

CENTRAL WINCHESTER REGENERATION CONSULTATION

Thank you for joining.
The broadcast will begin shortly

*You have been automatically muted
and will be able to ask questions
using the Q&A panel on the bottom of
your screen*





Winchester
City Council



JLL

ARUP

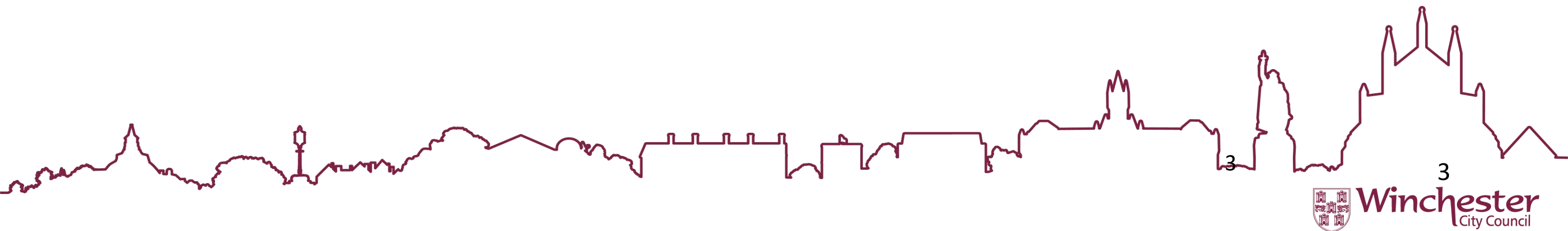


Central Winchester Regeneration

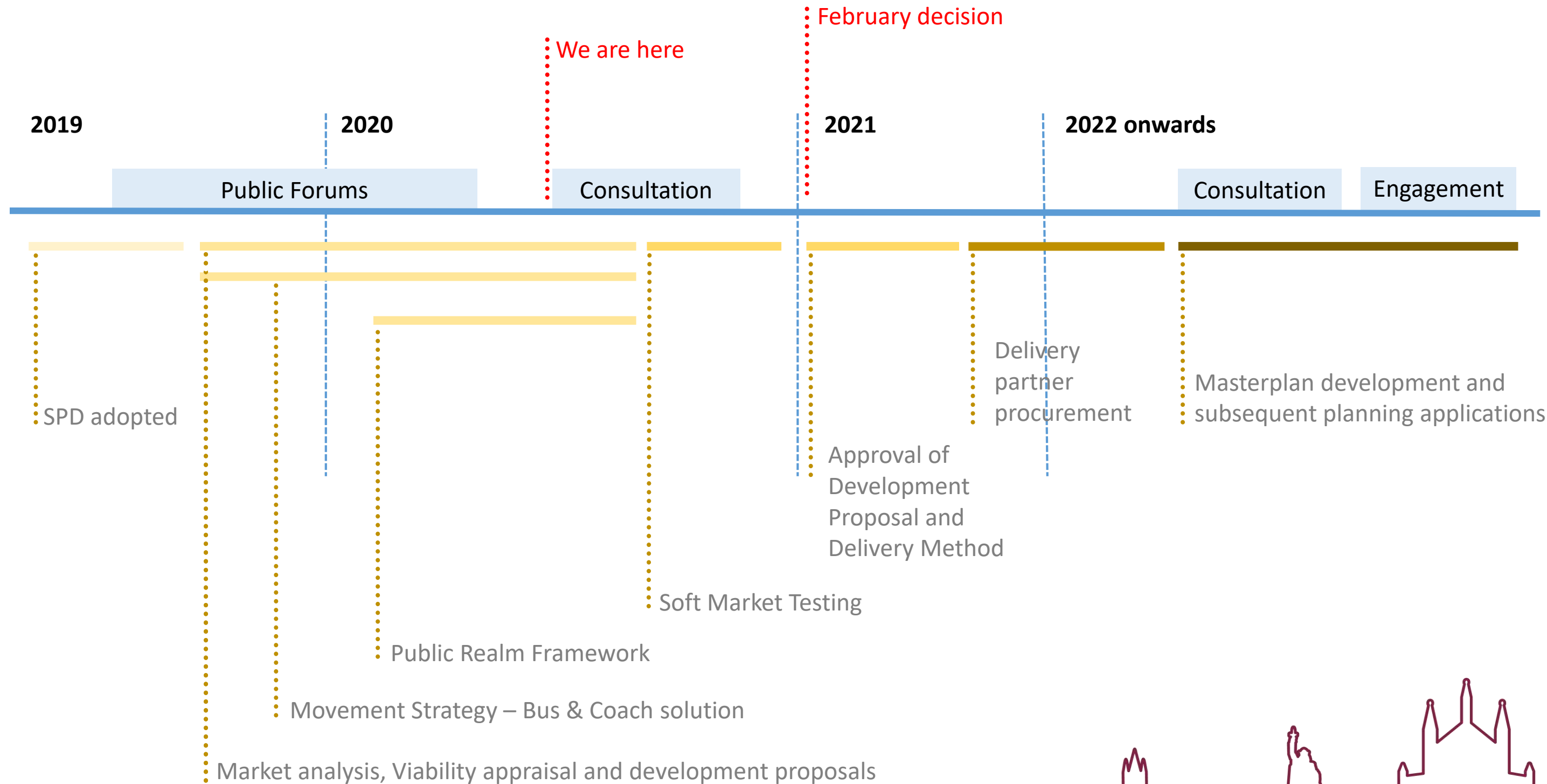
Development Proposal
November 2020

Content

-  Timescales
-  Gap analysis and market need
-  SPD alignment
-  Challenges
-  Vision
-  Land use mix
-  Illustrative phasing
-  Precedent images
-  Delivery



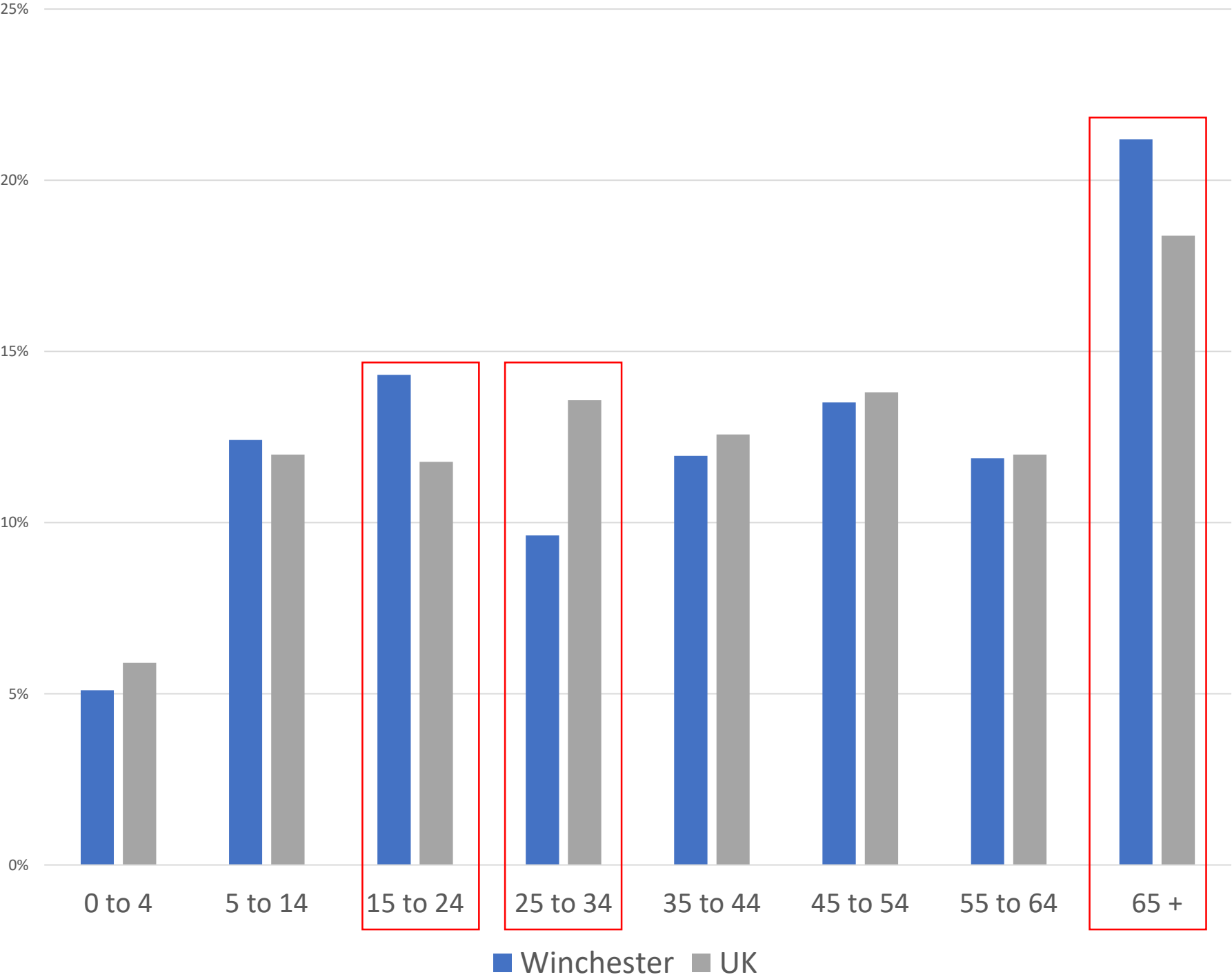
Timescales for Delivery



Gap Analysis- Winchester Age Structure and Population Projection



2018



Source: © 2018 CACI Limited

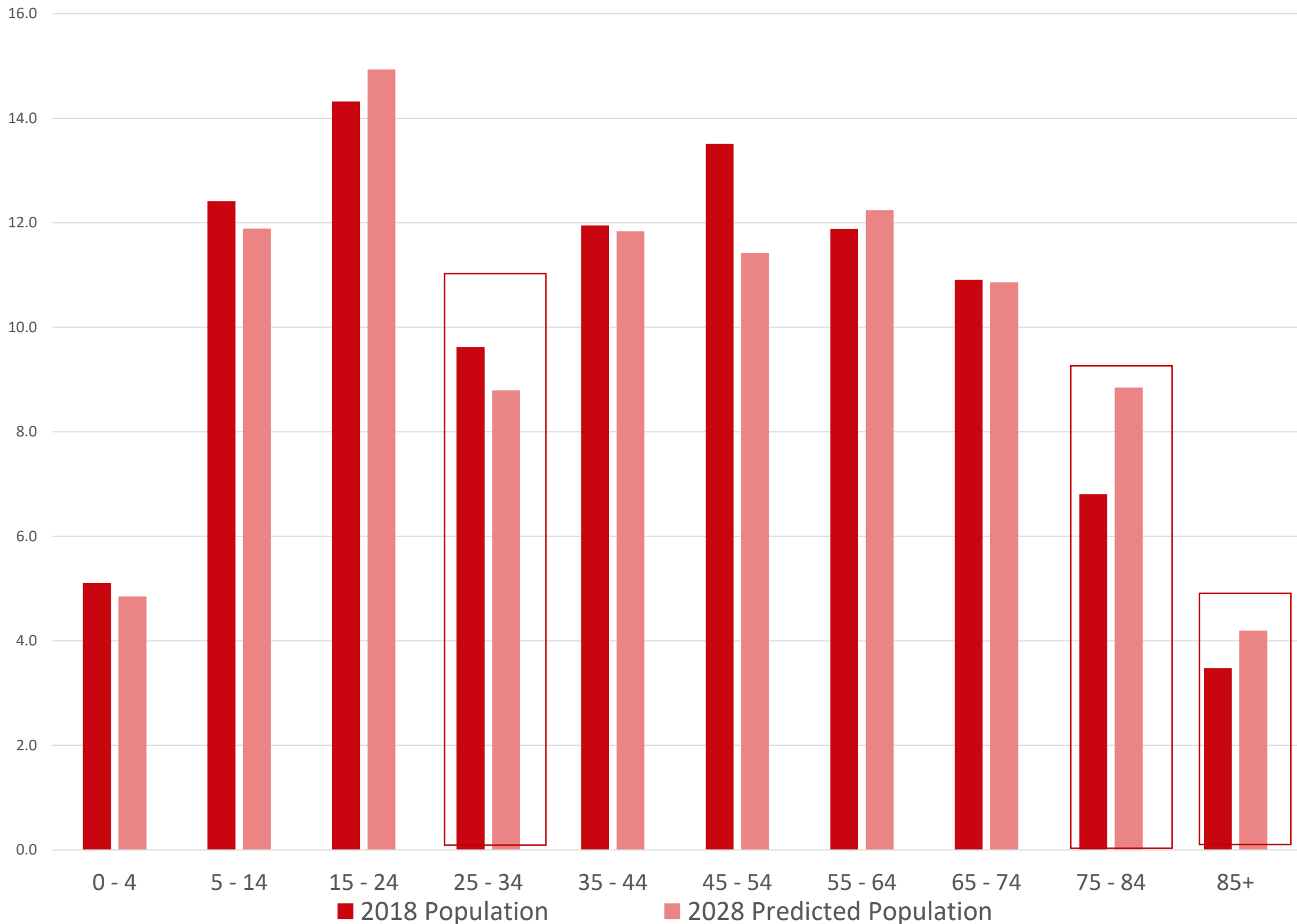
- ❖ At present, over 20% of Winchester’s population are 65+, this is above the UK average of 18%.
- ❖ 14% of Winchester’s population are between the age of 15-24, this is above the UK average of 12%.
- ❖ c.10% of Winchester’s population are between the age of 25-34, this is below the UK average of 14%.
- ❖ The population of Winchester is projected to increase from 95,025 in 2018 to 101,279 in 2028.
- ❖ The rate of population growth in Winchester is projected to be greater than the rate of growth in the UK.

Resident Population Projections	Data for area	Data for UK
Population 2018	95,025	64,587,260
Population 2023	98,230	66,368,971
Projected Growth 2018 to 2023	3.4%	2.8%
Population 2028	101,279	67,867,549
Projected Growth 2018 to 2023	6.6%	5.1%

Gap Analysis- Population Projection



Projected 2028 – 10 km radius



Key messages:

Of the anticipated population growth in Winchester up to 2028, there are two key themes:

- ❖ Continued under-representation for 25-34 year olds.
- ❖ Continued growth of Winchester's aging population.

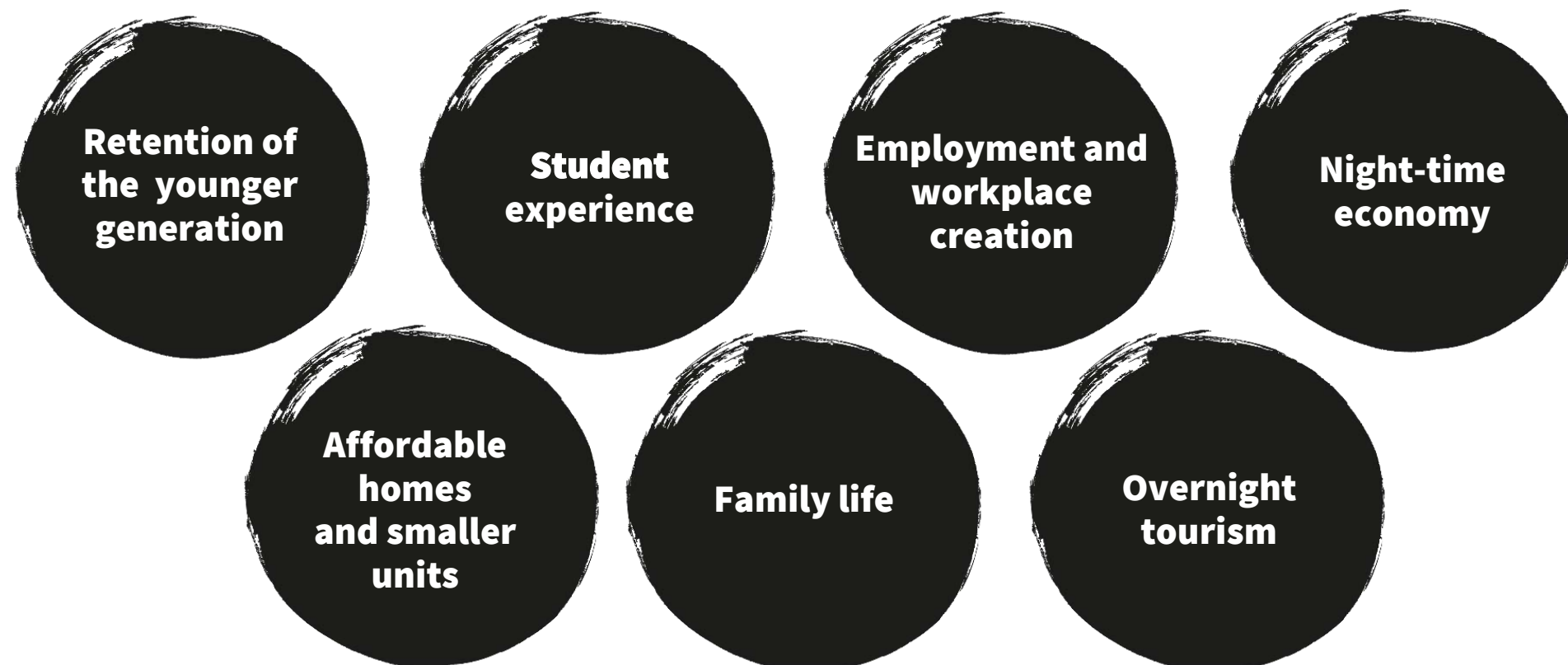
City Gaps and Central Winchester Regeneration

An analysis of the characteristics and suitability of WCC owned sites across the district has been carried out to identify the suitability of each site to fill the gaps identified in the JLL Competitive Position workstream.

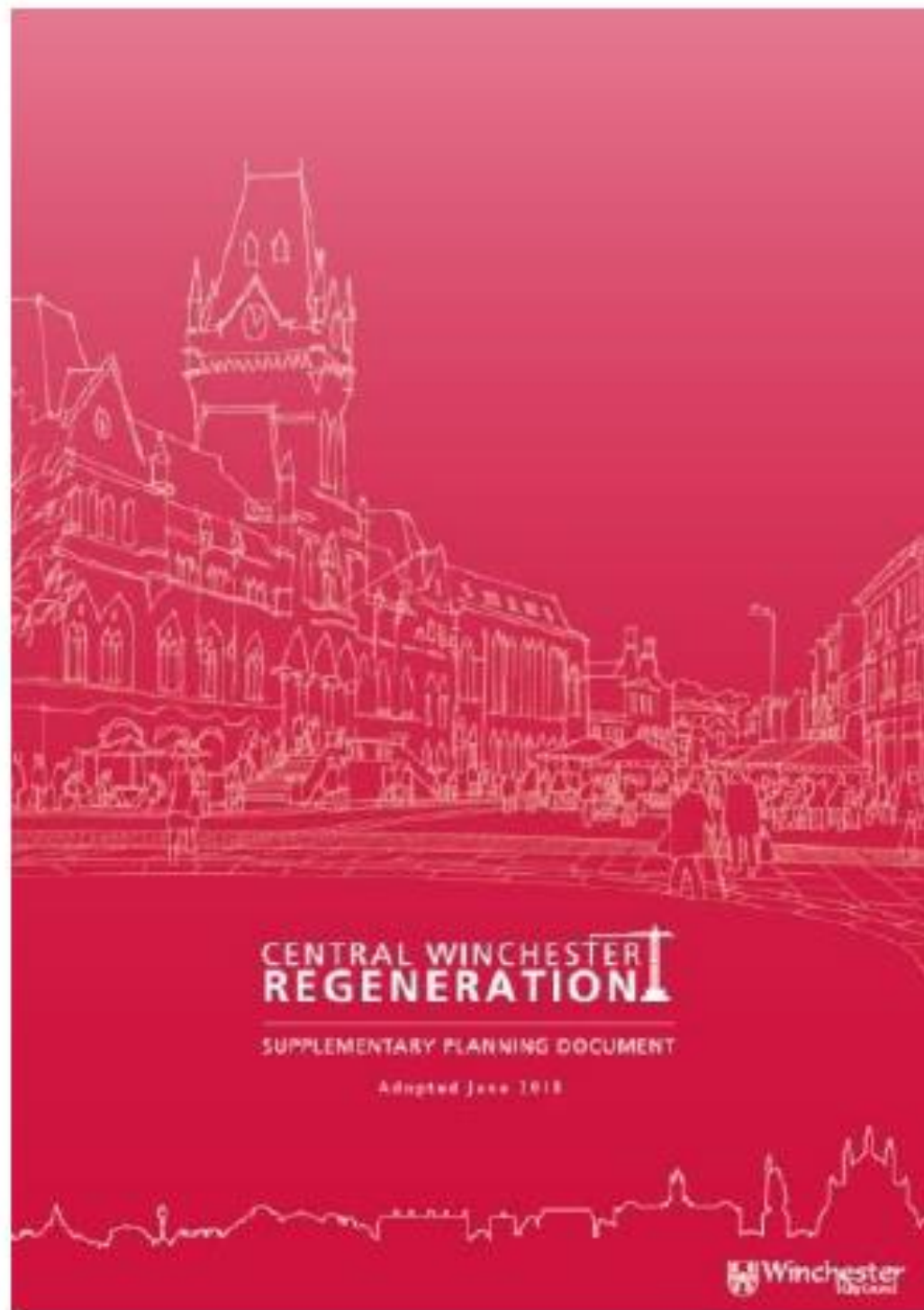
An assessment of the CWR SPD guidance, the key characteristics, location of the CWR site and surrounding land uses in comparison to alternative sites has shown that the CWR site offers an opportunity to focus on retaining a younger population demographic in Winchester and is therefore the most suitable location in the district, within WCC ownership, to help fill this gap.

As demonstrated by the previous slide, population projections for Winchester show that the issue of retention in relation to the younger age groups is likely to be exacerbated over the next 10 years. It is therefore important to address this as soon as possible.

We have distilled these issues down to seven distinct areas which we perceive the CWR site has the ability to address:



CWR SPD- Adopted June 2018



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 and vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings

*The SPD guidance underpins all work being done on the CWR project and will continue to do so

Design Aspirations

How the development proposals align with the nine objectives of the SPD:

OBJECTIVE 1

Vibrant Mixed-Use Quarter

Attract a younger demographic to live, work and play

Support and enhance the creative sector, including The Nutshell Theatre

Incorporate a vibrant flexible, creative hub

OBJECTIVE 2

Winchesterness

Enhance sense of place

Design that is compatible with historic and natural character

OBJECTIVE 3

Exceptional Public Realm

Public spaces which are flexible in terms of use and climate resilience (they do more than one thing), such as markets, Hat Fair and weather events.

OBJECTIVE 4

City Experience

To invigorate the wider city centre

Include a night-time economy offer

OBJECTIVE 5

Sustainable Transport

Re-balance priority of people against infrastructure & vehicles

Allow for 45 / hour bus movements and 10 bus stops

OBJECTIVE 6

Incremental Delivery

Allow for phased development and incorporation of meanwhile uses

OBJECTIVE 7

Housing for All

Incorporate amenities for a diverse range of residential and community use

OBJECTIVE 8

Community

Increase green space and park-like amenity

OBJECTIVE 9

Climate Change and Sustainability

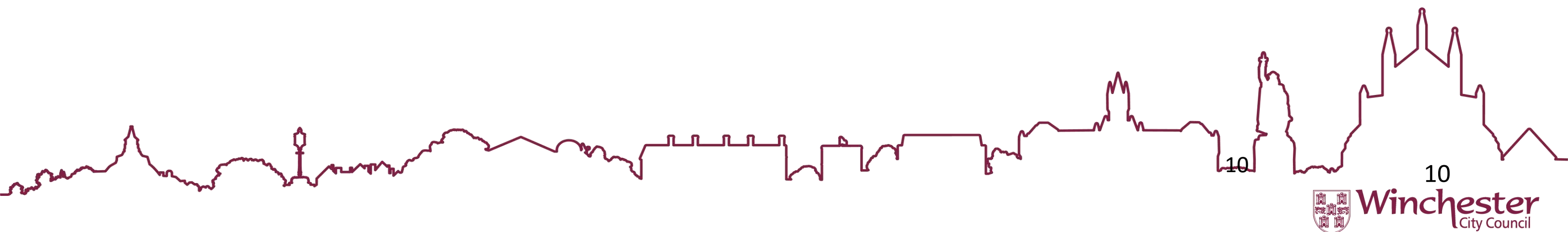
Enhance biodiversity & habitat connectivity

To manage stormwater on-site

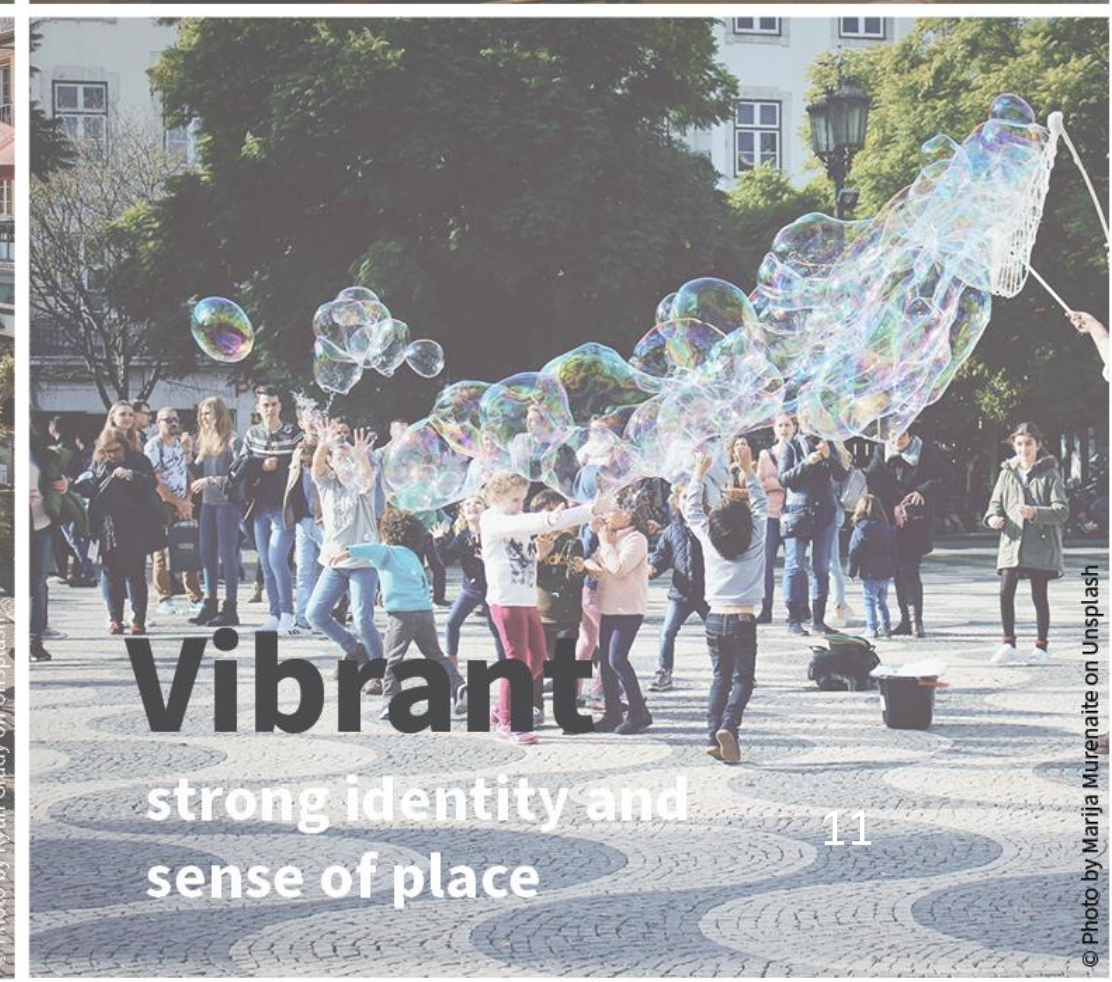
To achieve zero carbon

Challenges Addressed by Proposals

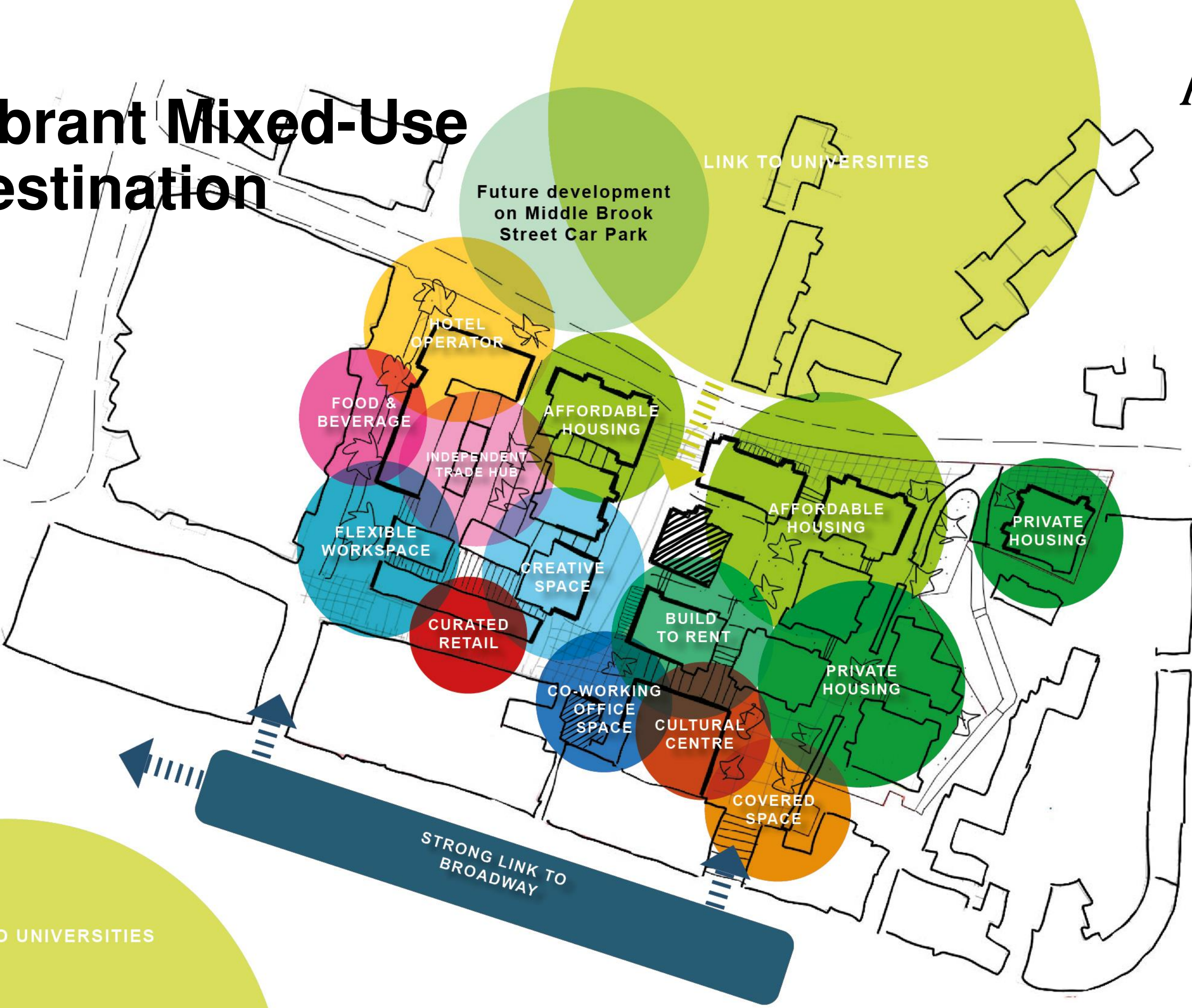
- Balance heritage with vibrant and fresh experience to attract a younger and creative demographic.
- Balance the need for number of units against need for amenity space.
- Balancing bus movements against pedestrian and residential experience.
- Manage stormwater on a site with a high water table.
- Manage meanwhile uses in the context of a parallel demolition and construction process.
- Create active public realm and safeguard tranquillity for residents.
- Integrate a new development around existing structures and uses.



Evolution of the Vision

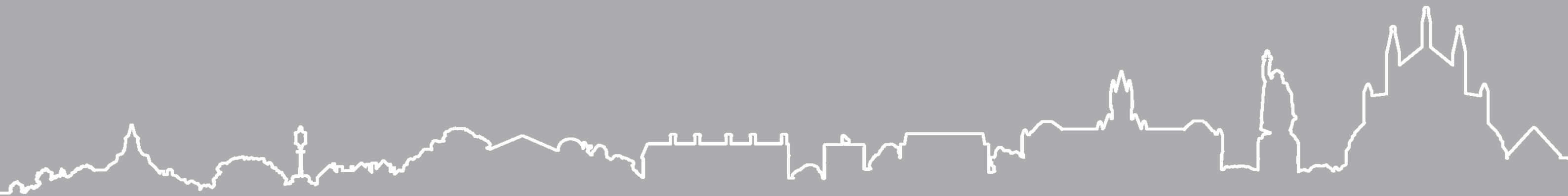


Vibrant Mixed-Use Destination



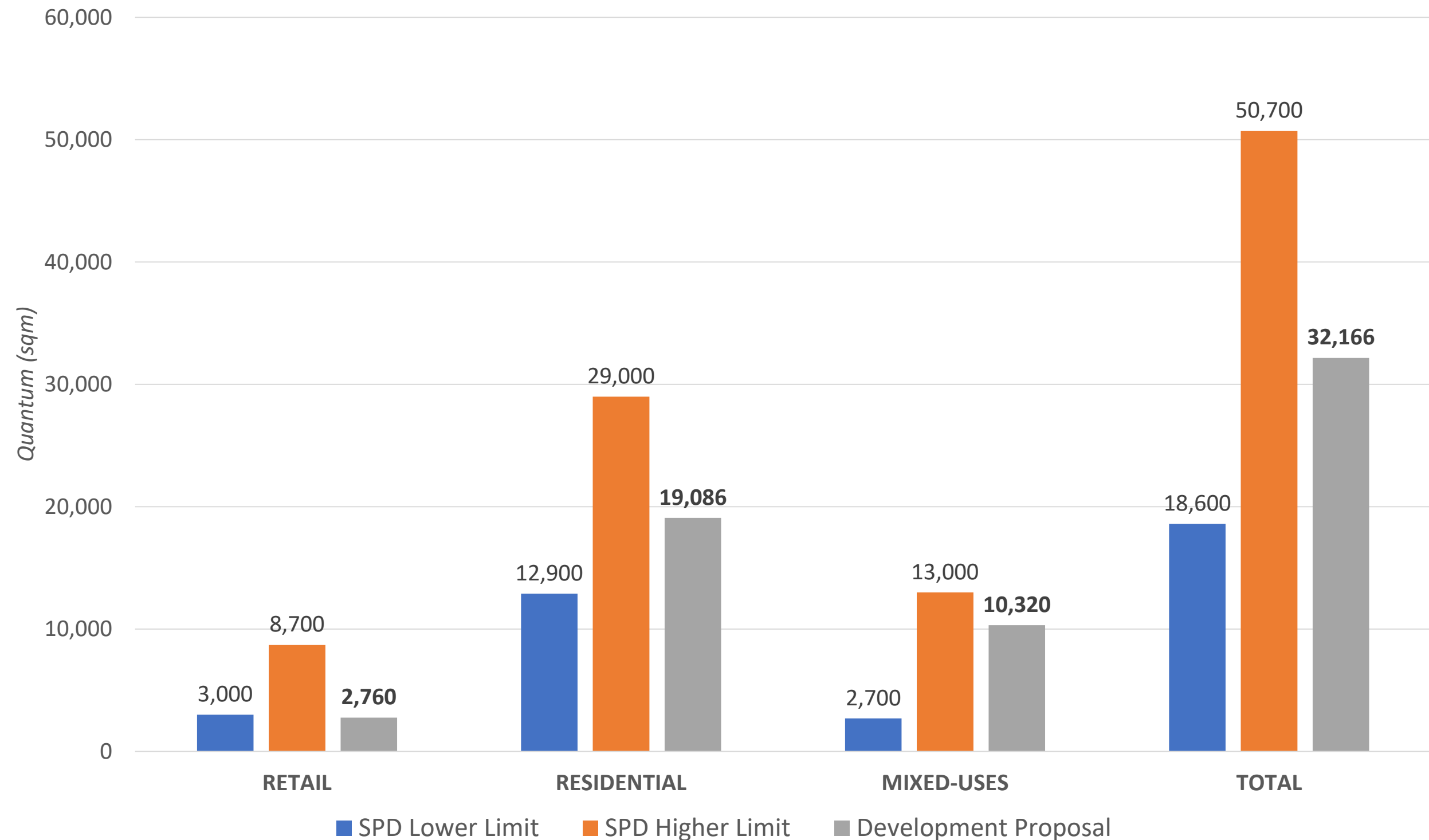
LINK TO UNIVERSITIES

PUBLIC PARTICIPATION OPPORTUNITY



Winchester
City Council

Land Use Mix Alignment



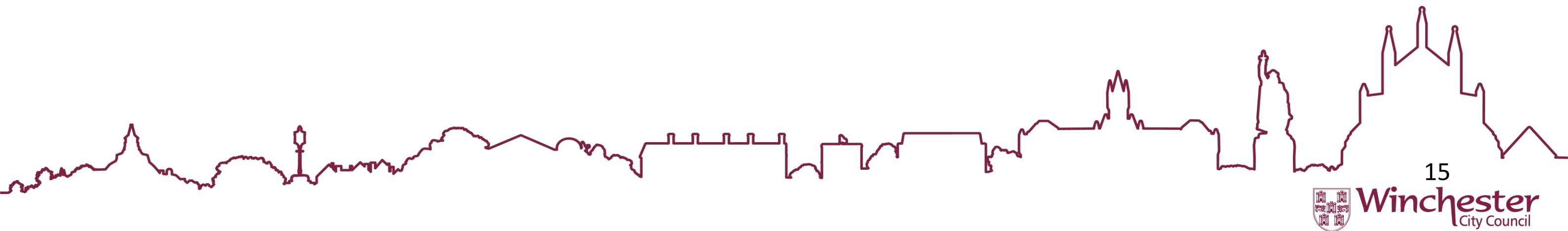
****Mixed-use consists of leisure, culture, hotel AND commercial/ office use***

****The SPD quantum covers the entire SPD area whereas the Development Proposal quantum only covers the Central Winchester site***

Viability testing has been carried out which demonstrates that the proposed mix of uses results in a viable scheme.

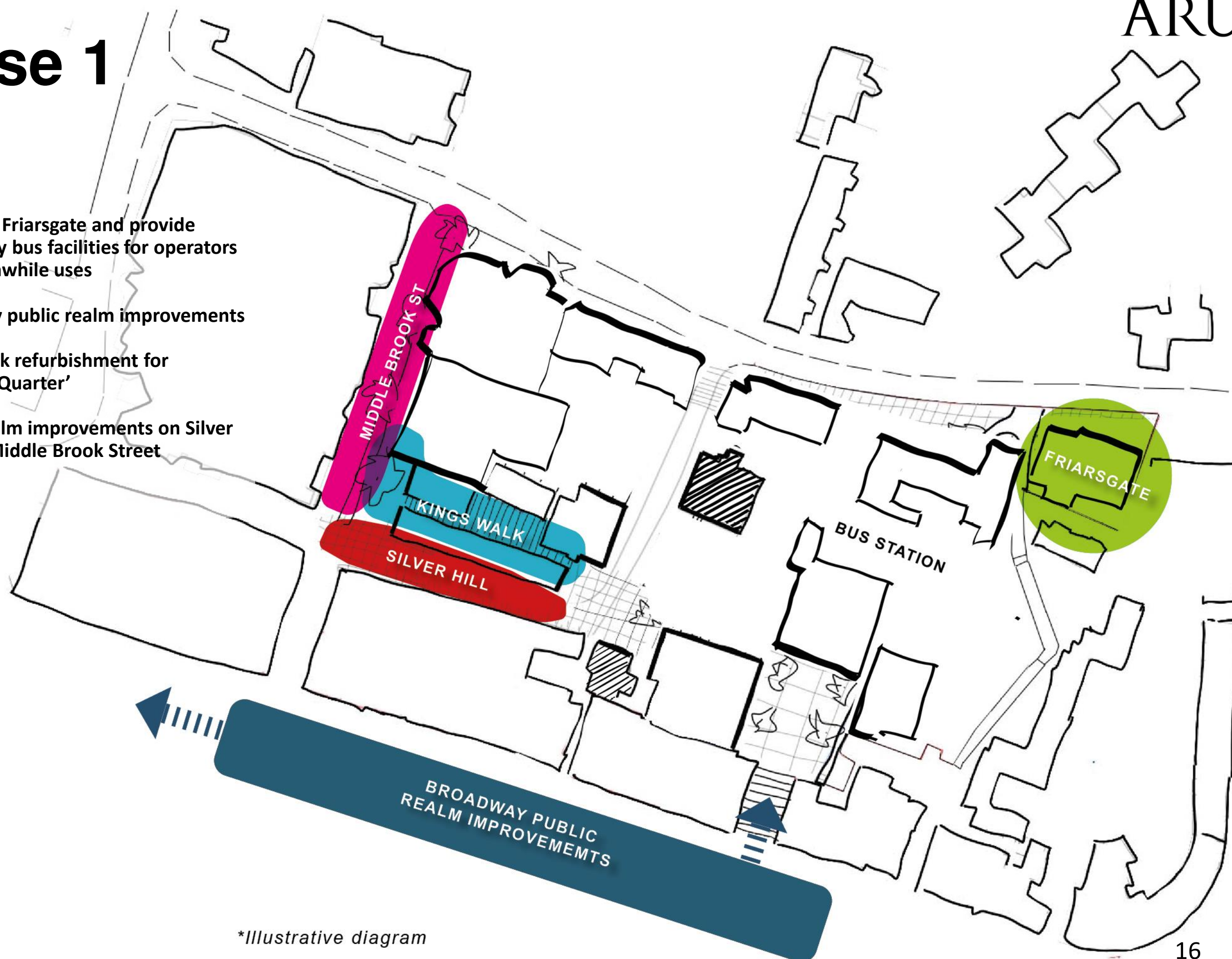
Illustrative Phasing

- The following slides 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



*Illustrative diagram

Phase 2

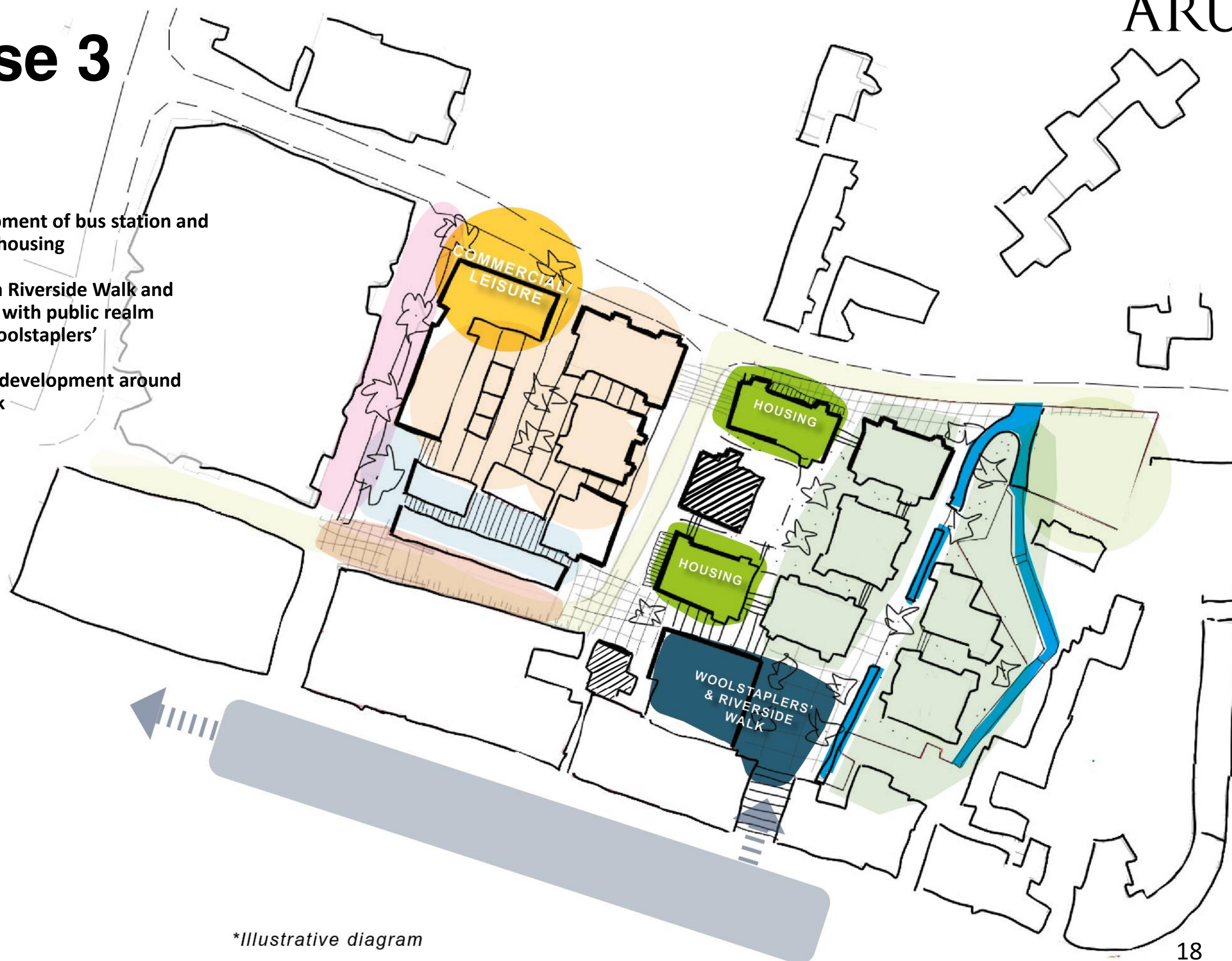
- Complete Bus Street improvements
- Deliver 1st phase of housing and Riverside Walk
- Continue development around Kings Walk



**Illustrative diagram*

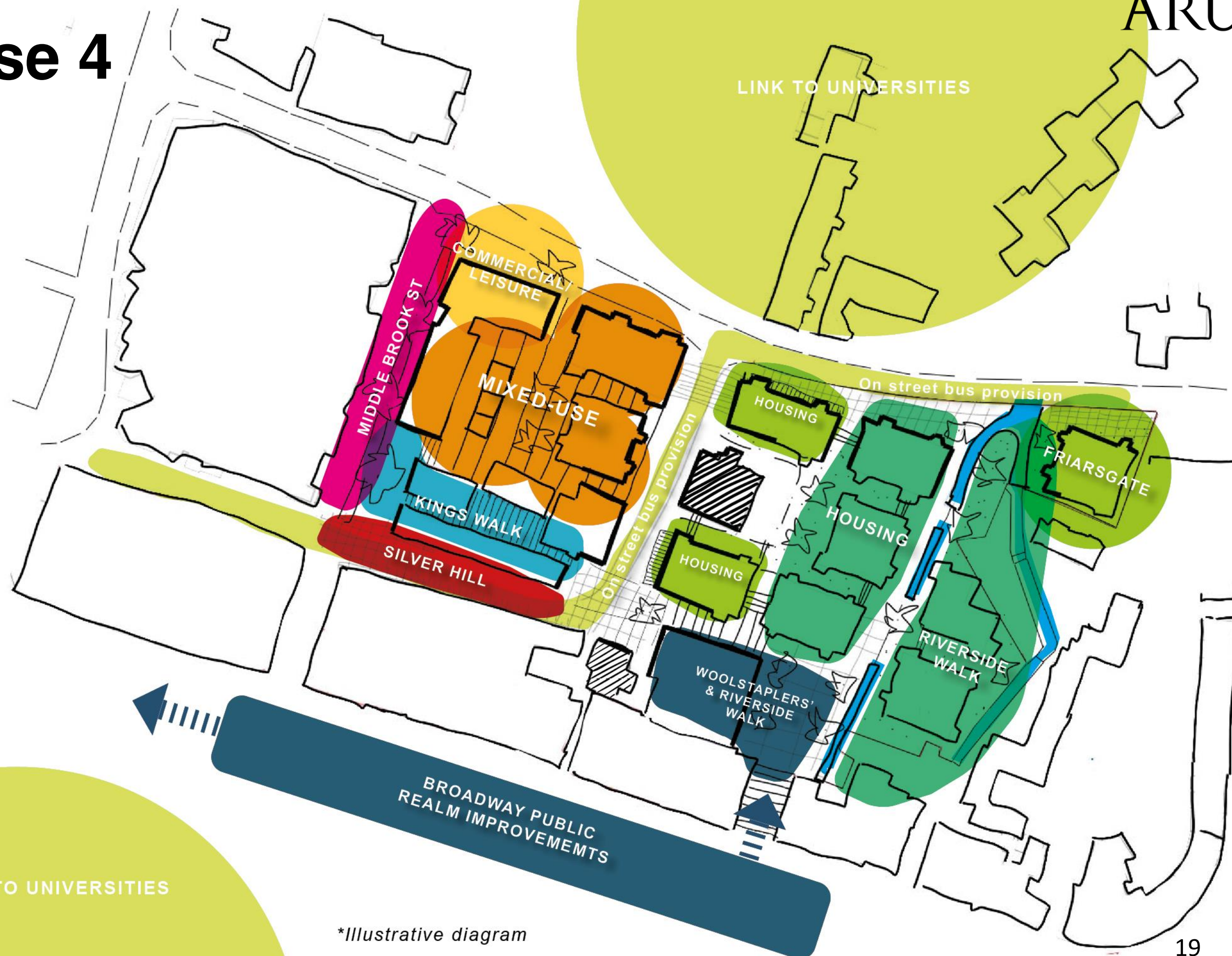
Phase 3

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



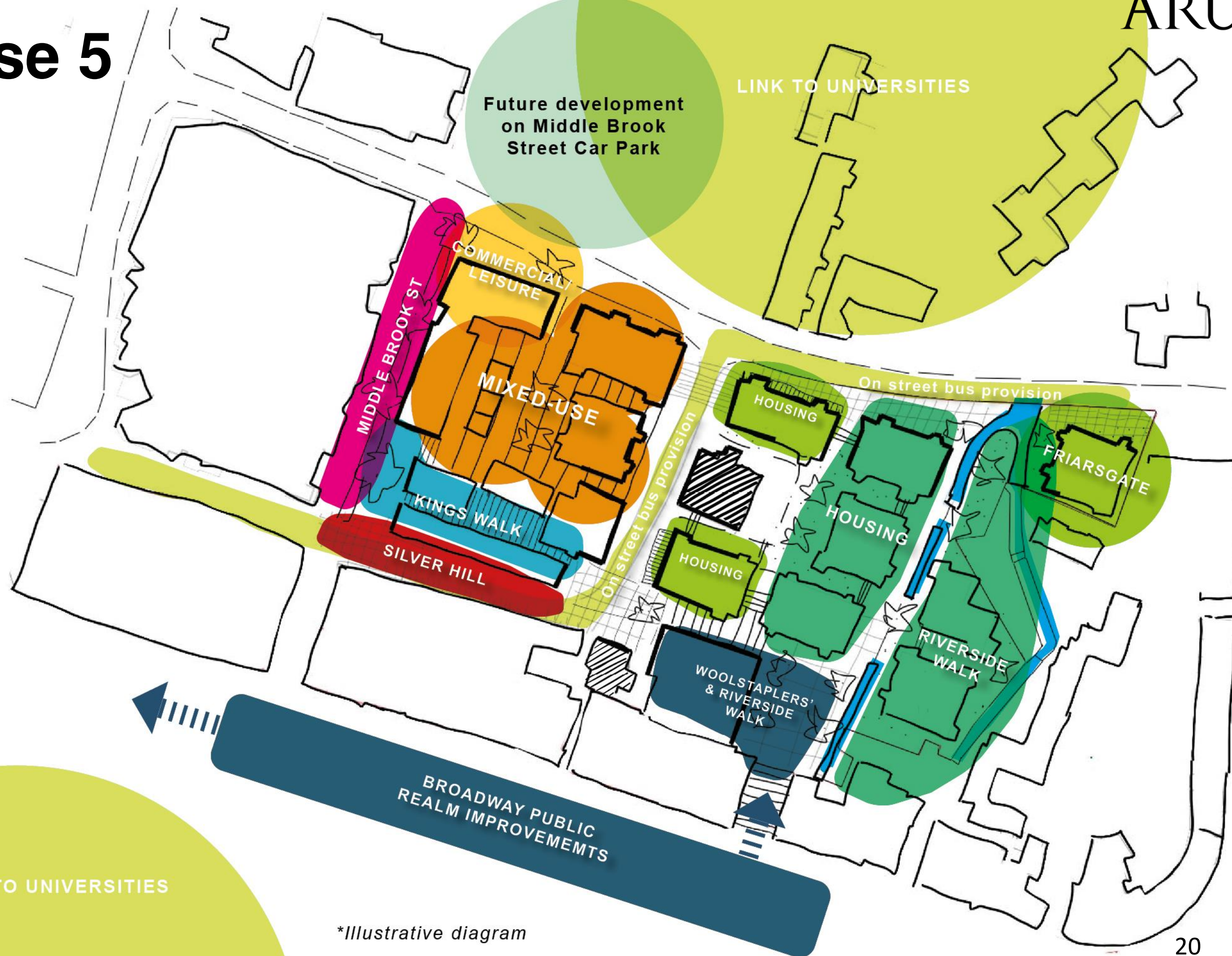
**Illustrative diagram*

Phase 4




**Illustrative diagram*

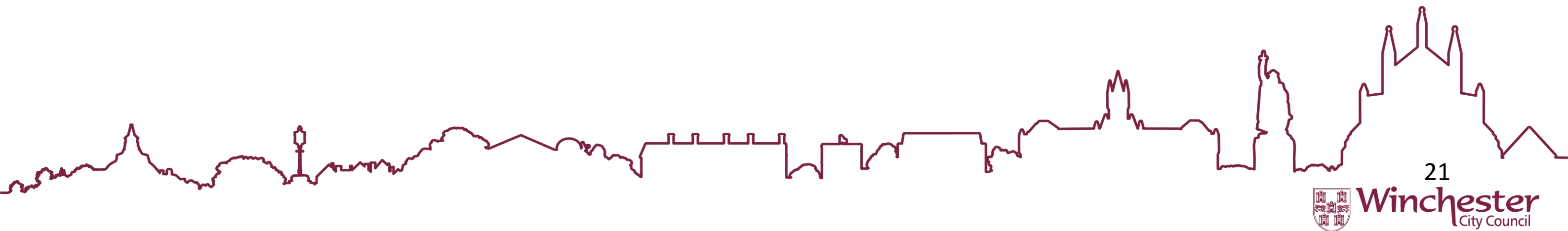
Phase 5



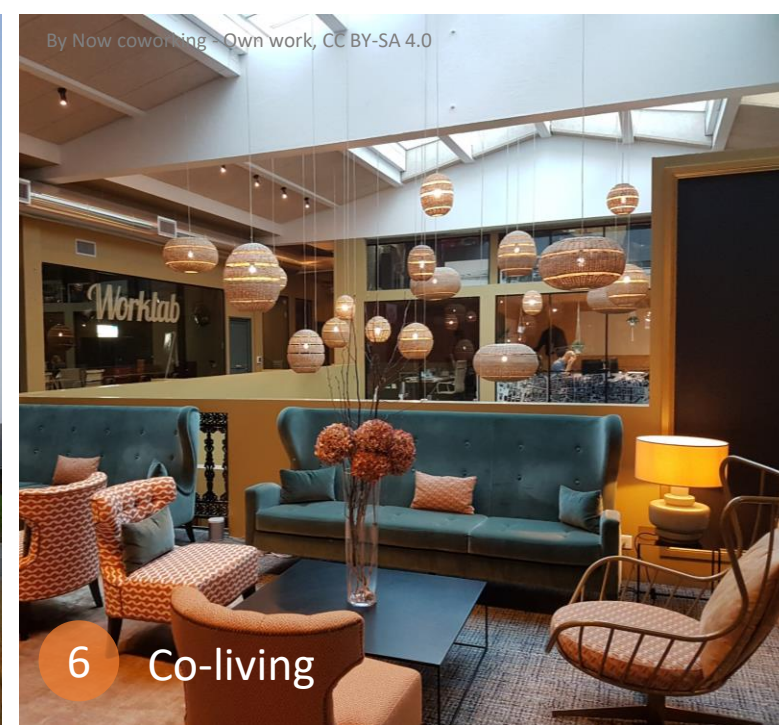
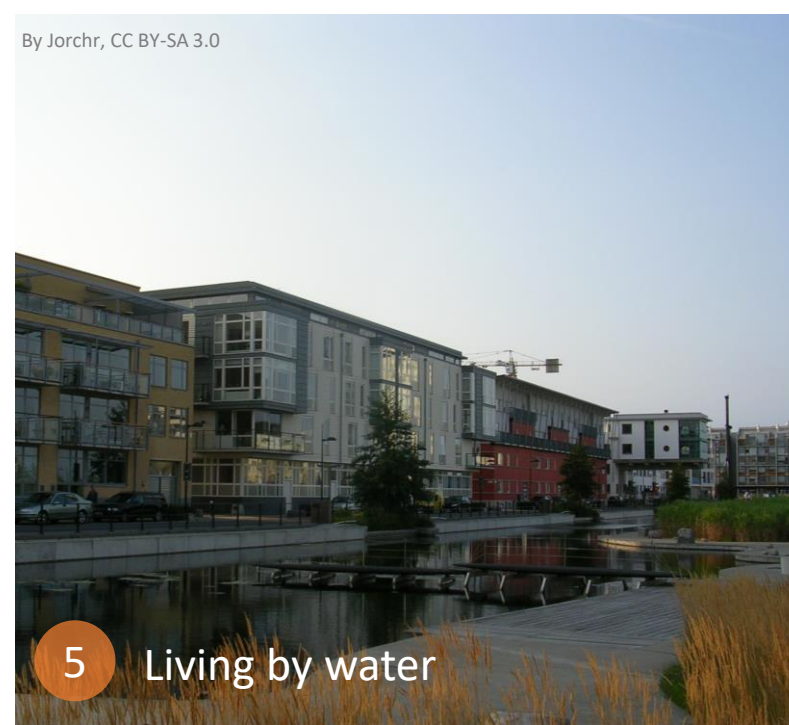
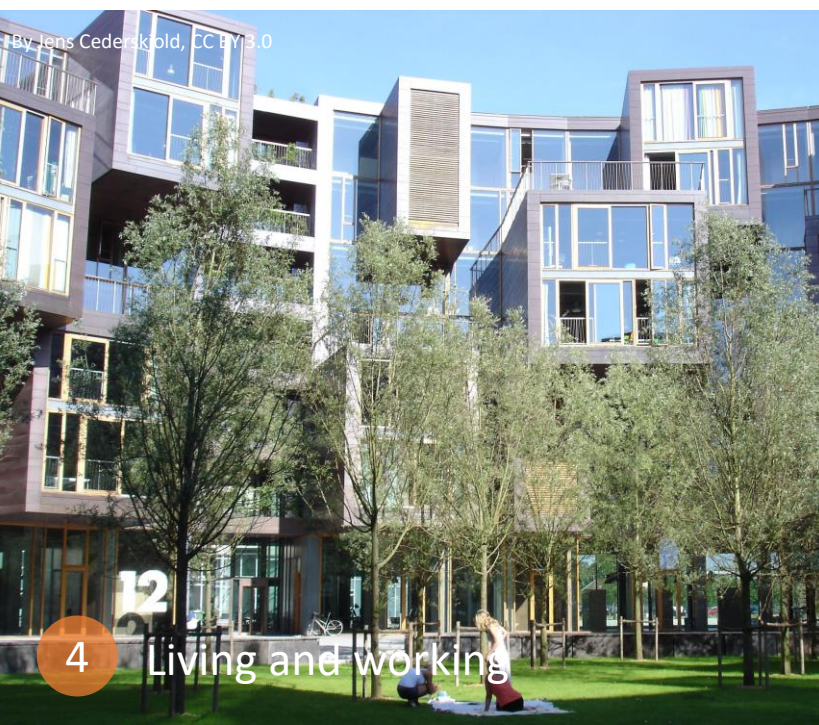
*Illustrative diagram

Precedent images

 The following slides show precedent images that illustrate the types of places and spaces that the scheme could deliver.



Live



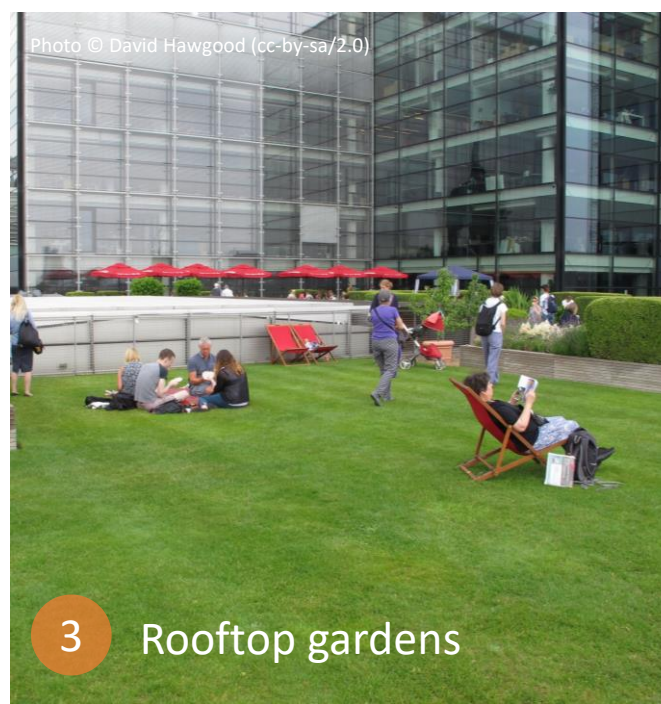
Work



1 Co-working



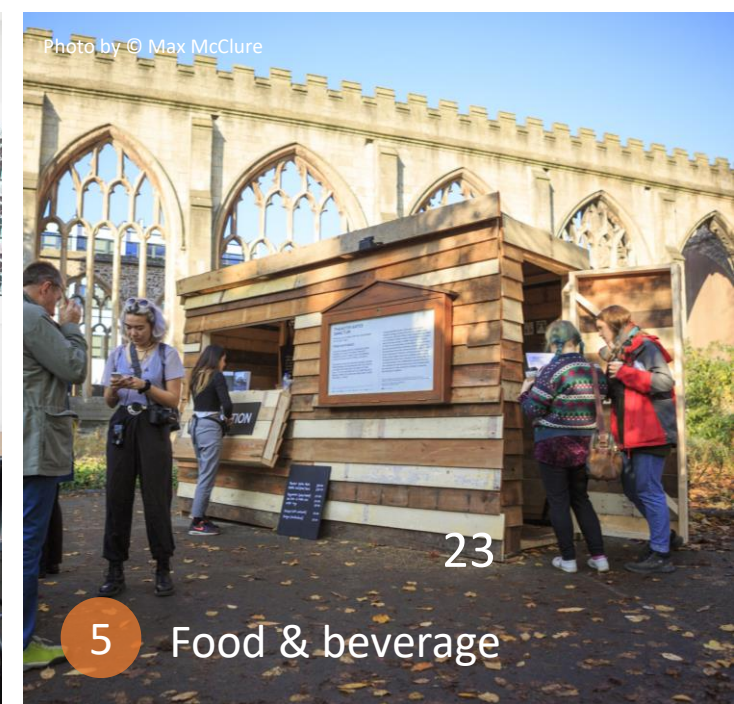
2 Meeting & collaboration spaces



3 Rooftop gardens



4 Creative workspaces



5 Food & beverage

Play



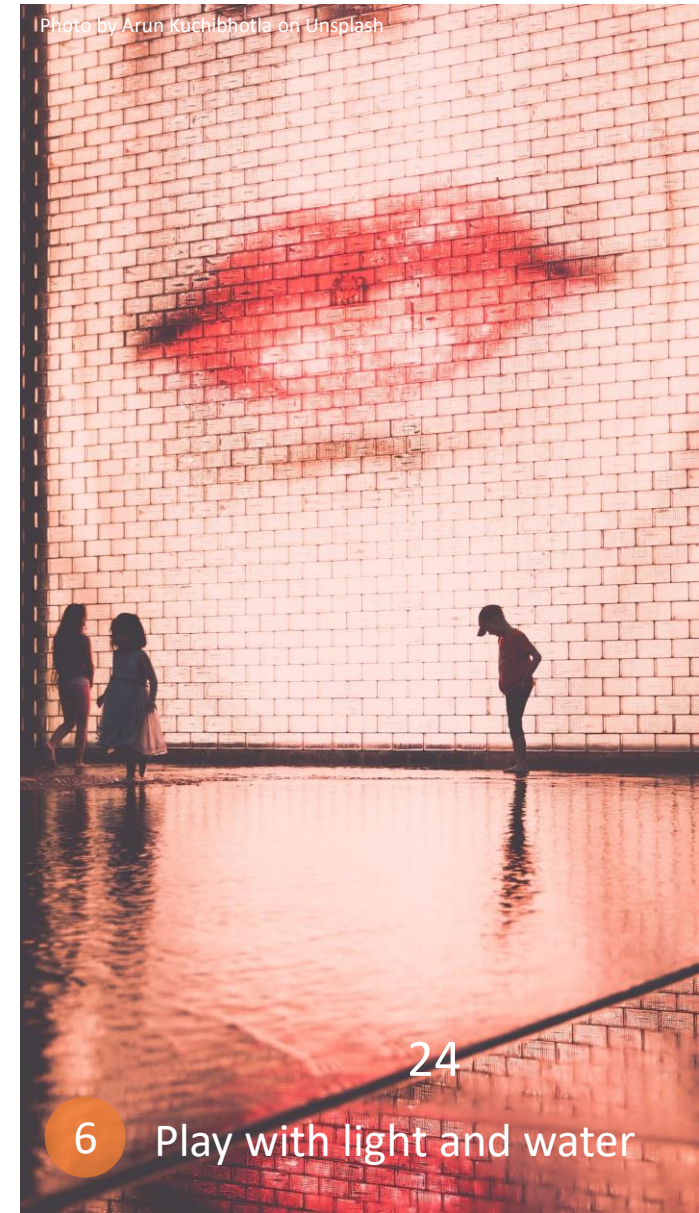
1 Interactive walls



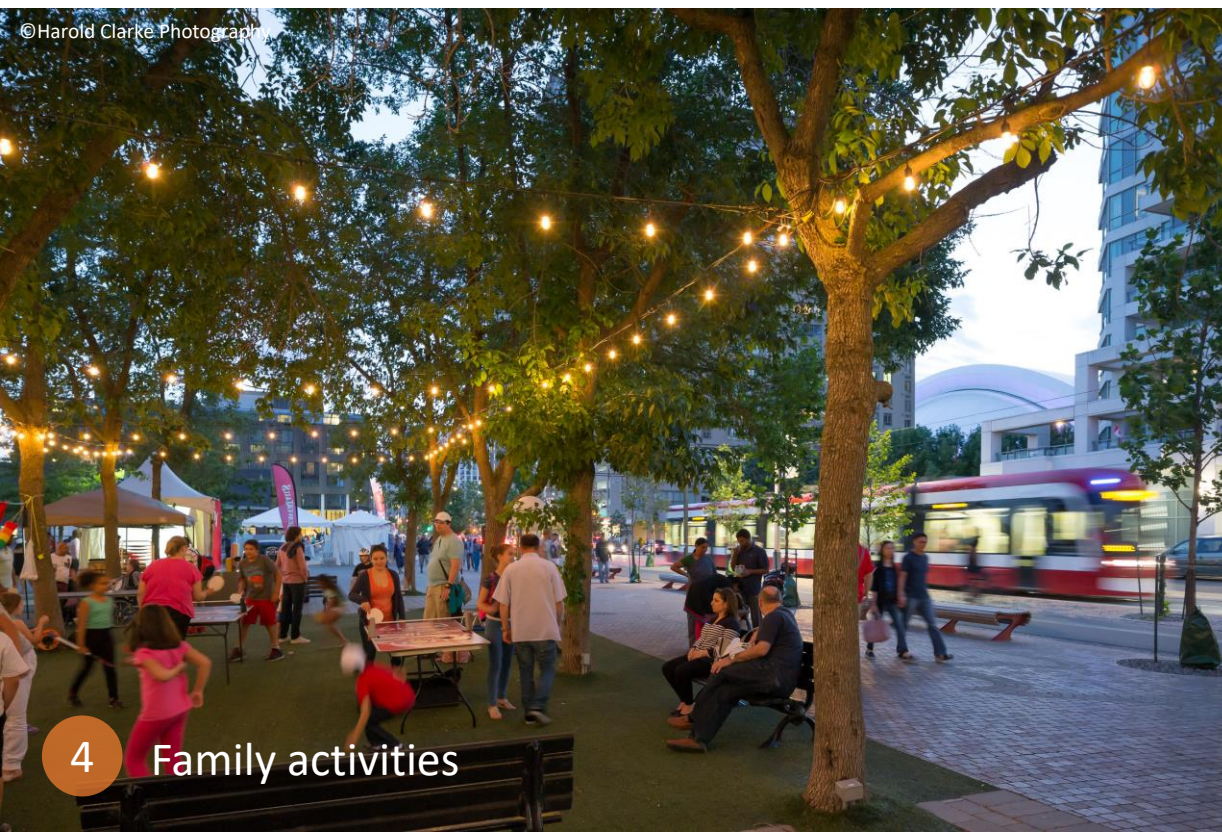
3 Community gardening



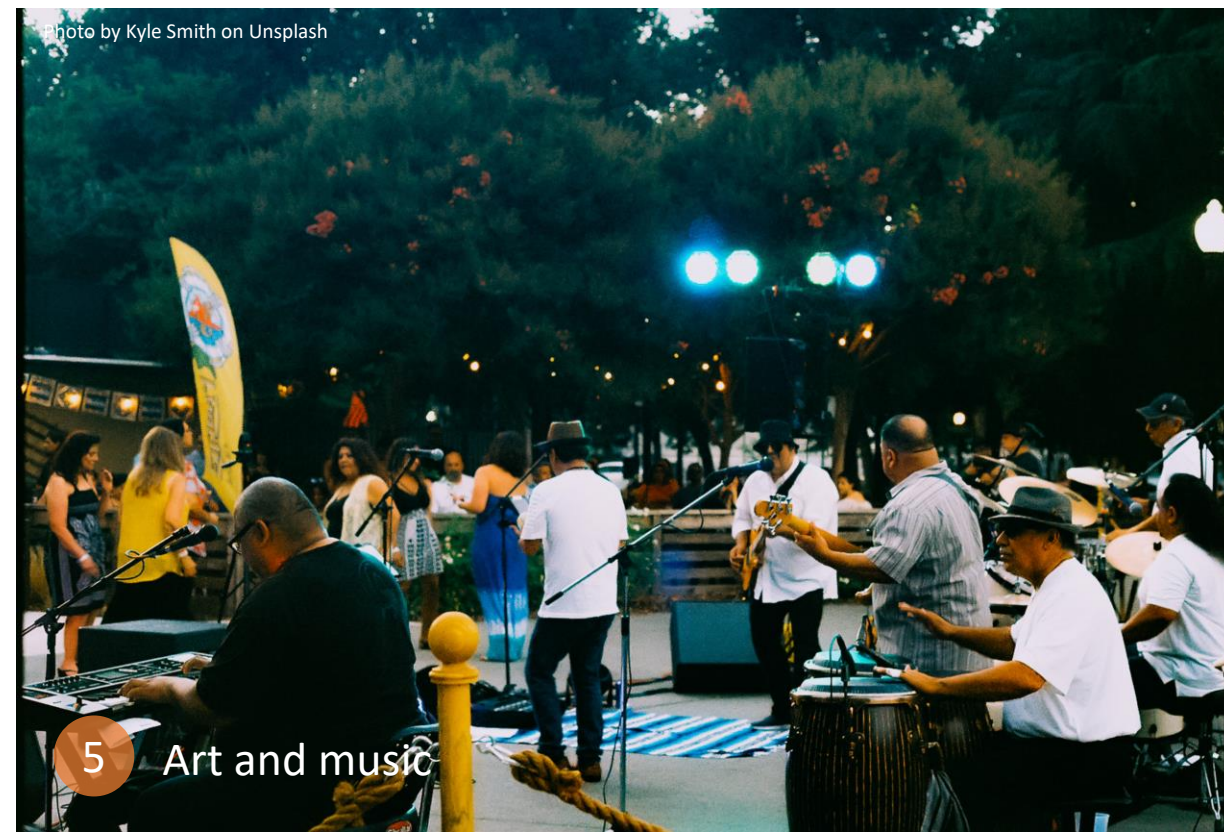
2 Food & Beverage



6 Play with light and water

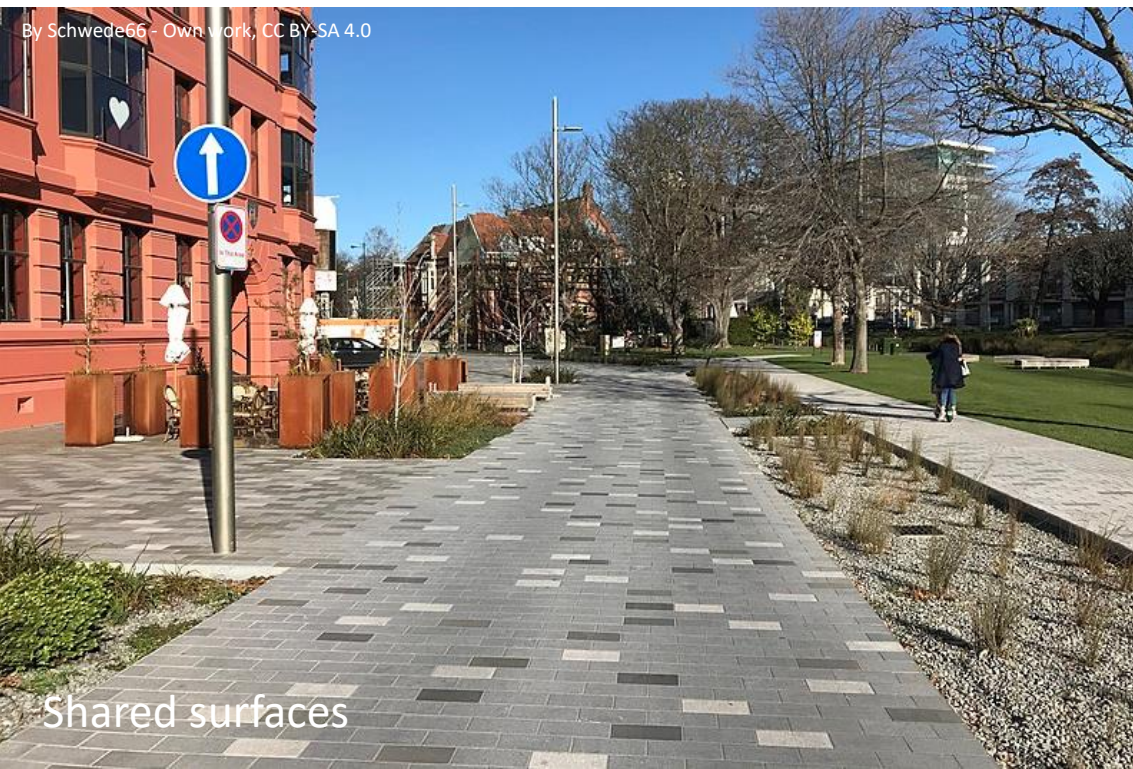


4 Family activities

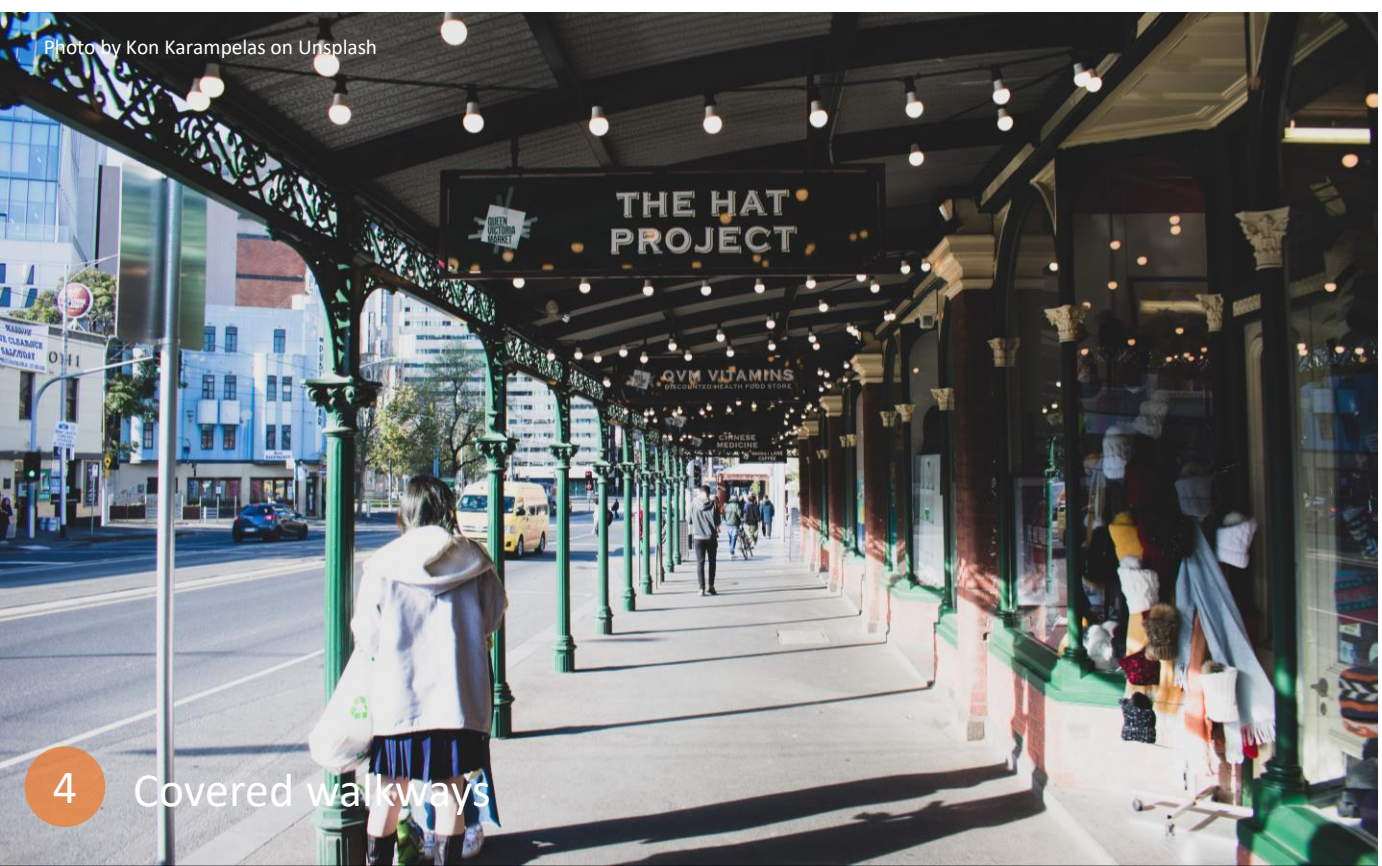
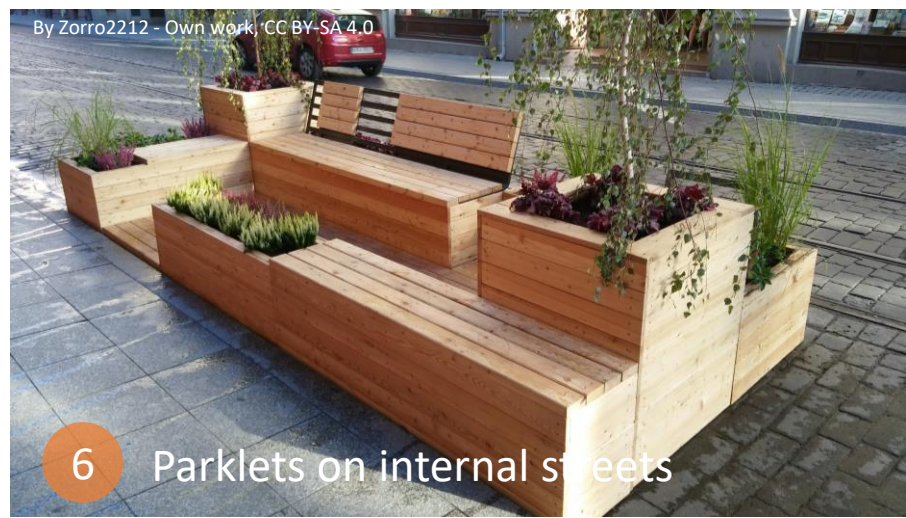


5 Art and music

Movement



Buses



Public Realm



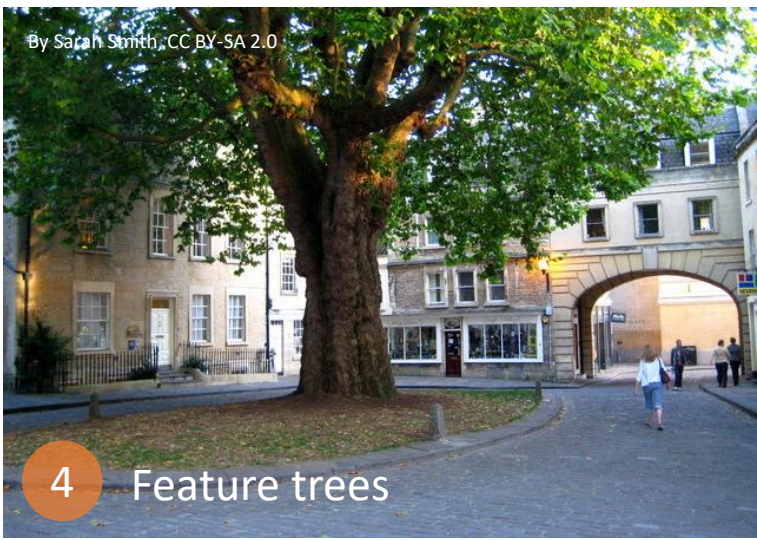
1 Green frames



2 Smaller passages



3 Pocket parks



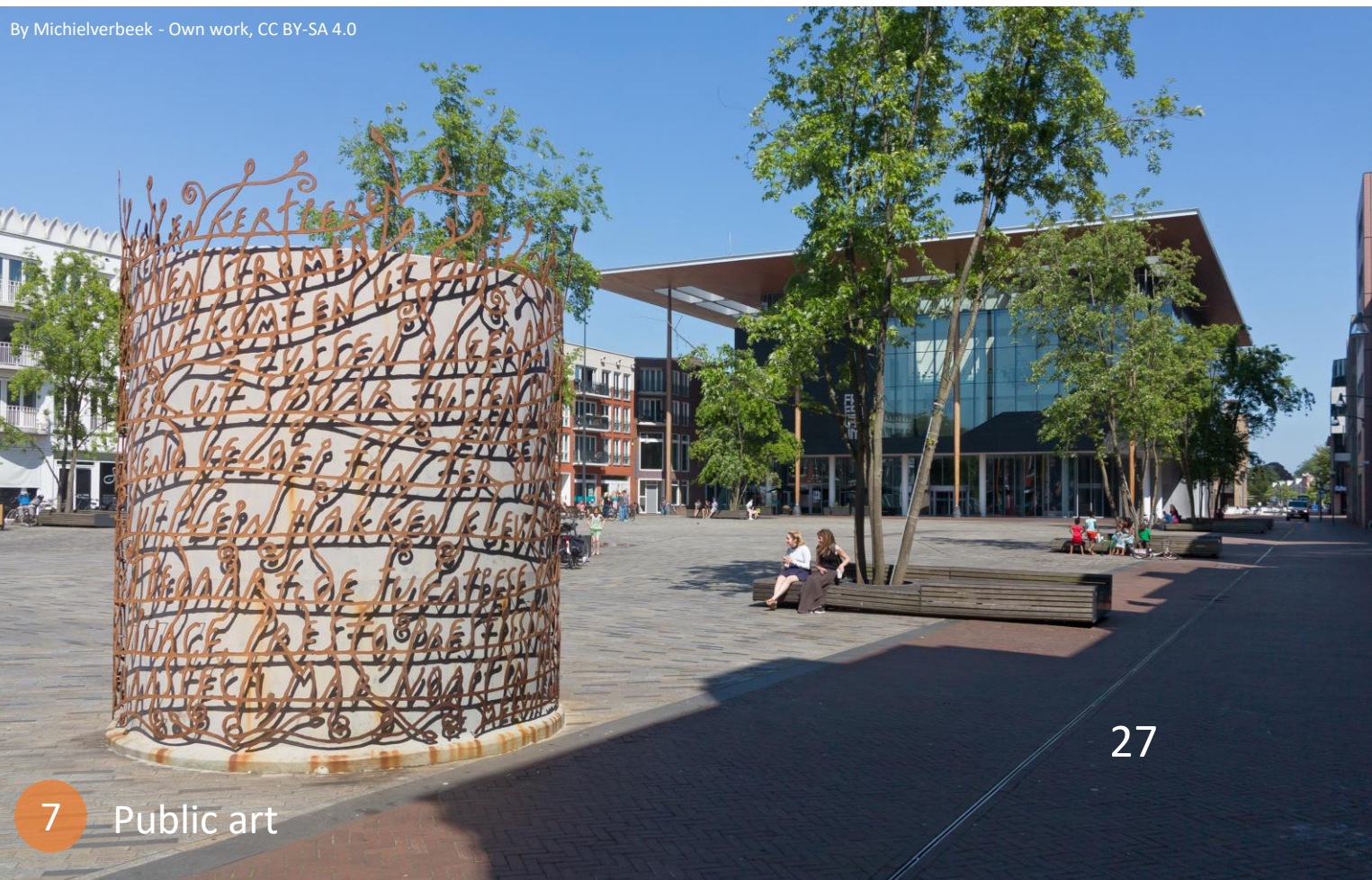
4 Feature trees



5 Lighting

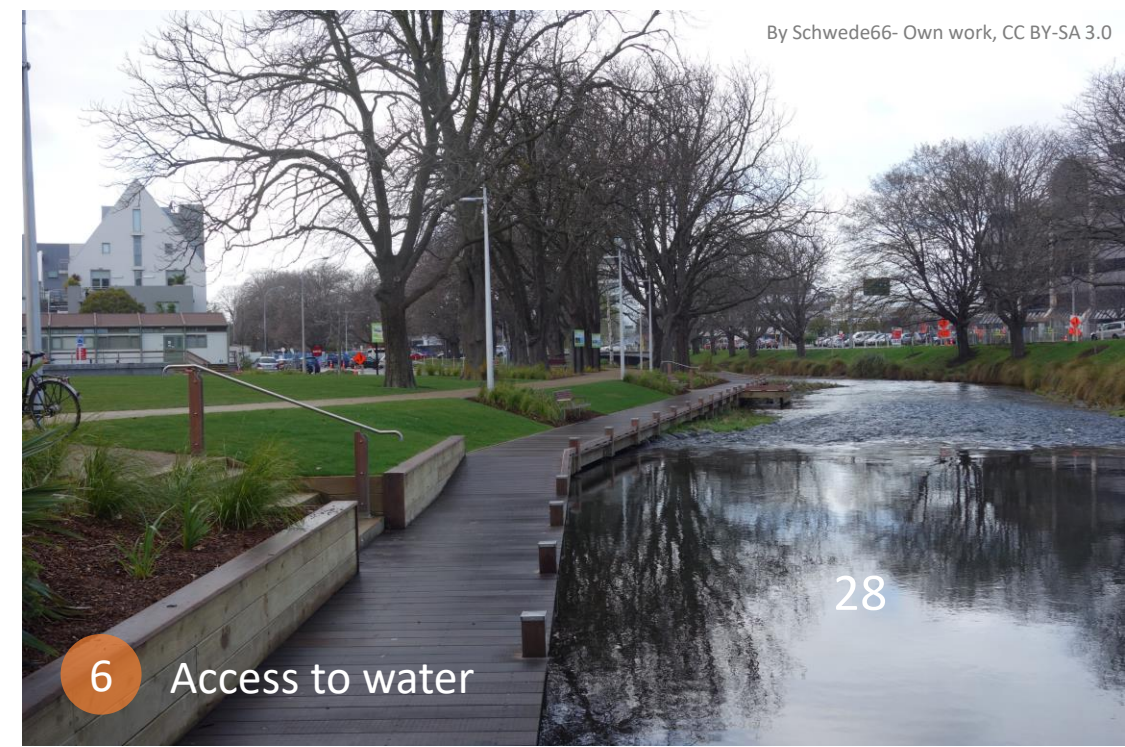
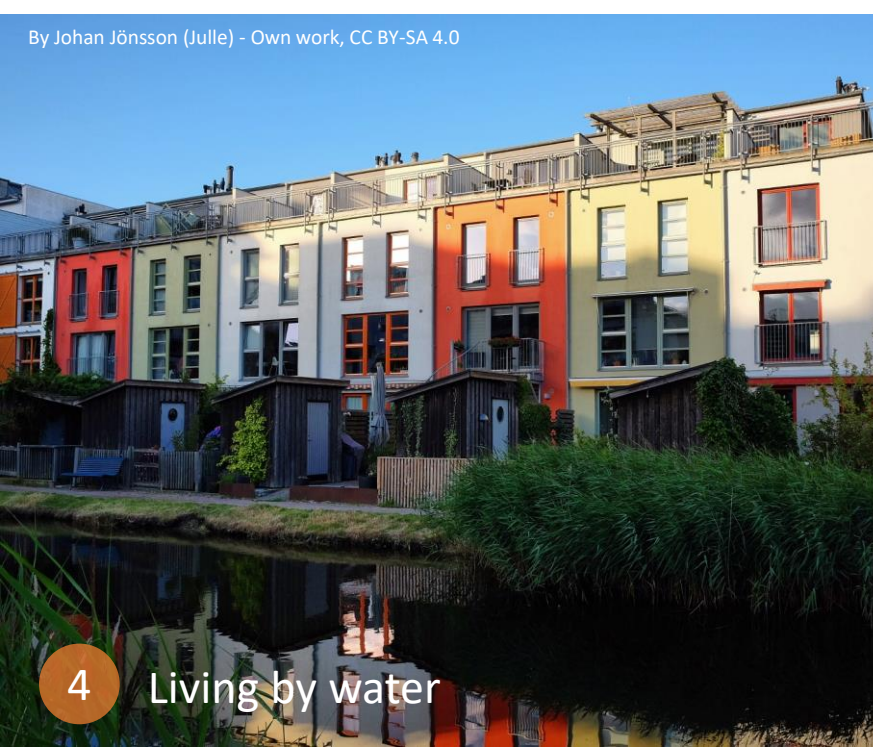


6 Vibrant squares



7 Public art

Waterways



Sustainability

By C messier - Own work, CC BY-SA 4.0

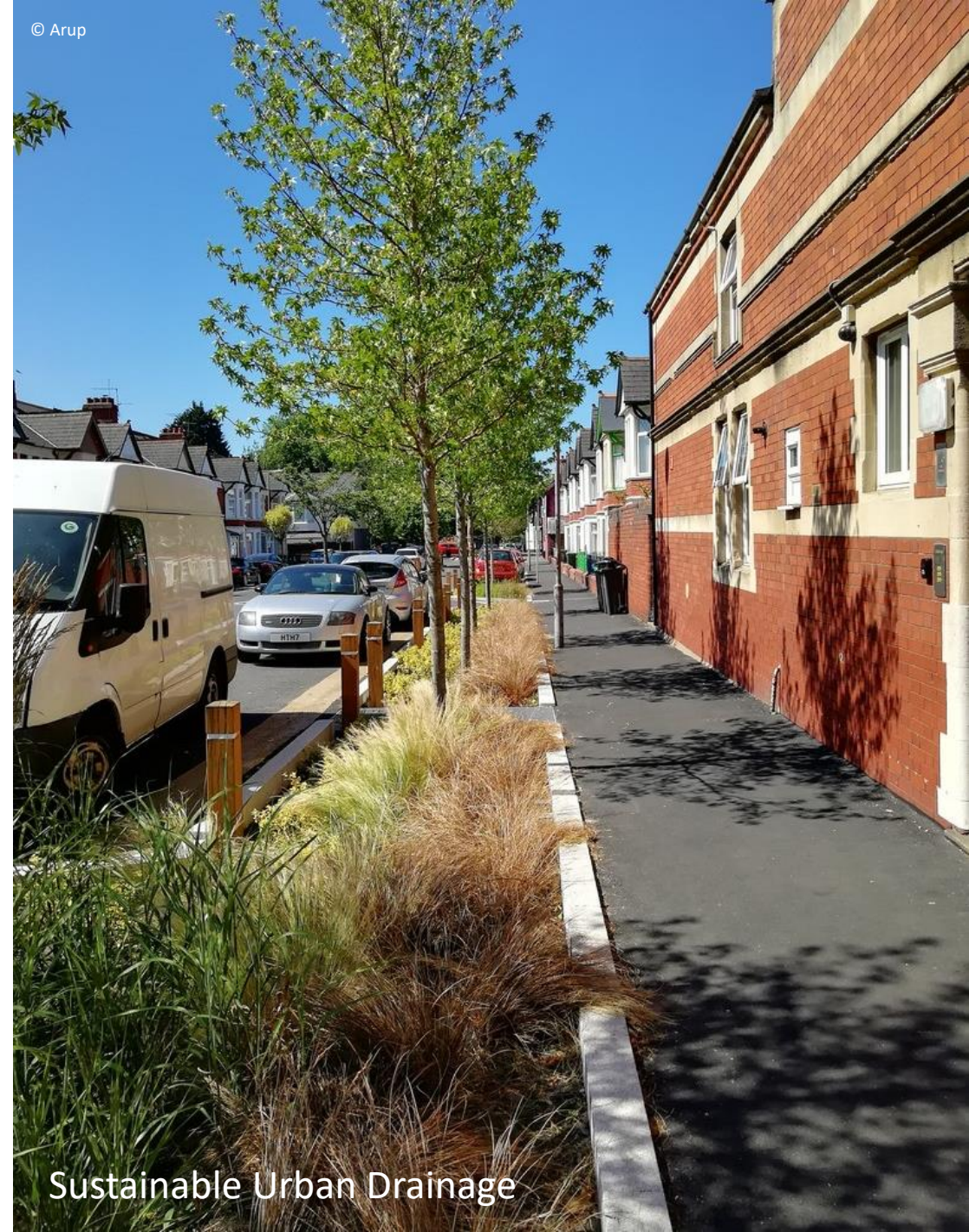


Flexible outdoor spaces

Photo © David Howarth, CC BY-SA 2.0



Re-using materials



Sustainable Urban Drainage

© Math Roberts Photography

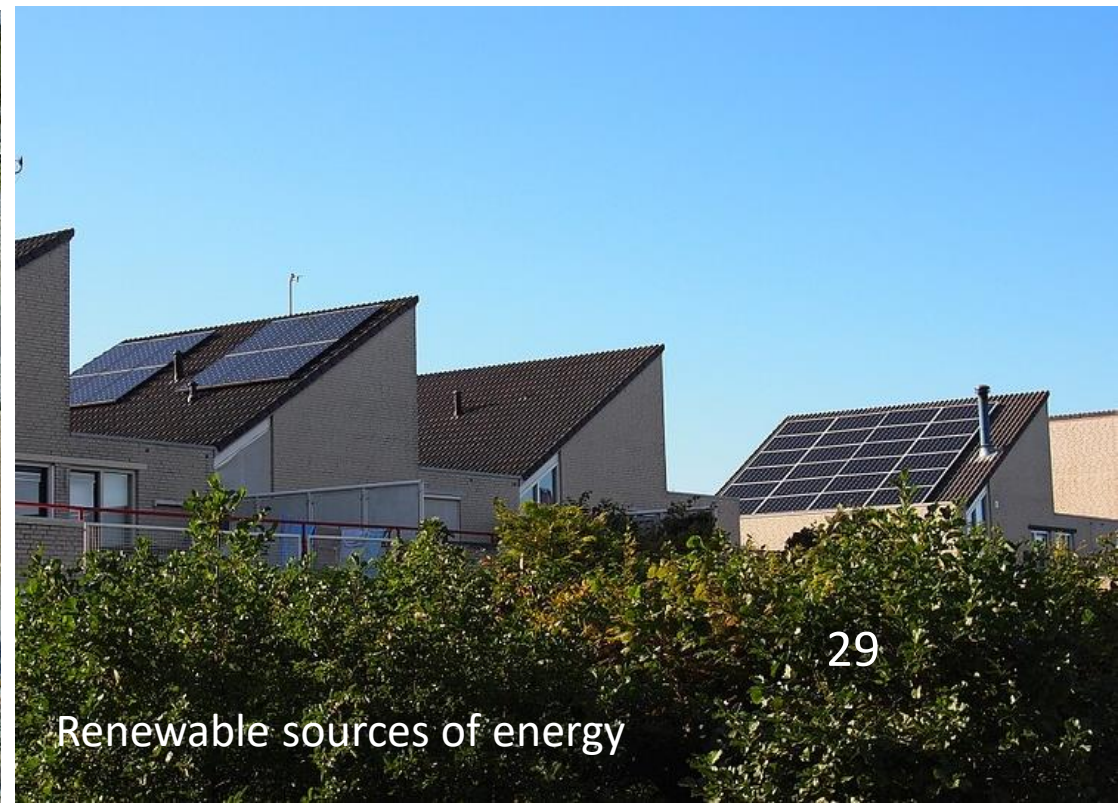


Safe active travel

By J Taylor, CC BY-SA 2.0

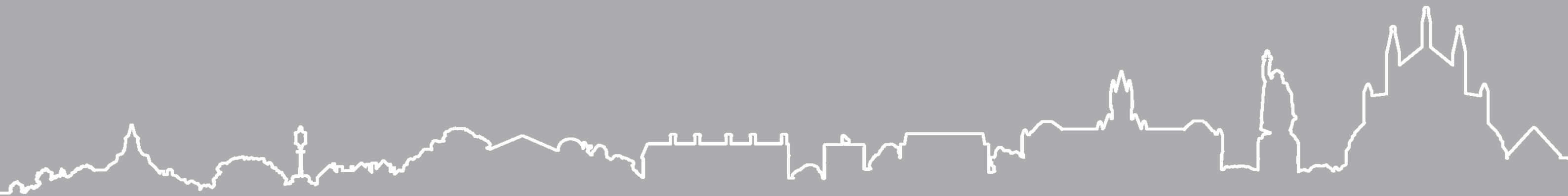


Re-using materials



Renewable sources of energy

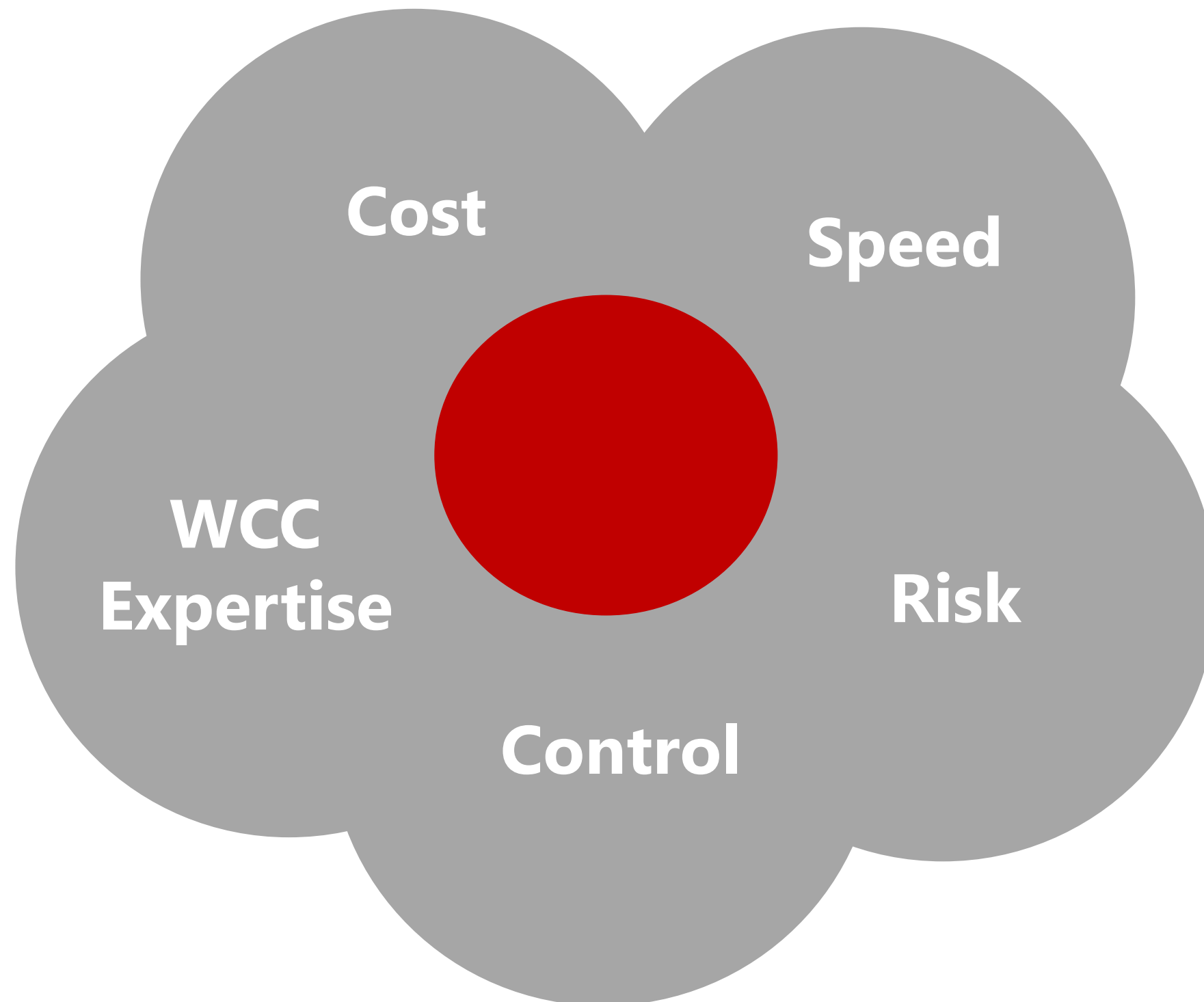
PUBLIC PARTICIPATION OPPORTUNITY



Delivery Models-Key Considerations



Five key considerations for WCC when selecting a suitable delivery model for the Central Winchester Regeneration scheme:



Delivery Options-Central Winchester Regeneration



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	Amber
Speed	Amber	Amber	Red
Risk	Green	Red	Amber
Control	Amber	Amber	Amber
WCC Expertise	Green	Red	Amber

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.

Contractual Joint Venture - Master Developer across whole site



(Development Agreement)

	Contractual Joint Venture
Cost	
Speed	
Risk	
Control	
WCC Expertise	

Key positives:

- Developer expertise
- Cost transfer to developer
- Planning and development risk transfer
- Lower WCC resourcing/expertise requirement
- Developer 'draws down' land in phases and pays WCC land receipt at point of transfer
- A well-recognised tool by the market for more complex sites

Key negatives:

- Some loss of control however influence over key aspects
- Relying on contract if performance falters/market conditions change
- Likely marginally longer to spade in ground
- Up-front governance requirement

WCC acting as a Master Developer



Key positives:

- Timing of Kings Walk – potential first phase
- Level of control over site (noting master developer not the same as direct delivery)
- Appeal to local and regional developers

Key negatives:

- WCC cost (e.g. planning, Kings Walk, bus solution, public realm and infrastructure)
- Planning and development risk
- Very significant WCC resource/expertise requirement
- High degree of complexity given multiple parties/phases
- Reduced national developer appetite given reduced scale of individual opportunities
- Intensive/ continuous governance requirement

	WCC acting as Master Developer
Cost	
Speed	
Risk	
Control	
WCC Expertise	

Corporate Joint Venture for Large/Multi-Site Initiatives - Portfolio level



(NewCo. Between Developer and WCC)

Key positives:

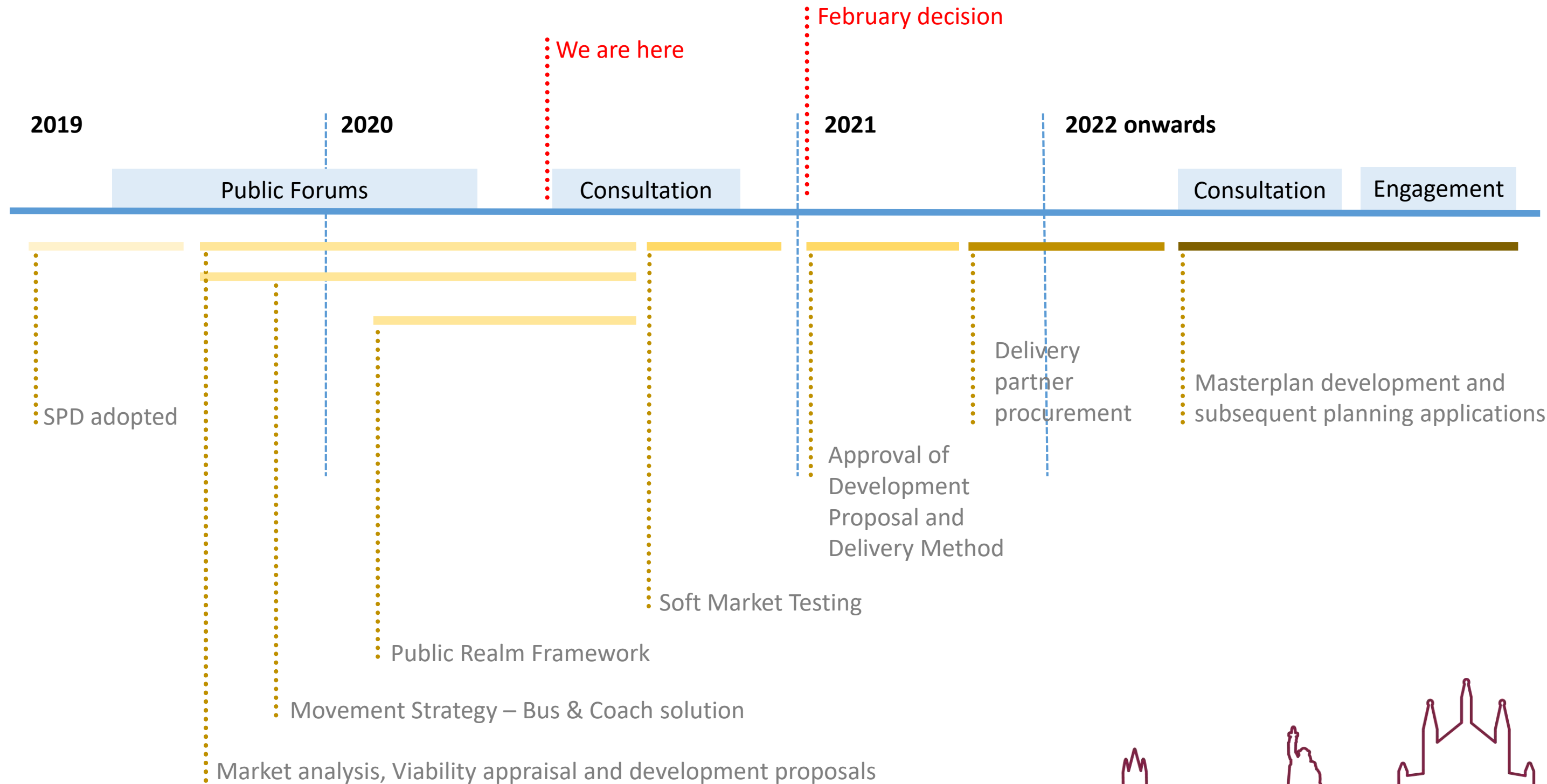
- Ability to share in profit associated with development
- Financial return is realised upon the completion of the development but may be enhanced in response to greater exposure to risk
- Joint control over all aspects of the scheme – timing, design and phasing etc.
- Typically used for very large development sites or multi-site initiatives

Key negatives:

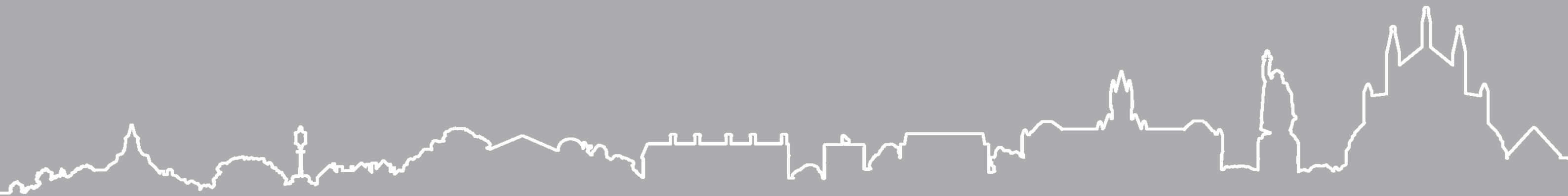
- WCC shares planning risk
- WCC shares development risk
- High WCC resource and ongoing governance requirements
- Specialist role impacting on scale of market appetite
- Speed - more time required to procure a partner across a portfolio and set up a new JV company

	Corporate JV Portfolio Level
Cost	
Speed	
Risk	
Control	
WCC Expertise	

Timescales for Delivery

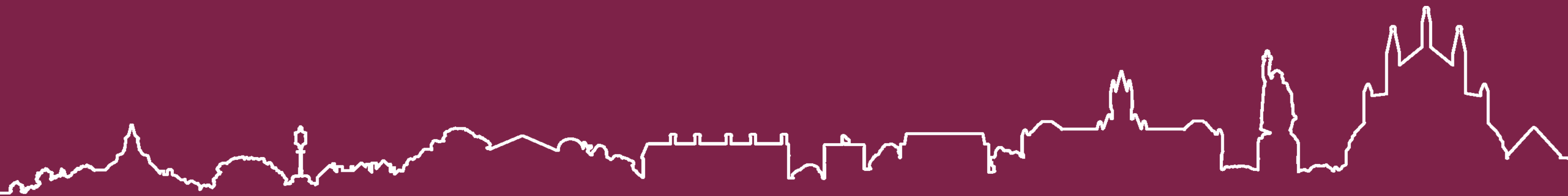


PUBLIC PARTICIPATION OPPORTUNITY

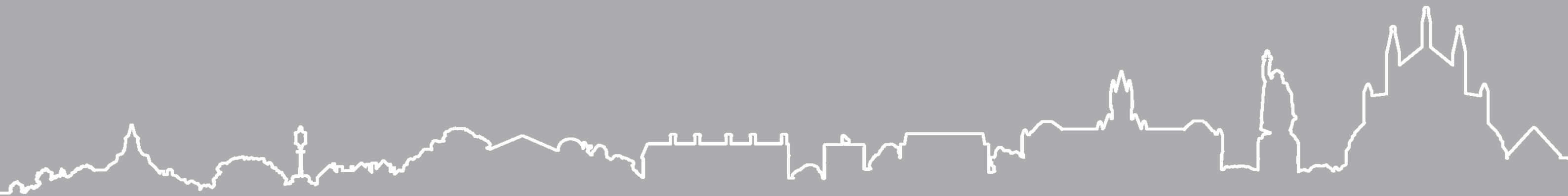


Winchester
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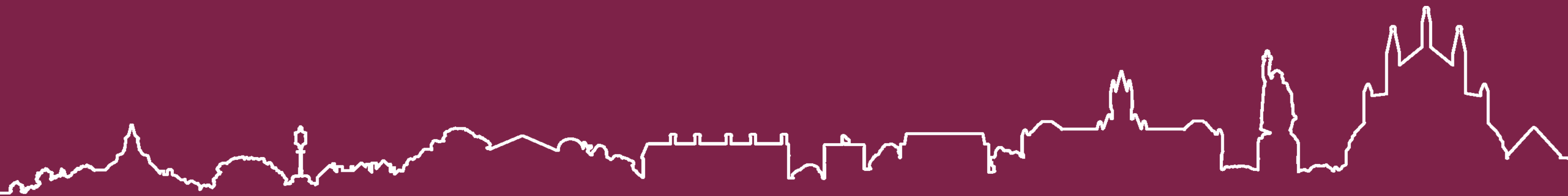
QUESTIONS



PUBLIC PARTICIPATION OPPORTUNITY



THANK YOU FOR JOINING



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