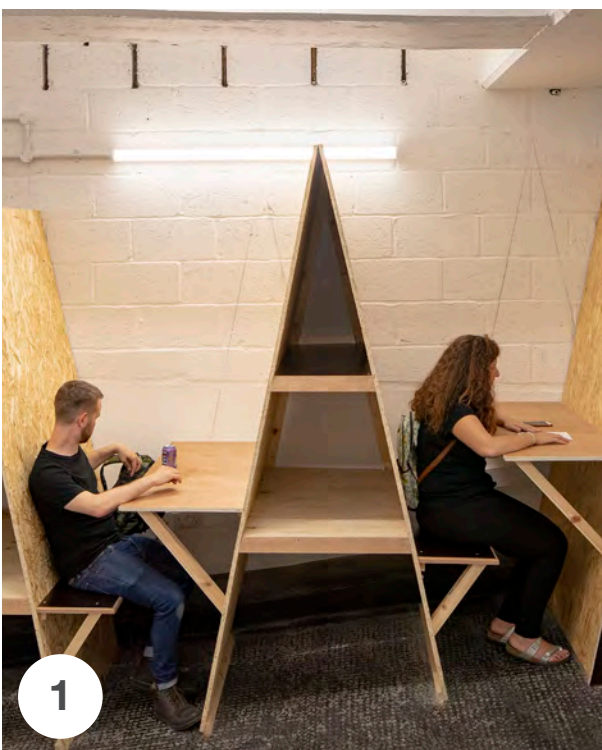
‘The following table demonstrates that there are more creatives in Winchester than anywhere else in Hampshire’

<b>Winchester</b>	<b>5200</b>
Rushmoor	4700
Basingstoke & Dean	3700
Southampton	2400
Hart	2300
Eastleigh	2400
Portsmouth	1900
East Hampshire	1800
New Forest	1700
Test Valley	1700
Fareham	1500

Flexible workspaces where people can choose how much space they need and for how long on a short-term basis opens up opportunities for ambitious creative individuals and companies in the city that do not currently exist.



Co-working



Co-working



Meeting & collaboration spaces



Rooftop gardens



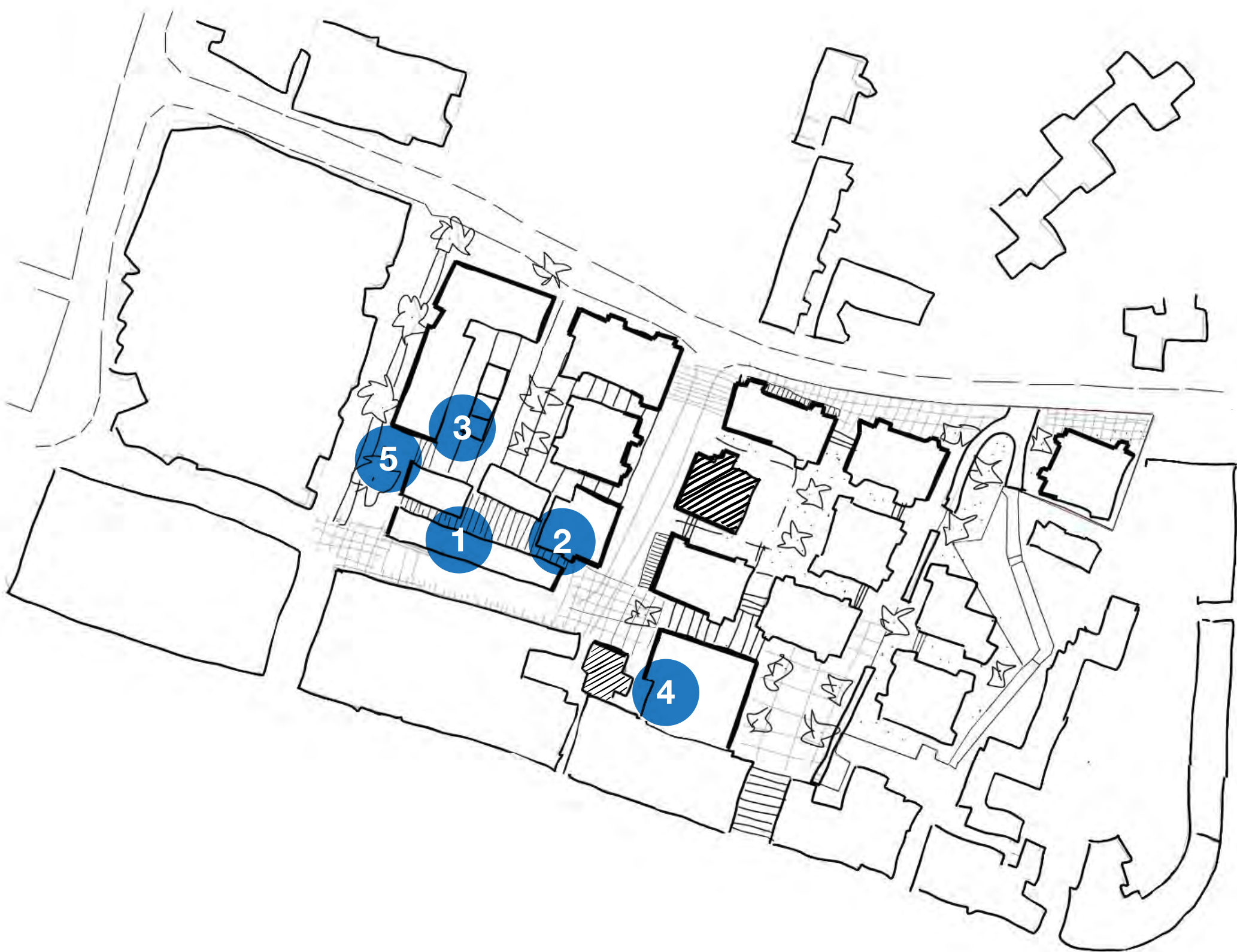
Creative workspaces



Food & beverage



Food & beverage



SPD OBJECTIVES ACHIEVED | VIBRANT MIXED USE QUARTER, CITY EXPERIENCE, COMMUNITY



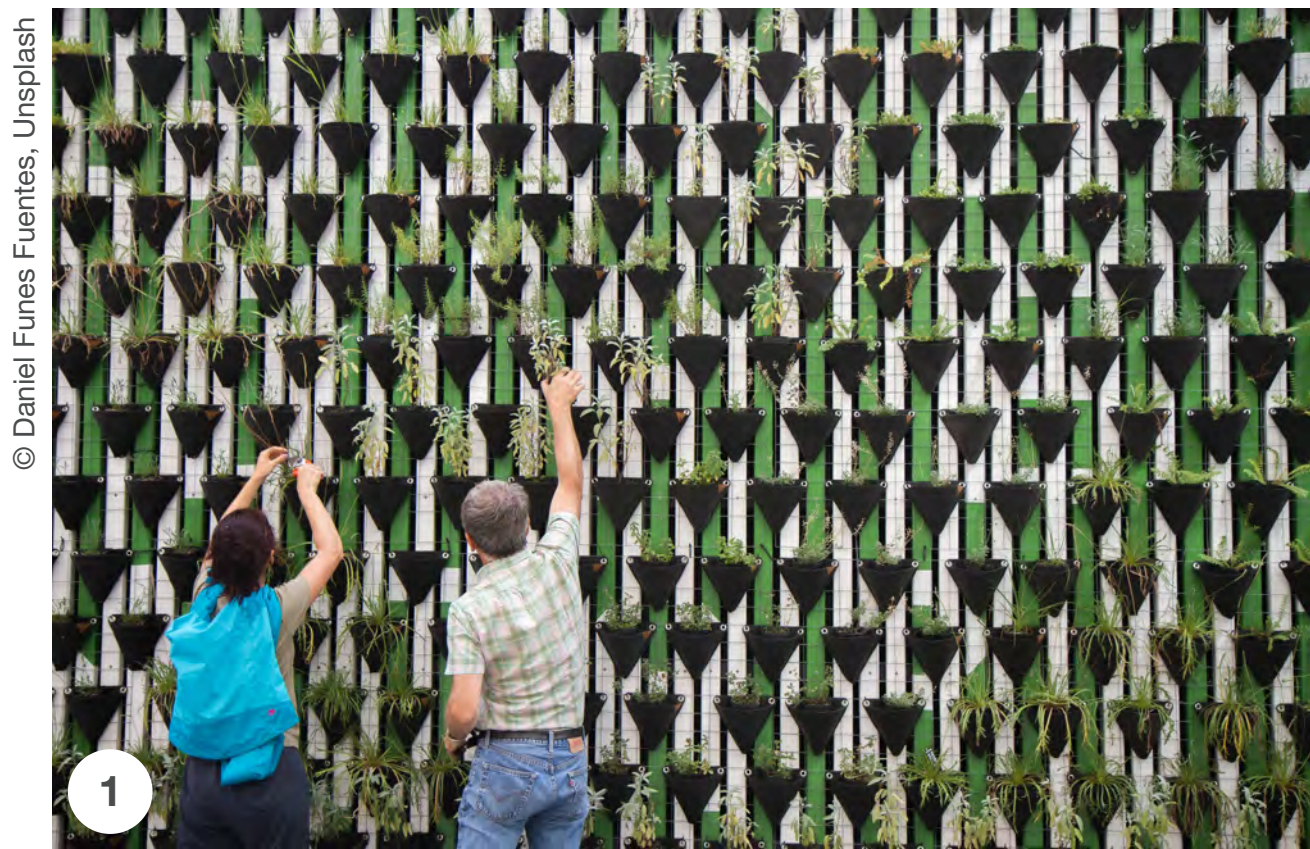
# PLAY

We are working to create places where people will want to spend time, to enjoy outside spaces, to experience new things or to get involved in something that interests them.

We want to create spaces that bring the city's heritage and creativity to life in the heart of the city centre – spaces for outdoor performance, for children's entertainment, music events, community festivals and pop-up retail spaces. There will be opportunities for people to come together in a place that is safe, attractive and accessible for all.

The western end of the site will be dedicated to more active uses – with bars, restaurants and a hotel. The eastern end will include more peaceful settings including a riverside walk that will offer views across to Guildhall Winchester and Winchester Cathedral.

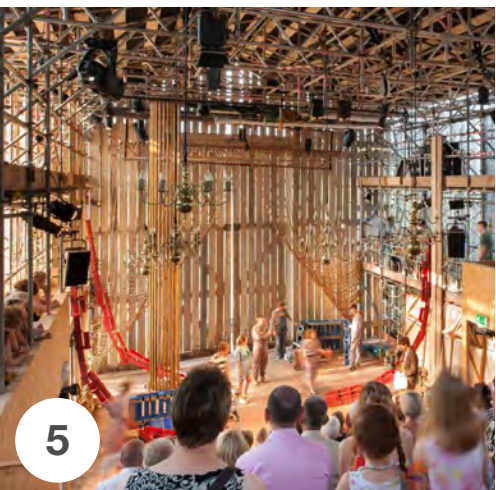
An improved night-time economy will help to create a place people want to go in the evening.



Interactive walls



Food & Beverage



Theatre



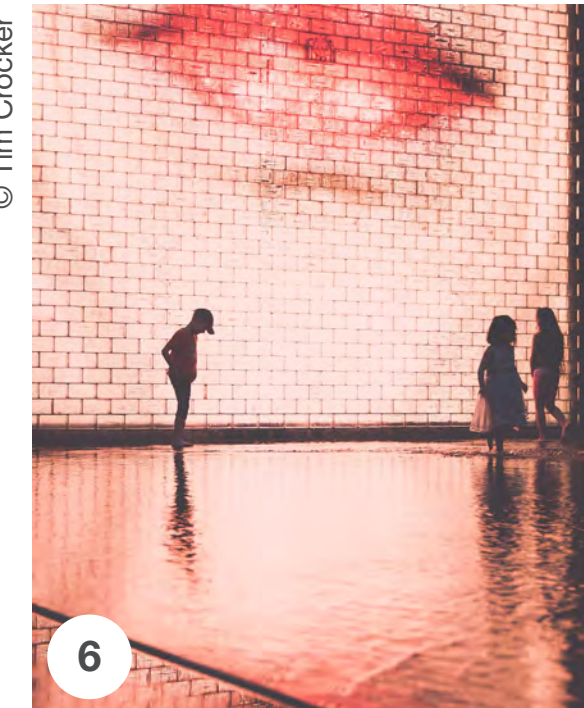
Community gardening



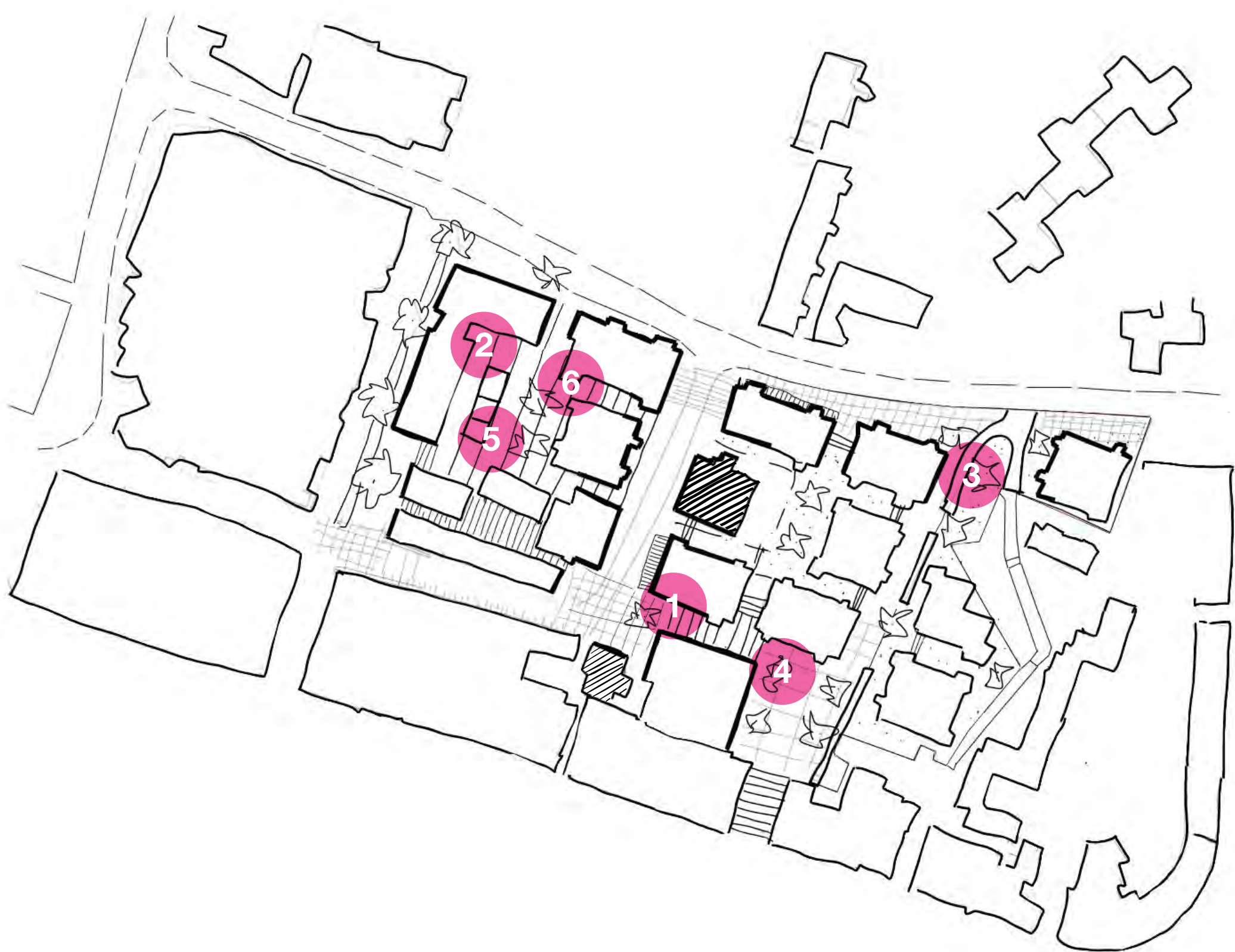
Family activities



Art and music



Play with light and water



**SPD OBJECTIVES ACHIEVED** **VIBRANT MIXED USE QUARTER, EXCEPTIONAL PUBLIC REALM, CITY EXPERIENCE, COMMUNITY**



# MOVEMENT

*The site has been designed with people, not vehicles, as a priority. There will be a network of streets to allow enjoyable easy access throughout the site with connections to routes across the city.*

*Consideration has also been given to ensure safe routes for cyclists, as well as great public transport provision. We are making allowances for private vehicles, but it is our ambition to limit car use. Blue Badge parking will be provided. There will also be provision for delivery vehicles for both commercial and residential areas and emergency service access will be retained at all times.*



People centred streets



Cargo bikes



People centred streets



Shared surfaces



Activated, multifunctional public realm



Cycling

**SPD OBJECTIVES ACHIEVED** | **EXCEPTIONAL PUBLIC REALM, SUSTAINABLE TRANSPORT, CLIMATE CHANGE AND SUSTAINABILITY**



# BUSES

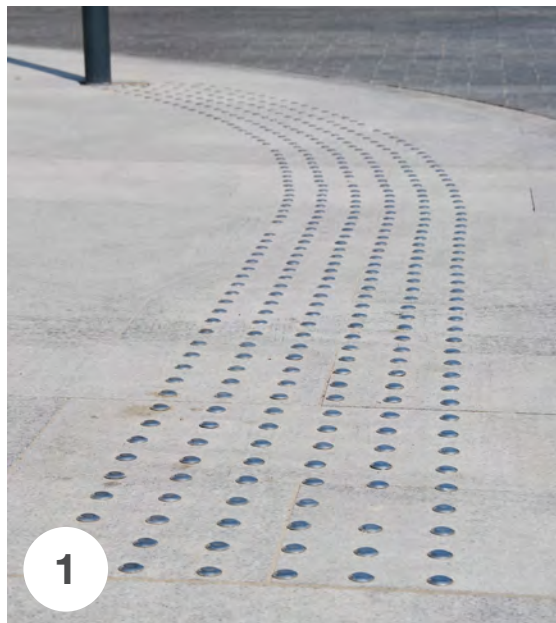
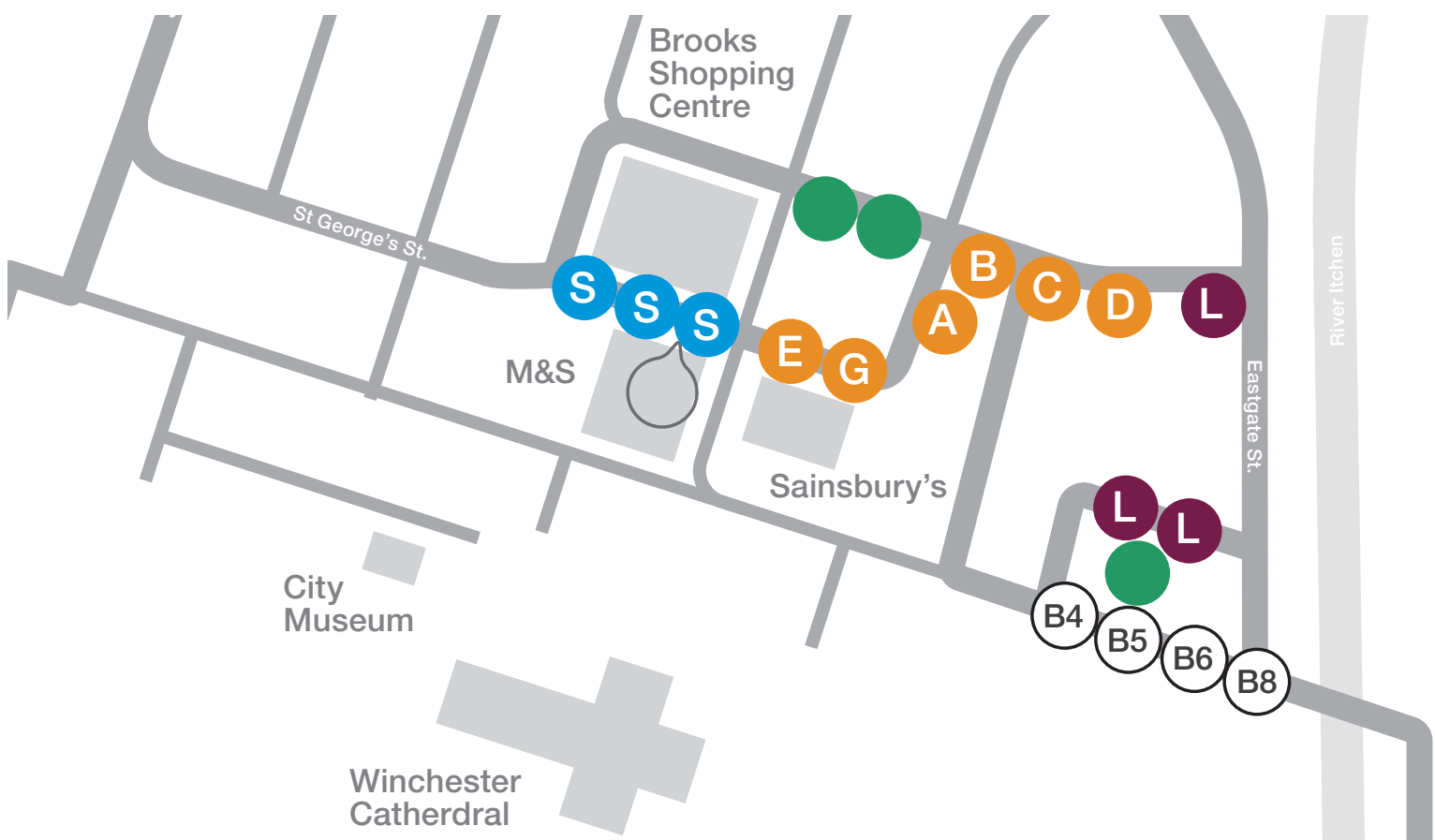
We will create an integrated solution to accommodate buses to run through the site that will evolve over time. This will involve removing the existing bus station to enable development to start, and creating bus stops and passenger facilities in suitable places on site. We have been working closely with our local bus operators and Hampshire County Council to agree a solution that includes on street facilities, to enhance user experiences.

We have also been working alongside our officers and officers at Hampshire County Council responsible for the Winchester Movement Strategy to ensure that our proposals can flex with the Movement Strategy

as it develops and is implemented over time. Middle Brook Street car park remains available for future development and no decisions will be taken on that until later phases in the development.

Extract from Bus Strategy Report, Summer 2020

- 6 active stands
- 3 layover stands
- 3 coach stands
- 3 stops on Silver Hill
- 4 stands on Broadway



Tactile paving



Cycling



Signage and information



Covered walkways



Parklets on internal streets



Bus shelter



SPD OBJECTIVES ACHIEVED | SUSTAINABLE TRANSPORT, CLIMATE CHANGE AND SUSTAINABILITY



# PUBLIC REALM

*It’s important that the site has a character of its own and the public spaces that knit the buildings together will create this. High quality materials and use of lighting and green spaces will be deployed to make sure that public realm is pleasant and safe.*

## Public Spaces

The feel of the areas across the site and the character of the streets and spaces will change based on its use – offering different environments and experiences. There will be intimate, quieter spaces for sitting and meeting friends along the riverside, to more vibrant, brighter and active areas for public performance,

places to eat and enjoy company to the western end of the site.

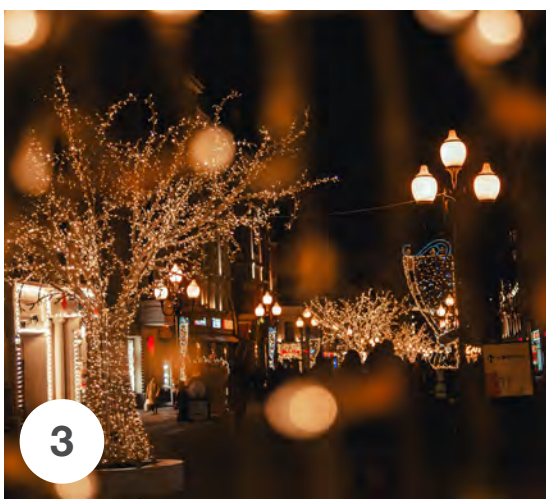
We have explored many options for including green infrastructure and creating biodiversity across the site. Opening up one of the waterways that exist beneath the site will help create the character for the area for people to enjoy.



Green frames



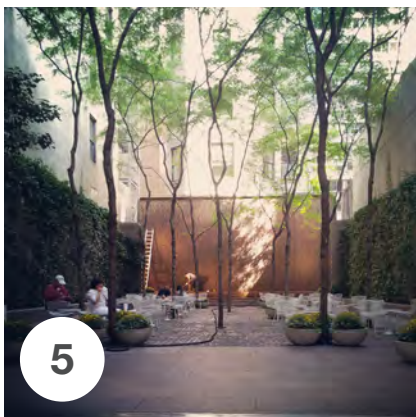
Smaller passages



Lighting



Feature trees



Pocket parks



Vibrant squares



Public art



## Waterways

You asked us to ensure the proposals would celebrate the presence of water that runs through the site and we’ve been working on plans to create a ‘waterscape’ that fulfils this.



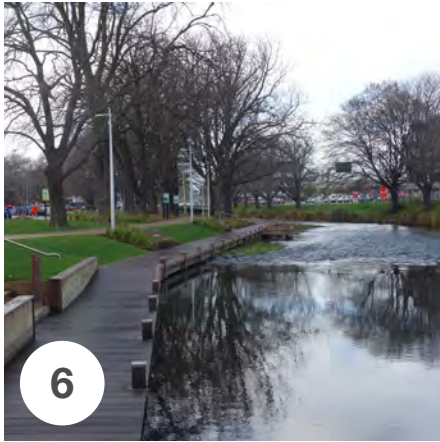
Sustainable Urban Drainage



Rain gardens



Play and water



Access to water



Sustainable Urban Drainage



Living by water



**SPD OBJECTIVES ACHIEVED** | **‘WINCHESTERNESS’, EXCEPTIONAL PUBLIC REALM, CITY EXPERIENCE, COMMUNITY**



# SUSTAINABILITY

Winchester City Council declared a climate emergency in June 2019. Winchester City Council is now committed to becoming a carbon neutral council by 2024, and for the wider district to become carbon neutral by 2030.

The council’s Carbon Neutrality Action Plan aims to reduce the carbon footprint by focussing on planning and development, along with seven other priority areas.

We will:

- **Ensure all new buildings** conform to rigorous building performance standards
- **Ensure the reuse of materials** through our construction wherever possible
- **Employ a comprehensive** water management strategy to address water use across the site
- **Extend our waste management strategy** to include each element of the site.

Alongside these measures our proposals also focus on creating a sustainable future for the city itself – by attracting and retaining young people to live and work here – to help ensure future economic health and long-term sustainability of the city.

We will achieve this by offering a mix and diversity of affordable and private housing, by creating access to employment opportunities and support for start-up businesses and creating exciting spaces where young people want to spend time.



Sustainable Urban Drainage



Re-using materials



Re-using materials



Safe active travel



Renewable sources of energy



Flexible outdoor spaces

SPD OBJECTIVES ACHIEVED | CLIMATE CHANGE AND SUSTAINABILITY

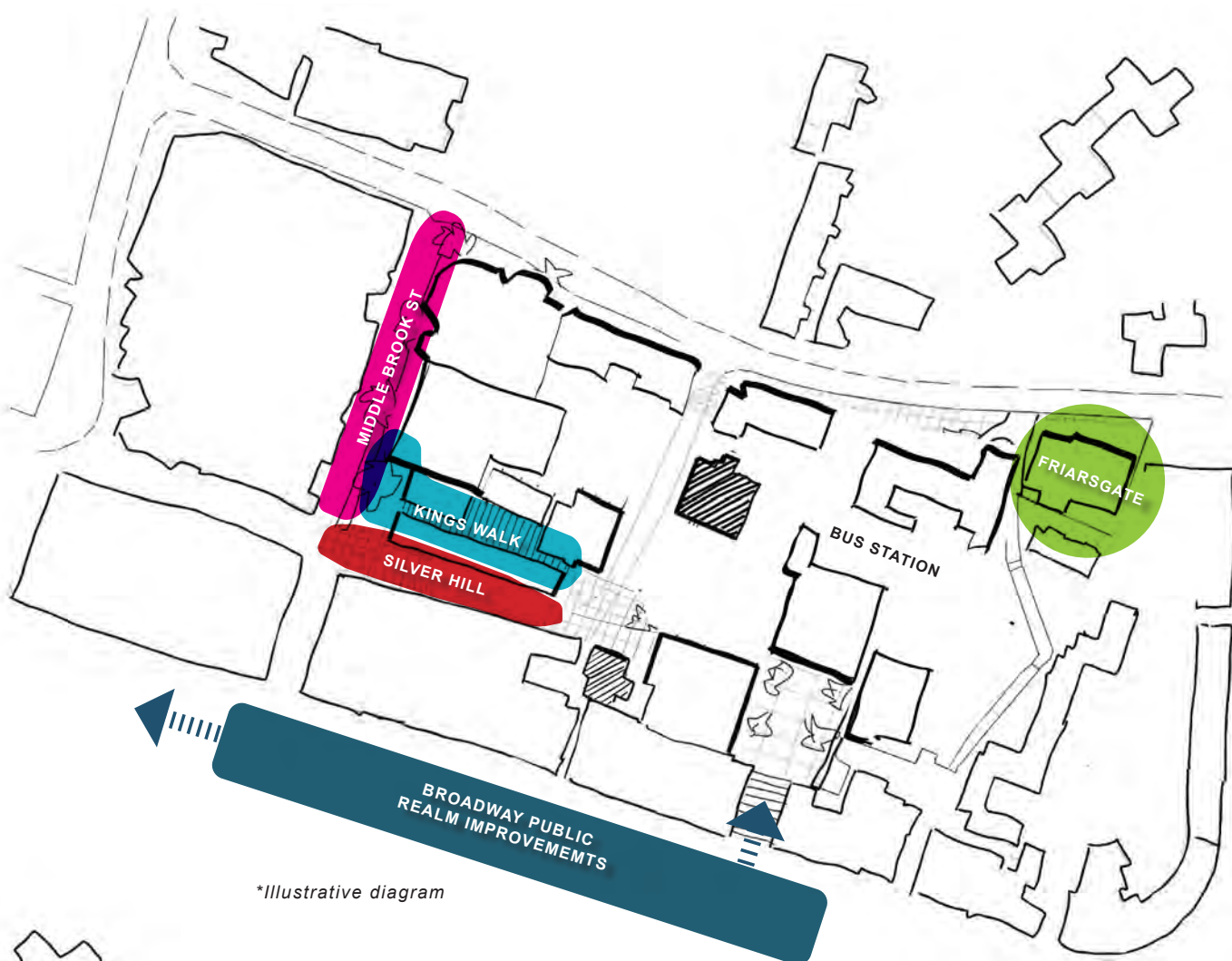


# PHASING

The following plans illustrate one way that development could be brought forward, subject to a Planning Strategy, construction and technical due diligence, further stakeholder engagement and consultation and market feedback.

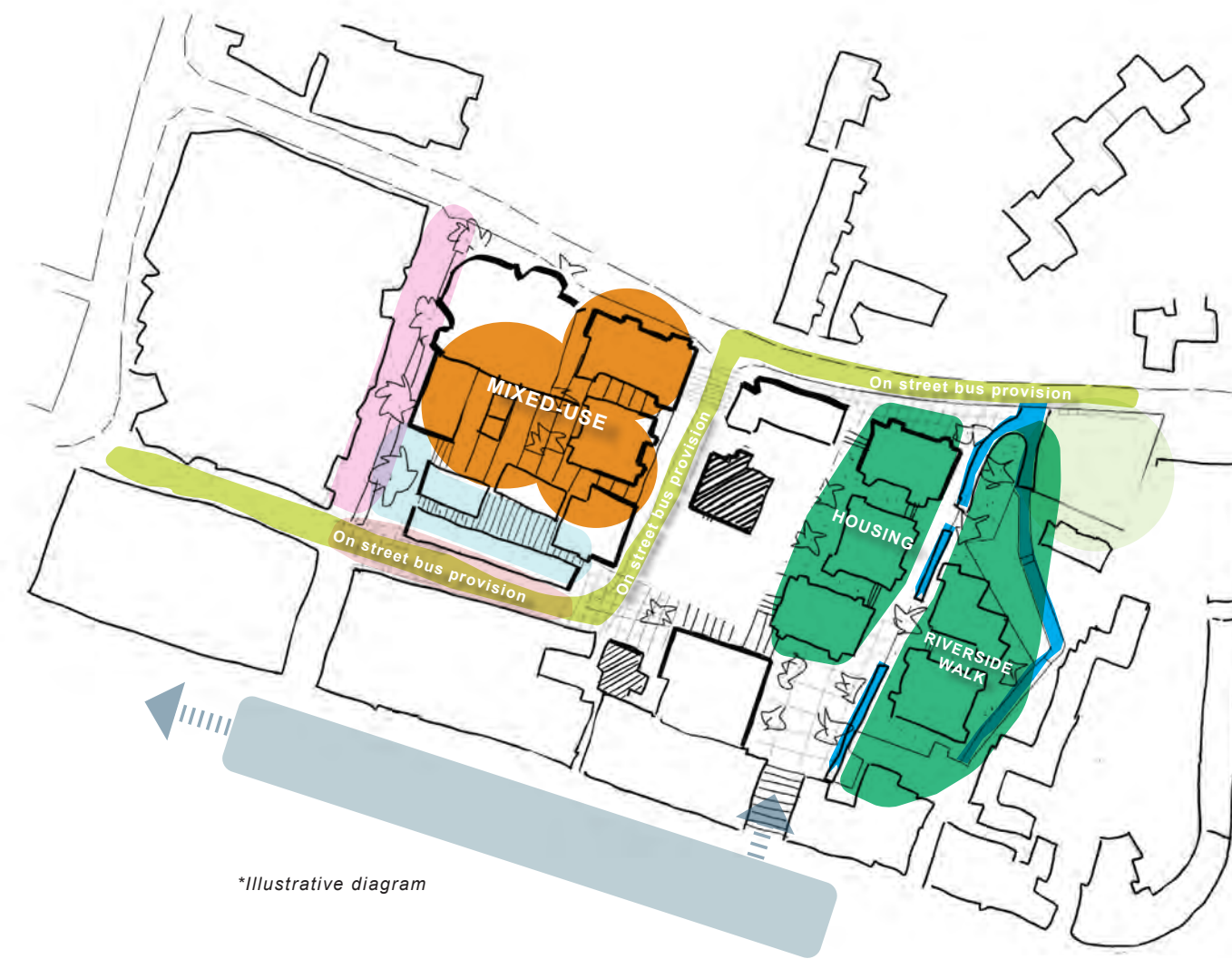
## PHASE 1

- Demolish Friarsgate and provide temporary bus facilities for operators and meanwhile uses
- Broadway public realm improvements
- Kings Walk refurbishment for 'Creative Quarter'
- Public realm improvements on Silver Hill and Middle Brook Street



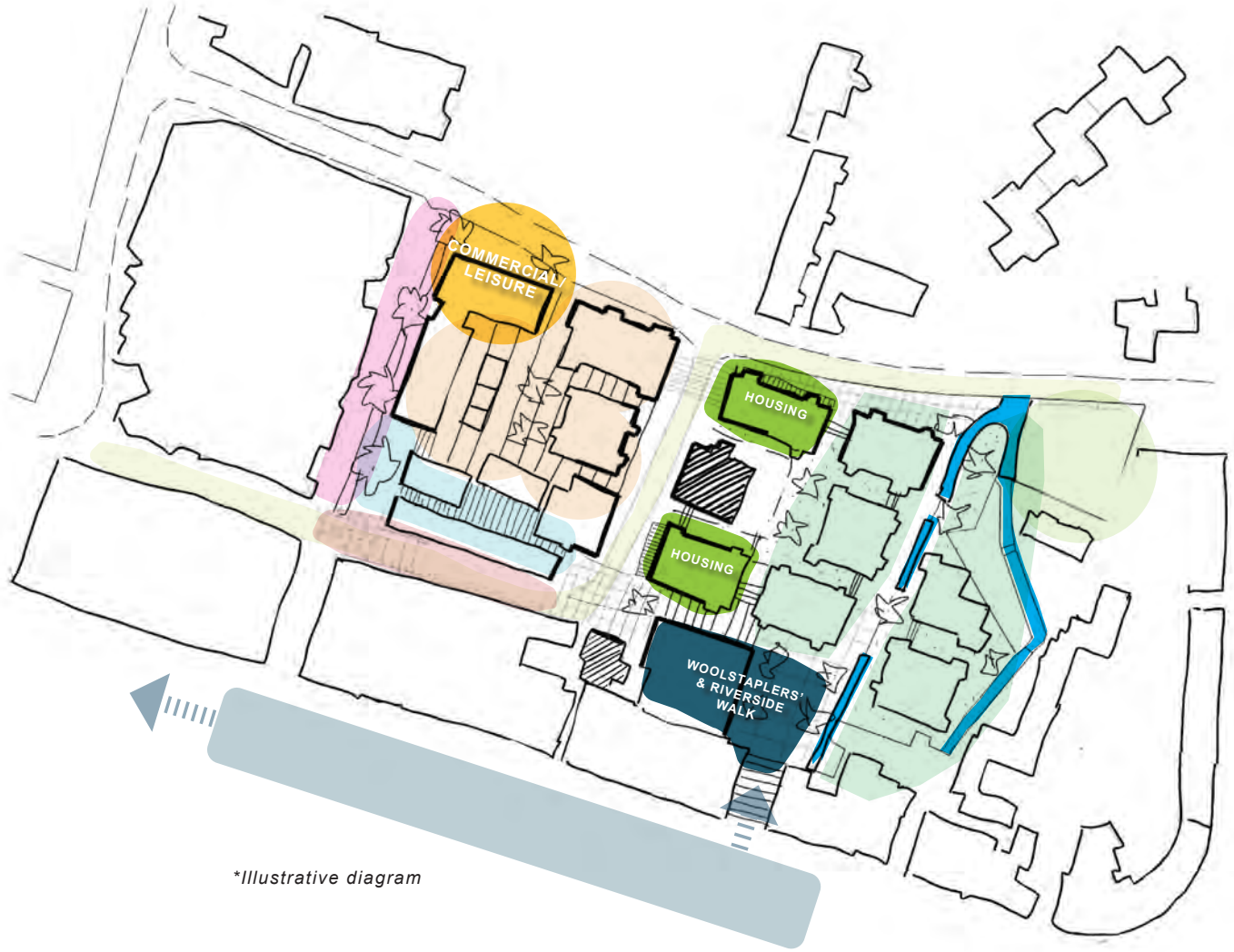
## PHASE 2

- Complete Bus Street improvements
- Deliver 1st phase of housing and Riverside Walk
- Continue development around Kings Walk



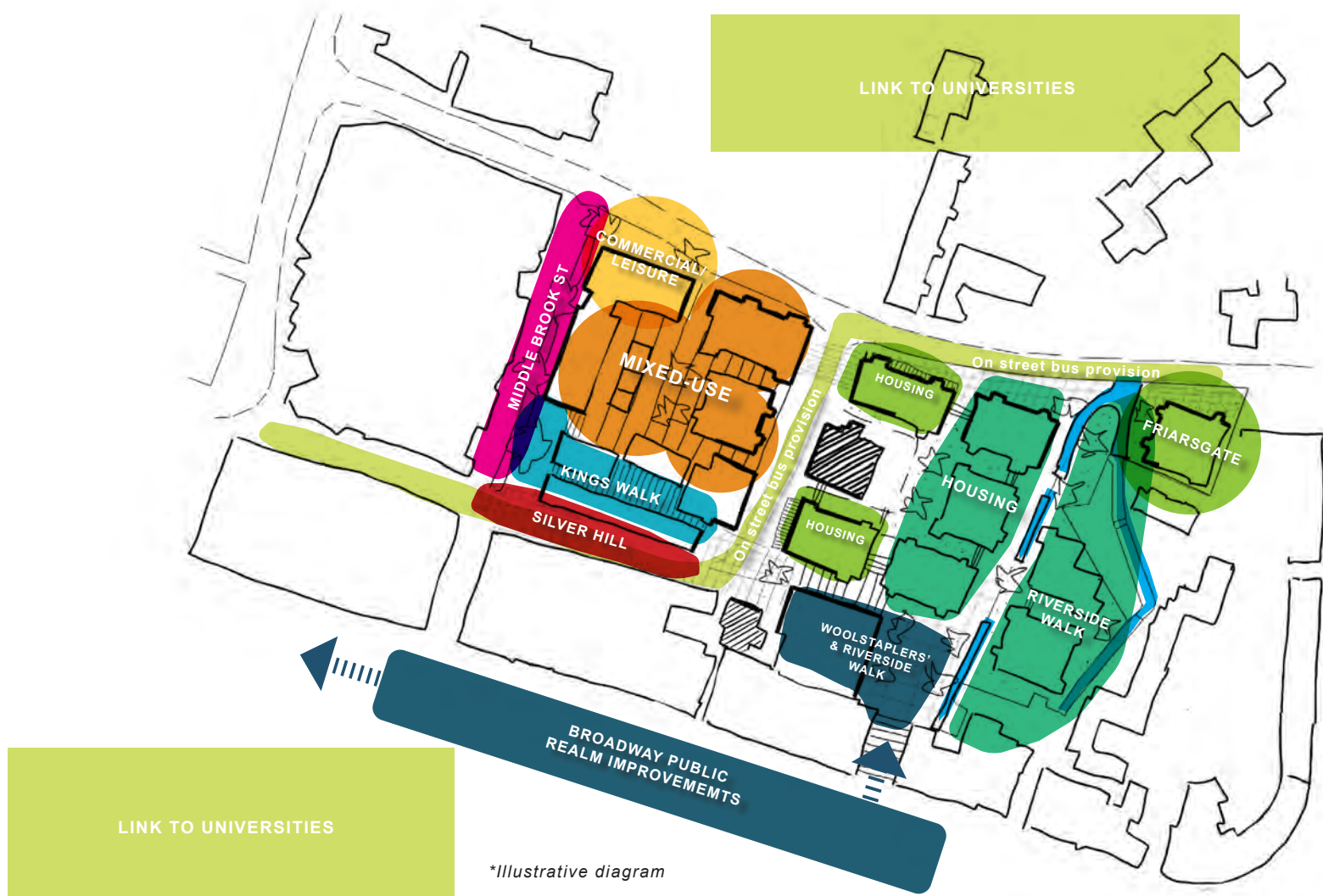
## PHASE 3

- Redevelopment of bus station and complete housing
- Connect in Riverside Walk and Broadway with public realm around Woolstaplers'
- Complete development around Kings Walk



## PHASE 4

- All phases completed (Phase 1, 2 and 3)



## PHASE 5

- Future development on Middle Brook Street Car Park



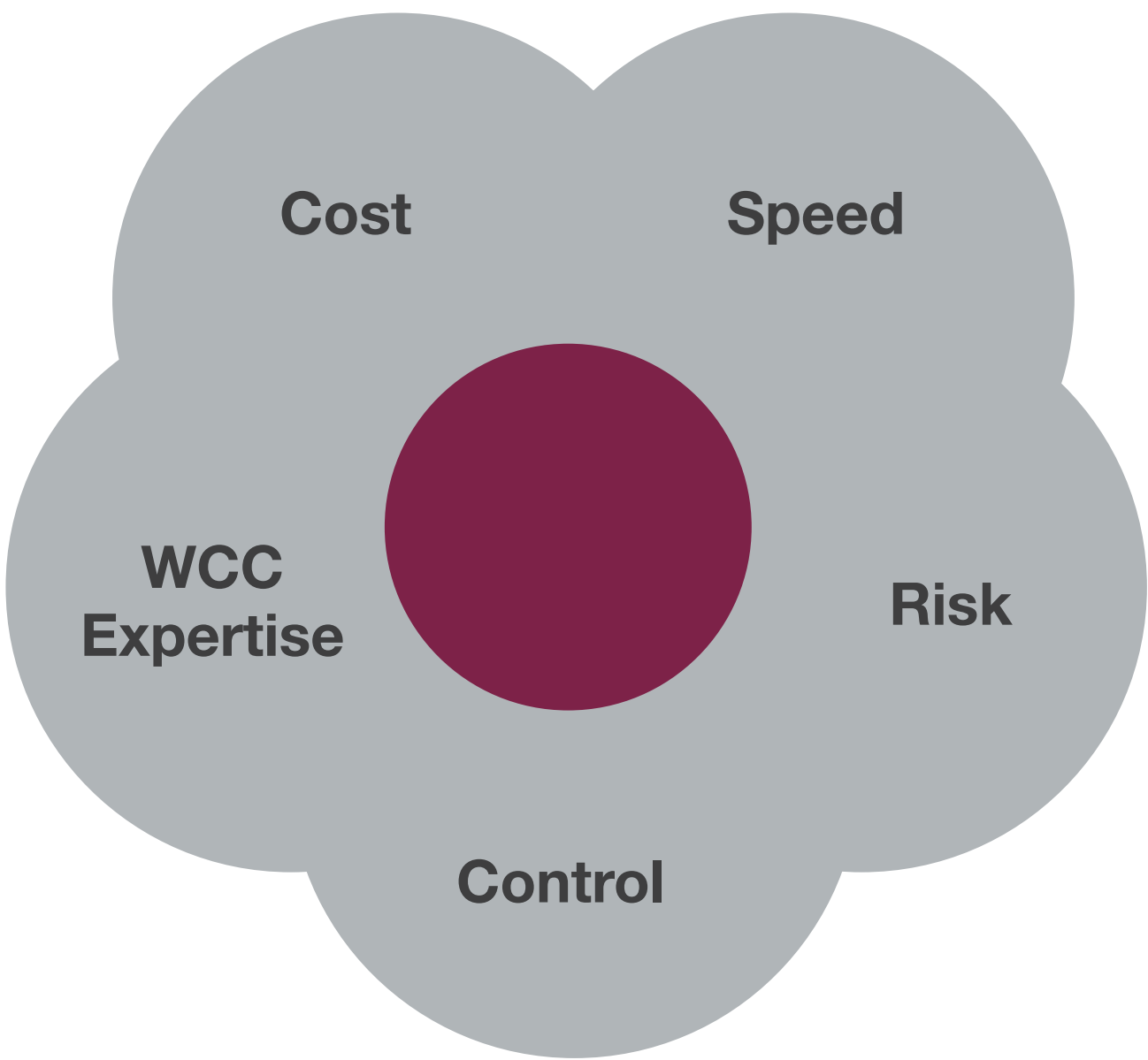


# DELIVERY

Alongside the work we have been doing to ensure these development proposals align closely to the feedback that created the SPD, we have also been exploring options for how we will deliver the final scheme.

Key considerations include:

- a. **Control:** What level of council control is needed or desired?
- b. **Speed:** The desire to deliver quickly but understanding how the challenges around the site affects the timing and phasing of the scheme
- c. **Risk:** What level of risk is it right for the council to take?
- d. **Cost:** How does the viability of the scheme and the current financial situation affect deliverability and affordability?
- e. **WCC Expertise:** What expertise will be required to bring forward the vision and where best to secure that expertise?



Based on these considerations, our emerging preference is to appoint a suitable development partner to deliver the scheme. By entering in to an agreement with a suitable development partner, we can clearly define and agree the key aspects for

delivery of the CWR area, and how and when the development comes forward. This consultation is valuable to help us be very clear about what must be delivered as part of the scheme.

These five key considerations for WCC have been RAG (Red/Amber/Green) rated against potential delivery options.

	Contractual Joint Venture	WCC acting as Master Developer	Corporate JV Portfolio Level
Cost	Green	Red	Yellow
Speed	Yellow	Yellow	Red
Risk	Green	Red	Yellow
Control	Yellow	Green/Amber	Green/Amber
WCC Expertise	Green	Red	Yellow

The preferred delivery route is a contractual joint venture whereby the CWR site will come forward by way of a development agreement on a phased basis. Details on each of these delivery options can be found on the table next to this banner.

SPD OBJECTIVES ACHIEVED | INCREMENTAL DELIVERY



# FEEDBACK AND NEXT STEPS

Thank you for attending our virtual exhibition today. We would love to hear your thoughts on the proposals and answer any questions you may have. Please complete the feedback form [here](#).

In addition to this virtual exhibition we are hosting four public online consultation sessions to discuss the proposals and answer any questions you may have. These are taking place on:

- Monday **16 November**, 1230-1400
- Tuesday **24 November**, 1800-1930
- Monday **30 November**, 1800-1930
- Thursday **3 December**, 1000-1130

The consultation period started on 11th November and will end on 12th January.

To join a session please click on your **preferred date below**.

## November

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## December

M	T	W	T	F	S	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

All feedback we collect will be collated, analysed and considered. A consultation report including all feedback gathered will be considered by Winchester City Council Cabinet early next year before the decision is taken on whether or not to proceed with the development proposals to the next stage.

If the decision is taken to proceed, we will start work on securing a development partner that shares our vision and passion for the city to create the best for Winchester, so that people for many years will want to live, work and play here.