

Central Winchester Regeneration
Development Proposals - Summary of Comments, Council Response and Proposed Changes

Comments on the proposals for housing in the Central Winchester Regeneration area

Number of respondents	Comment Number	Summary of Points Raised
207 Respondents	1, 2, 3, 4, 5, 7, 9, 10, 11, 13, 15, 16, 17, 18, 19, 20, 23, 24, 28, 29, 30, 31, 33, 36, 37, 40, 42, 48, 49, 50, 52, 53, 55, 56, 61, 62, 63, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79, 80, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 98, 99, 100, 103, 104, 107, 108, 110, 360 Integrated PR, 112, 113, 114, Winchester Business Improvement	<p>Positive comments and additional suggestions or considerations for proposals on housing in the Central Winchester Regeneration area:</p> <p>Affordability</p> <ul style="list-style-type: none"> • Retains young people e.g. through shared ownership, affordable rents, rent to buy schemes, shared ownership with the Council • Add covenants so can only be sold in the future at an affordable price • To be effective the tenure has to be protected so that the social housing cannot be acquired • Should all be council owned to ensure affordability • Social housing provision for those in need • Need active management to remain affordable and do not allow private landlords • As high a level of affordable housing as practical • Imperative that there is a clear, contractual commitment to the development of affordable homes in the CWR • Mix of affordable and more expensive housing required • More details on what will be done to achieve affordability • Ownership and tenancy arrangements to be carefully thought through to ensure the provision of affordable and appropriate housing for young adults • Needs to be genuinely affordable to low-paid workers such as care home workers, hospital care assistants, early career professionals, library assistants, retail workers, cleaners etc, not based on an algorithm associated with average salaries – needs to be equated to the needs of people • Amount of affordable housing provision should be set in stone and maximised • Try to provide affordable housing without shared ownership • Need to be suitable for first time buyers • All housing should be Council owned and rented out at an affordable price • If focus shifts towards more profit driven housing, the profits should be used more efficiently to provide affordable housing on cheaper land • Council should maintain 50% ownership, enabling control of whom properties can be sold to and ensuring future affordability • Ensure all housing is occupied so as not to replicate London's unoccupied investment purchase properties • Need provision of social housing

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	District, Winchester GoLD, 117, 118, 120, 121, 122, 123, 124, 126, 128, 129, 132, 136, 138, 139, 141, 143, 146, 148, 149, 151, 152, 153, 155, 158, 159, 162, 163, 164, 165, 166, 168, 171, 172, 173, 174, 175, 176, 177, 178, 179, 182, 183, 184, 186, 187, 189, 192, 194, 196, 197, 198, 199, 200, 202, 203, 205, 206, 207, 208, 209, 214, 215, 216, 217, 218,	<ul style="list-style-type: none"> • Ensure that housing intended for young people is not snapped up by wealthier, more mature people • Needs to be a way of ensuring that affordable housing is available to young professionals and people starting up new businesses • Fair balance between affordable housing and private rental • Make sure prime spaces do not end up being 5 bed suburban style properties • Make sure local people can access cheaper accommodation, including who have had to leave and want to come back • Needs to be a significant amount of housing in this area for a younger demographic • At least 40% should be affordable housing – ideally for rent • Strongly in favour of including a significant percentage (more than 30%) affordable housing in the scheme. • It is vital that the number of affordable housing is made clear by WCC and to any developer and that that number is respected. <p>Design</p> <ul style="list-style-type: none"> • Sympathetic design to surrounding area (Winchesterness retained) • Should be a high priority • Height restrictions e.g. 3 storeys • Needs to be interesting to look at • Not too modernist as will date quickly – not block shaped or flat roofed • Having a range of practices design within an agreed masterplan and design code will provide variety in design and will result in a more interesting scheme than if the whole is designed by one practice. Variety is a key characteristic of Winchester's built assets and should be encouraged for a scheme of this size. • Design standards needs to be better than found in most low cost developer schemes. Particularly in terms of space • The use of flint as a building material • Make sure it does not resemble Barton Farm • It would be worth looking at Bath for examples of attractive modern buildings which blend with historic surroundings • Design housing blocks with ground floor uses that link to the public realm e.g. amenities or communal spaces – this is especially important in Tanner Street and around Woolstapler's Hall • Local inspiration needs to be sought so new fits with old comfortably • Housing area to be split and developed by a variety of architects to ensure fit with Winchester • Use materials such as reclaimed red brick and stone work including flint • Layout of properties should be rich and complex to relate City's heritage • Multiple developers need to ensure variety of design is implemented • Harmonise design with scales and proportions of the High Street • Housing needs to not be made from concrete blocks • No visually intrusive flats
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<p>219, 221, 222, 223, 224, 226, 227, Bespoke Biking CIC, 230, 231, 233, 234, 235, 236, 237, 239, 241, Cycle Winchester & Winchester CTC, 245, 247, 249, 250, 251, 252, 253, 254, 255, 258, 259, 260, 261, 262, 263, 263, 264, 266, 268, 269, 270, 271, 273, 276, 277, 279, 280, 281, 284, 285, 286, 290, 293, 295, 296, 302, 303, 305, 307, 309, 311, 313, 314,</p>		<ul style="list-style-type: none"> • Variety of designs and architects – use local architects • Ideas are good but the current design examples are horrendous – change architect • Historical aesthetic • Variety of architects and attractive design • Make sure there is not a large and obvious difference between the private and social spaces, no separate facilities or economic segregation • Design something befitting of the former capital • Must be substantially less high than the Cathedral • Ensure different contractors/developers/architects to have attractive variety in buildings • Please use red brick, not yellow or other colours • Small area and how neighbours get on together will be important. • The proposed mix may prove quite socially challenging in practice. There is already a lot of public housing nearby • The quality and design of the proposed housing will be critical – but materials, heights, style (all key aspects of 'Winchester-ness') remain unspecified. • Must integrate well with existing important • Lots of tourist value and cultural history here already to build on • Like the idea of housing suitable for all income brackets. Architecturally, design of the housing should be in harmony with the traditional architectural heritage of Winchester. <p>Bringing life to the area</p> <ul style="list-style-type: none"> • May help reverse retail decline, create night time activity, and provide a neighbourhood nucleus which will take pride of living in the city, improving the quality of life, of civic entanglement and neighbourliness which will build community pride in this part of the city. • Shops, cafes and dwellings should be mixed in the same street, just as it was historically to prevent housing zones in modern developments having little life • Provision of leisure facilities, bars and restaurants for a good living experience • Mix housing, recreation and art • Ensure residents on ground floor do not feel overlooked by public spaces • Ensure appropriate mitigation for high noise levels at night
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	317, 319, 320, 321, 326, 328, 329	<p>Types of housing and requirements proposed</p> <ul style="list-style-type: none"> • Community living important to future proof investment and consumer attractiveness • Mix of types and budgets • Some high price housing to finance public realm • Co-living opportunities • No shelter style housing within this development as can encourage undesirable behaviour involving crime • Flexible for home working • The low cost housing should be able to accommodate people with learning difficulties and physical disabilities. Allocation of housing for members of the Learning Disabilities community. • Provide smaller and mid-sized homes for young people • Family homes (2-3 bedrooms) • Small units for key workers and elderly, making properties for elderly who have lived in Winchester for last 5/10 years and owner occupier only to free up larger housing further out of the city centre for families • Access for wheelchairs • Mix of young and elderly residents would be best – Some flats for 60+ age group in proposal • Makes most sense to build apartment blocks with bike storage, communal areas, retail, leisure or public spaces on ground floors, with some small 2 bed homes with courtyards – Use development levies to provide affordable rented family homes elsewhere • Targeting for specific groups such as low paid education and health workers, artistes, young people including care leavers, people under 30 buying first homes etc. • Tailor to local need and provide a diverse range of property types, sizes and tenures to ensure an integrated and balanced community • Provide only 1 and 2 bed properties • Aim in providing affordable housing for key workers who live in the city – cut down on number of people who commute to work in the city • Units facilitating home working – strong broadband provisions and small spaces that can be used as offices or studios • Housing needs to be an adequate size for people to live in • Family housing is required • If encouraging co-living, it would be worth setting aside an area for some level of self-build e.g. a housing co-op • Ensure new build proportions big enough to sustain actual living • Students and the elderly should be provided for – less likely to need car use • Community facilities for bins • High density, high design standards • Creative ground floor uses below housing
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		<ul style="list-style-type: none"> • Should provide city housing for a mix of all age groups. • The greatest need is housing for the homeless
		<ul style="list-style-type: none"> • Sufficient space for homeworking • As many as possible homes in the City Centre • Artisans would want to have their housing integral with their studios. This would enhance security and the vitality of the centre and in all likelihood a mixed age range. • Affordable housing for key workers is what we desperately need in Winchester, NOT more executive homes. • Properties should not be too dense, green space ample and if you are building for families, properties should have private gardens - Covid outbreak has shown us how crucial gardens are to health and wellbeing. • Need "affordable" ie social housing in council control. Retrospective reductions of social housing based on spurious "viability" grounds happens far too often. • needs to be a high proportion of truly affordable housing using Shelter's definition: such as low rent, secure, social housing prioritised by need and costing no more than 35% net household income. • There needs to be more homes for key workers and homes for rent to young people. • A mixed range of housing is needed in Winchester
		Sustainability <ul style="list-style-type: none"> • Make the housing as sustainable as possible and aim for carbon neutrality both in construction and when lived in – go far beyond building regulations • Surrounding with green spaces • Allow for sustainable transport for residents e.g. walking and cycling • Carbon offsetting for construction in the local area through tree planting for example • Climate commitment retention of Friarsgate and converting into student or starter housing • Ensure sustainability is key • Ensure a car free area • The housing brings in opportunity for new entrepreneurs to move into the area and improve the economy.
		Outdoor space <ul style="list-style-type: none"> • Private and public outdoor space and possibly a small allotment • Communal space and green space provision • Provision of spaces to play for family homes • Accommodation should provide ample storage for practicalities like refuse containers • Ensure well designed green space amongst the housing options – small gardens for larger units and provision of balconies for apartments – green roof spaces too • Housing requires provision of gardens

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		<ul style="list-style-type: none"> • Outside space provision where people can sit under cover – enough space between blocks of housing for walkways and places to sit • Need communal outdoor space whether they are connected to the pedestrian areas or not • Ensure waterways should be enjoyable by all • Hidden streams should be revealed as much as possible • High quality public realm adjacent to housing
		Cycle provision <ul style="list-style-type: none"> • Residents and visitors to the housing must be able to cycle to their destination without dismounting • Residential units must have secure, undercover parking for bikes, cargo bikes, trikes, and allow for charging of e-bikes • Cycling needs to be planned into the strategy
		Car parking <ul style="list-style-type: none"> • Need for Free parking for residents and their visitors • Diverting sub-surface streams and building underground car parks for the residents of these new houses. • No car parking for sustainability • Electric vehicle charging points • Not owning a car may make area less attractive for young families with children • Need to provide spaces for emergency vehicles, removal vans, deliveries, short-term visitor parking, and pick up/drop off areas • Space needed for affordable parking for residents • Ensure there is car parking that is free between 6pm and 2am, on Sundays, and 30 minutes free on work days – City businesses need support and making it easier to visit the City Centre is desirable • No car parking in this area, but provide a car hire club and give all residents free membership and pay for use only • Enough space needed for parking for residents and visitors • New houses to be given 2 parking spaces each • Only provide residential parking for disabled residents • Housing in the city centre site should give priority to car free homes - enabling those without cars and minimising additional vehicles in the zone.
		Traffic considerations <ul style="list-style-type: none"> • Homes bring cars, one or two per household and consideration needed on how domestic traffic will move in and out of the city. • Quiet areas will only work with much reduced traffic • Careful road planning is required
		Transport links <ul style="list-style-type: none"> • Need for strong transport links such as bus routes and parking for those who cannot walk far

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		Space <ul style="list-style-type: none"> • Housing should be a part of the scheme but requires sufficient space • High density for best land use as well as cost and sense of community • Ensure that not too crammed in
		Location <ul style="list-style-type: none"> • Housing to be located centrally by exposed waterways • Correct to put housing to the East of the development site • Concentrate on eastern end of site by the water
		Amount <ul style="list-style-type: none"> • Needs to be a significant amount of housing in this area
		Scope <ul style="list-style-type: none"> • Broadening focus to fully integrate housing in the CWR area with the closely connected 'outstanding public realm' which starts with the Broadway - a stunning and unique space waiting to have its potential realised.
		SPD <ul style="list-style-type: none"> • Support housing proposed as long as it falls in line with SPD outline for proposals • Keep to SPD in scale and design, try and reverse some of the unfitting more recent buildings in this area
		Detail <ul style="list-style-type: none"> • More details required but agree with housing being provided as part of the development • More details needed but support housing provision • Not enough details currently but mixed housing and affordable housing is vital
		Selling off property <ul style="list-style-type: none"> • Do not sell off property for short term financial incentives
		Management and implementation <ul style="list-style-type: none"> • Council assets to be husbanded to create a vibrant place – do not focus solely on profit maximisation • Work alongside Winchester Deserves Better • Implementation of Winchester Deserves Better proposals • Resolve key issues below prior to starting development • Resolve the movement strategy for the city and where the buses go • Expose the waterways for heritage and environmental purposes • Implement the 'pocket park' and river walkway • Implement a proposed world-leading Anglo-Saxon museum • The possible integration of St Clements surgery and Woolstaplers' Hall

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		<ul style="list-style-type: none"> • Create linkages with the Broadway • Explore the future of the Brooks Centre • Create linkages with the Broadway
		Age consideration <ul style="list-style-type: none"> • Ensure not too alienate current community of middle age and senior residents who already spend their time in the city centre • Provide a provision for older people who enjoy facilities and the creative focus of the development
		Friarsgate complex <ul style="list-style-type: none"> • Keep Friarsgate complex • Friarsgate should be renovated into apartments – Friarsgate should be listed
		Middle Brook Car Park <ul style="list-style-type: none"> • Development of Middle Brook Car Park into high quality housing • Long standing proposals for low energy housing scheme on Middle Brook Street car park need to be advanced
		Negative comments on the proposals for housing in the Central Winchester Regeneration area, for the following reasons:
35 Respondents	12, 14, 18, 21, 26, 32, 33, 39, 41, 45, 51, 56, 58, 66, Extinction Rebellion Winchester, 137, 145, 147, 150, 167, 228, 232, 242, 243, 265, 269, 275, 294, 304, 306, 308, 312, 327, 330, 338	Type of housing and prioritisation <ul style="list-style-type: none"> • Family homes would be better situated outside of the city for more garden and play space • Concerns that council tenants are being unfairly replaced by wealthier private home owners • Empty shops and offices in the High Street can be repurposed as housing for the elderly • Conflict between a night time economy and residential areas • Fear that properties will be not affordable for many families and priority will be given to people with money from elsewhere, housing list still will be huge and nothing will change. The town is too expensive for many people. Central Winchester being for families with children is utopian. • Housing provision should be minimal, as this area would be better used as a theatre, gallery, museum or public open space • Opportunity to provide a truly mixed residential development with more housing provided across the regeneration area. The illustrative plan, with its simple 'zoning approach, misses the opportunity to provide a rich and diverse pattern of modern urban living. • There is no such thing as "affordable housing" in this area. • We need more Council Housing - houses available at really affordable rents
		Sustainability <ul style="list-style-type: none"> • The development's Sustainability plan is too weak, comprising of loose statements and aspirations rather than commitments. The council should commit to carbon neutrality or carbon negative impacts for this development, benefitting the district's carbon footprint and setting a clear standard for all future developments. • Light and air pollution for residents

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		<ul style="list-style-type: none"> • I am glad and relieved that you are making use of as many of the existing buildings as possible <p>Site suitability</p> <ul style="list-style-type: none"> • Size of site too small for number/type of housing and open spaces • May feel isolated surrounded by roads • Too much housing proposed • better for use as retail/leisure space or as cultural space e.g. Anglo Saxon Museum • Better for use as work hub • There are many other more suitable locations to deliver affordable and mixed housing. The site is simply not large enough to support a dense housing environment. • Do not use any of the regeneration area for housing • A bus station is needed for people who are waiting for the buses. We have a bus an hour if they all run and some of them do not. People who live out of the City Centre rely on the buses. A bus station permits you to change buses carrying items without having to walk along way to do so. • Elderly people need access to toilets and the use of a cafe and somewhere they can wait out of the weather if they are waiting for buses or changing buses. • Illogical to provide more affordable housing in city centre when trying to encourage nightlife and hospitality – People who cannot afford to buy Winchester houses cannot afford Winchester Restaurants either. Better to improve transport links to existing affordable housing areas • The proposal includes far too much housing which by definition is a private space rather than space that can be enjoyed by the whole community. • Why should the centre of the city contain large volumes of affordable housing when these spaces are prime real estate and other spaces exist elsewhere. <p>Transport / parking</p> <ul style="list-style-type: none"> • Improved public transport/car parking essential to young families as potential residents • Where will the occupants of the houses park? • If you want to get to somewhere with no bus service (or at time when there are no buses going there) you have no choice but to drive or not go at all • Some people need to use cars to access a City Centre. Access for deliveries to shops and small units will be needed. Park and ride is not suitable for all people. People may need to collect goods such as curtains, furniture, food shopping or take in goods to sell to leave at charity shops or deliver to shops. Parking is needed for loading and unloading • Not enough thought has gone into the replacement bus movements which is the key to providing space for the housing proposals • Need for parking within development • Not everyone is able to use a bicycle and parking a bike if difficult. A lot of bikes are stolen in Winchester.
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		<p>Design</p> <ul style="list-style-type: none"> • Concerns that developer driven design cuts may be made, development style should be established prior to developer involvement e.g. material pallet • Style appears more suited to Scandinavia • Do not proceed any further until you know exactly what the developments will look like in detail • Housing needs to reflect the character of the City. People do not want to live in squalid cramped accommodation with no gardens. Staircases and walkways are threatening places which make people feel isolated and shut away. • New housing will not suit older houses and buildings there – design will contrast too much • Illustrations show a complete misunderstanding of what might be appropriate for Winchester • Refurbishing buildings such as Coitbury house do not reflect historic nature of Winchester <p>Master plan needed</p> <ul style="list-style-type: none"> • Questions of principle about how the site fits within the overall city plans need to be answered first before the detail of the usage of parts of the site. An overall masterplan is needed. Some of the issues include: <ul style="list-style-type: none"> - the movement strategy for the city and where the buses go - exposing the waterways for heritage and environmental purposes - identifying and protecting the archaeology - the 'pocket park' and river walkway - a proposed world-leading Anglo-Saxon museum - the possible integration of St Clements surgery and Woolstaplers' Hall - linkages with the Broadway - the future of the Brooks Centre • A planner such as produced the earlier master plan proposals (JTP) should bring all these matters together. • All or parts of the site should NOT BE SOLD until this has been done properly. • Current plans are vague and aspirational, a masterplan is required for the overall scheme <p>Development approach</p> <ul style="list-style-type: none"> • Do not support commercial developer approach with the Council relinquishing control • Not convinced that a single developer will act in the interests of residents - a wider pool of developers would be more beneficial to Winchester. • Must have defined idea of what they want bound in to the specification for any invitation to tender. WCC could engage meaningfully with residents and local businesses to develop detailed options. An alternative could be to use a Community Development Trust or similar to progress the project with input from local stakeholders. • If WCC cedes control to a single contractor, how can the number and mix of housing in the plan be guaranteed in the actual development? Developers are notorious for failing to deliver on the number of affordable house promised/planned.
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		Current residents <ul style="list-style-type: none"> Need to determine the effects this development may have on adjacent residents already in the area
		Questions included:
31 Respondents	26, 55, 69, 76, 101, 119, 122, 134, 144, 161, 173, 183, 193, 204, 207, 211, 220, The City of Winchester Trust, 227, 233, 238, 239, 251, 252, 268, 270, 276, 280, 292, 314, 318	Affordability and development <ul style="list-style-type: none"> How will the Council ensure fair housing share of development? How will you ensure that young people, key workers and others who need affordable City Centre homes are able to rent or buy them? Could we introduce lower prices houses for local families that can only be resold to the same demographic to avoid investors and speculators buying them? How will you ensure that the pattern of housing tenure across the city is equitable? How are you going to ensure that 'affordable housing' remains affordable in the medium to long term? What are the specific commitments to affordable housing and provision for key workers? Where is the commitment to genuinely social housing, as opposed to 'affordable' i.e. 80% of market rent and therefore largely unaffordable? How and who will decide on the mix of housing to be built on the Eastern part of the site How can you ensure the low cost housing stays available for those on low income? What percentage of the housing will be for Council Housing tenants? Are there any % numbers for affordable vs private ? Are these going to provide accommodation at Social Rent, rather than just affordable? How will the WCC ensure, contractually, that affordable housing is provided in these high value areas , is the council going to retain ownership and management responsibility? What will each private flat / house cost to buy? What is deemed 'affordable'? Who will profit? Who will own the freehold? Are the council to be in charge of these properties and their development?
		Current residents <ul style="list-style-type: none"> Where will the people who live there now go?
		Design, development approach and procurement <ul style="list-style-type: none"> Will the development be entrusted to one developer? Will the Council ensure that different architectural practices are appointed for different parcels of housing to ensure variety that is reflective of Winchester's history? What height will the housing be? Is that housing on the Friarsgate site?

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		<ul style="list-style-type: none"> • How will the architectural work be procured? • Will there be opportunities for local practices to be considered for some or all of the design work? • Can the Council ensure aesthetics and longevity are considered carefully before a final decision is made?
		Parking <ul style="list-style-type: none"> • There will be people who, whilst they may work in Winchester, will travel more widely and are likely to have forms of transport other than a bicycle or on foot - how is this being accommodated? • Will parking be available? • How is the need for parking for residents going to be met? • Is it possible to have underground parking in the regeneration area, similar to the Brook Centre car park? • Where will the parking be for all of these new dwellings? • I own a parking space accessed from Busketts Lane - how will this be affected?
		Family living suitability <ul style="list-style-type: none"> • How suitable is the city centre location for family living?
		Maintenance <ul style="list-style-type: none"> • How will this area be maintained over time? • Will the construction be of sufficiently high quality to ensure that the area does not become rundown too quickly?
		Detailed mapping <ul style="list-style-type: none"> • Can you publish a map of which waterways will be opened up, where the green spaces will be, where the play areas will be, where the houses and flats will be and what they will look like? • It isn't possible to comment on "A proportion of the site will be dedicated to creating housing suitable for a range of people".
		Coitbury House <ul style="list-style-type: none"> • Could you publish plans of the Coitbury House re-use as residential?
		St. Clements Surgery <ul style="list-style-type: none"> • When St. Clements Surgery is vacated, could the proposals for Coitbury house be replicated here?
		Middle Brook Street Car Park <ul style="list-style-type: none"> • What has happened to Middle Brook Street car park? It has been a temporary car park for decades, at the entrance to the central area of Winchester. In 1993 when the Bar End P & R was approved, consent for it was given on condition that Middle Brook St car park should return to housing. If WCC is concerned with prioritising response to the Climate Emergency, the need for affordable homes, active lifestyles and wellbeing as well as sustainable travel and access, developing this area as housing NOW could be an exemplar. Linking it to the new P & R at the Vaultex site creates such an opportunity and it builds on an area of successful delivery from WCC Housing
		Proportionality <ul style="list-style-type: none"> • Can the Council ensure that waste disposal, pollution, car spaces, and extra footfall from the housing is proportional to the size of the development area?

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		Masterplan <ul style="list-style-type: none"> Why has the Council not produced a detailed masterplan with a design code that ensures all key issues – including the bus station, archaeology, waterways and the relationship with the Brooks Centre – are fully resolved? Are provisions for types and tenures of housing arbitrary without a master plan?
		Traffic <ul style="list-style-type: none"> Have you addressed what will happen with traffic on Friarsgate to create a ‘quiet environment’ for housing?
		Proximity to waterways <ul style="list-style-type: none"> Housing is said to be based around waterways, but Eastgate Street will separate housing from the river so is this statement misleading? Is the placement of them to provide passive surveillance to the protections routed through along the river? As this is all over a river that struggles to keep up with the surface run off Winchester, will all of these properties have water attenuating green rooves?
		Sustainability <ul style="list-style-type: none"> Is there an opportunity to use hydro power for these dwellings?
		Communal areas <ul style="list-style-type: none"> Will these blocks have communal areas for building strong communities ?
		Ground floor <ul style="list-style-type: none"> What will you be populating the ground floor with? As flats adjacent to public realm will not be desirable
		Space standards <ul style="list-style-type: none"> Will the apartments improve on the National Minimum Space Standards?
		Control <ul style="list-style-type: none"> Who is going to determine the type of housing (e.g. flats, houses, sheltered housing) and tenure that is being proposed for the Eastern part of the site?
		Night time economy <ul style="list-style-type: none"> How late are venues going to be allowed to stay open. As young people are going to be encouraged, does this mean that there will be more late night drunkenness and noise? Affordable theatre and entertainment other than drinking alcohol would be beneficial to the young peoples' health as well as to the community. There should be at least one alcohol-free late night venue for people who do not want to be pressurised into drinking alcohol for reasons of health, religion etc.
		Noise <ul style="list-style-type: none"> As a local resident in the city it is an extremely noisy area in normal circumstances - especially when the pubs turn out at weekends. Do not want any more disturbances late at night How would noise levels be kept down?

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		Consultation material comments included:
39 Respondents	44, 58, 59, 69, 76, 81, 119, 122, 125, 142, 145, 161, 163, 166, 173, 174, 175, 202, 207, 212, 216, 222, 223, 226, 228, 234, 239, 246, 247, 256, 262, 264, 265, 270, 274, 286, 296, 298, 326	<p>Images used</p> <ul style="list-style-type: none"> • Illustrations/ images need to be more reflective of development proposals and 'winchesterness' • Precedent examples have nothing in common with Winchester • Examples of affordable housing illustrated do not show architectural merit or cultural heritage of Winchester • Images look great • Images are of buildings are worrying - totally out of scale with size of regeneration site • Illustration 4 shows a 6-7 storey building which is not consistent with the SPD advised max of 4-5 storeys and is totally inappropriate • Images used show ugly buildings – especially images 2, 3 and 4 • Image 5 - Waterfront housing image is totally misleading it looks like it's on a big river like the Thames or in docklands and is not scalable for this site. Any water opened up through here would be welcomed but the existing Water Lane housing and scale of river is far more appropriate. Anything adjacent to water over three stories would defeat the object of opening up water in this tight site. • Images 2/3 – Do not want anything like the hard blocks of the Berkeley development at the top of the High Street that belong more in Slough or London docklands and give no heed to the local character. The local brick in the area is a terracotta in colour - historically from local quarries at Michelmarsh or a soft yellow beige London Stock type brick. Flat roofs are brutal on any scale. As existing birds eye view over the city clearly shows- the city housing and other buildings are characterised by terracotta or slate tile pitched roofs. • Image 4 - This form of modernist with reference to eco style building has more merit and contrasts more honestly with the historic buildings in the city. However it should not be used on a tall or overly large scale. The trees in this particular image help greatly to soften and make it more comfortable. • Image 7 - we desperately need more affordable housing. Most family housing with any form of garden in the city centre is over £600k average price. The image you have used here looks like It's from Holland or the Docklands and the strength of the colour is perhaps out of keeping with Winchester. The architects should look at the many attractive painted terraced houses in the city which tend to be a multitude of softer colours on the whole. • The image on p. 4 of "living by the water" is unconvincing (from a far larger site) and lacking in "Winchesterness", the pic with the same title on p. 9 is much better. • Pic 4 on page 4, Living and working, is dreadful and wholly inappropriate. • Co-living (pic 6 on page 4) is ambitious but does it actually represent co-working? • Not sure of the purpose of living by water pictures since the river doesn't run that well

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		<ul style="list-style-type: none"> • Pictures 2, 3, and 4 are not attractive. Why do you have to continue to build flat topped buildings? They are not a British look - we have always built pitched-roof buildings until the 1960s, and some of these are now being pulled down. Take a look at the buildings we wish to retain- they are all pitched-roofed. • Picture 5 is fantasy - there isn't enough riverside space to recreate the picture. • Picture 1 is essential. • The images shown suggest upmarket solutions <ol style="list-style-type: none"> 1. shows a large open space in a fairly low rise area - aspirational, but not possible here. 2. shows two and three storey buildings with a large road area - again not likely in the final scheme. 3. Shows brickwork. If this is implying the use of vernacular materials, then the appropriate bricks should be chosen, and built in a traditional manner, not as 'skins/ facings' applied to a different construction type in an inappropriate manner. 4. possible, but this building is curved around/forming a space - the plans show rectangular blocks with mainly [fairly minimal] circulation corridors between - not the same thing. 5. There are/will be no such large areas of water [set in a continental climate] giving such open vistas. The two blocks shown on the plan as '5' are ?10 to 20 m from the existing housing on the adjacent site to the east. 6. What is 'Co-living', and how does this depict it [accurately] ? 7. This looks like housing in Amsterdam - is it 'affordable' ? <p>Why emphasise the 'brick' element then show this brightly coloured render - are both proposed ?</p>
		<p>Map</p> <ul style="list-style-type: none"> • Map provides no road names, no scale or North sign, very difficult to orient • Hard to agree with provisions without a much clearer map showing the area in a wider context. • Block plans shown are very crude and ill considered • Inconsistencies on level of housing between layout maps makes the amount of housing proposed unclear • Cross sections needed to understand development scale • Need for detailed plans and elevations
		<p>Questionnaire flexibility</p> <ul style="list-style-type: none"> • The rigid nature of the questionnaire means that there is nowhere to ask some general questions and make some general comments.
		<p>Content accessibility</p> <ul style="list-style-type: none"> • Gave up on the presentation as it was too slow
		<p>Relevance of content</p> <ul style="list-style-type: none"> • Statements regarding lack of priority for vehicles are somewhat irrelevant as most traffic circulates around the development area and not through it.
		<p>Timing of consultation</p>

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		<ul style="list-style-type: none"> Timing is particularly bad with residents otherwise engaged dealing with the consequences of COVID and Brexit. Any consultation until at least mid-2021 would be questionable as to its validity.
		Timescale of development <ul style="list-style-type: none"> The proposals are far too vague for anything other than the initiation of more refined and detailed plans and far from being ready to pass parcels of land across to developers
		JTP previous proposals <ul style="list-style-type: none"> JTP produced a far more detailed and clearer vision for the development in January 2018
		Details <ul style="list-style-type: none"> Not enough detail to make reasonable comment More specifics needed e.g. quality standards for housing density, ratio of housing to open space, architectural elements, how the properties are going to be affordable Proposals do not provide details of the size and types of houses, ownership (shared, council, or private), density, what will be built, how the whole development will come together, and how future decision will be made Proposals are really unclear Proposals are generic and lacking in detail
		Other comments included:
15 Respondents	80, 85, 104, 116, 119, 120, 174, 176, 194, 215, 245, 263, 281, 284, 294	Hyde Street <ul style="list-style-type: none"> Ancient residential arterial roads such as Hyde Street are no longer fit for purpose and are dangerous for pedestrians and its inhabitants. Current closures to through traffic due to Covid have been inconvenient for some and a life saver for others. Would like to see Hyde Street resurfaced and upgraded into an imaginative green transport 'shared space'
		High Street <ul style="list-style-type: none"> High Street has been left to decline by WCC
		Barton Farm <ul style="list-style-type: none"> Development at Barton Farm by sole developer is very disappointing Barton Farm design is not appropriate or attractive
		Brownfield vs. Greenfield developments <ul style="list-style-type: none"> Better to develop Brownfield sites than Greenfield e.g. City centre over Royaldown development
		Romsey Road <ul style="list-style-type: none"> Romsey Road demolishing of Victorian terraces a huge shame

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		Provision of housing for those with Learning Disabilities <ul style="list-style-type: none"> There is currently a very long waiting list and the majority of the housing is not centrally located for vulnerable members
		Integration of Vision for Winchester <ul style="list-style-type: none"> How do you intend to integrate the Vision for Winchester commissioned from the consultants Boyle and Summers and FERIA Urbanism by the Town Forum and presented to it on the 1st December to the acclaim of members of both parties into the plans for the Central Winchester Regeneration Area?
		JTP Masterplan <ul style="list-style-type: none"> Why is the Council not following the JTP masterplan, perhaps with a reduction in the amount of retail space to take account of changes in that sector and/or changes in the types and amount of workspace to take account of changes in work patterns too?
		Developer-related <ul style="list-style-type: none"> Why are the Council proposing to use only one developer, when the JTP consultation showed a clear public preference for using different architects and different builders, including local builders, for different parts of the plan, and their recommendations emphasised a “bit by bit” approach? Who will own the land when the development is complete? Have you considered creating a development trust to own the land and oversee the development?
		Archaeology-related <ul style="list-style-type: none"> When will the Council be sharing the results of recent bore-hole archaeological studies? Can you show how piles, service trenches and lift pits will be sited to avoid damage to the underlying archaeological remains? Is there is a parcel of land on the site where a larger-scale dig could take place – possibly a community one, much along the lines of what has been done so successfully in Hyde by the Hyde900 group?
		Traffic <ul style="list-style-type: none"> One way system is always overwhelmed with the current housing density
		Parking <ul style="list-style-type: none"> Swap 'free parking' of council members and staff for 'free parking' within the city to residents living within the city. City Councillors and staff should be using park and ride. Really like towns/cities where you can park free for a short period (e.g. up to 1/2 hour) so you can pop into a couple of shops and keep shopping locally. Not sure this is going to be feasible. Winchester City Council car park fees penalise individual travel far too much It is so hard to park in residents areas already with permits, potentially as more permits are being purchased from new build owners that have restrictions to their own parking area There is an unwillingness to deal with parking in Winchester – lack of parking already appalling, do not allow the loss of Middle Brook Street Car Park

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Comments on the proposals for workspace in the Central Winchester Regeneration area

Number of Respondents	Comment Number	Summary of Points Raised
170 Respondents	2, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 22, 23, 24, 29, 30, 31, 33, 36, 37, 41, 42, 43, 47, 50, 51, 61, 62, 63, 67, 68, 69, 70, 71, 72, 73, 75, 76, 79, 80, 82, 83, 84, 85, 86, 87, 88, 89, 91, 96, 98, 99, 101, 103, 104, 107, 108, 110, 360 Integrated PR, 112, 114, Winchester Business Improvement District, 117, 120, 121,	Positive comments and additional suggestions or considerations for proposals on workspace in the Central Winchester Regeneration area:
		Affordability <ul style="list-style-type: none"> • Moving away from expensive and restrictive leases and high business rates that restrict small businesses • Attracting small, creative businesses will depend largely on the level of Business Rates levied by WCC • Start-up rent and rate periods should be extensive so most of the businesses thrive • Relatively short leases to allow new start-ups to test the water • Rental prices will need to reflect the ethos of start-up enterprise • Needs to be affordable • Affordable access and charging for excessive use of energy • Ensure that lease terms are flexible and realistic with affordable rents • Shared office space is truly accessible e.g. pay by the day and keep access costs low
		Flexibility <ul style="list-style-type: none"> • Create something flexible for future changes • Flexibility in office space will be high demand due to increased home working e.g. to enable both open plan and cellular arrangements • Flexible spaces for meetings that could also be used for theatre or dance • Small and flexible office spaces needed to reflect increase in home working • Flexibility is key • Flexible workspace is imperative • Provide flexible space – work hubs with great wifi, meeting rooms to rent, coffee and food available, areas to socialise • Provision of multi-use outdoor open space
		<ul style="list-style-type: none"> • Consideration of changing work practices resulting from Covid and increased home working • Market testing

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123, 124, 126, 129, 131, 132, 134, 136, 137, 138, 139, 141, 143, 146, 147, 148, 149, 151, 152, 153, 159, 163, 164, 166, 167, 172, 173, 174, 178, 182, 183, 184, 186, 189, 192, 193, 194, 197, 198, 200, 202, 203, 205, 206, 207, 209, 212, 214, 216, 218, 219, 220, 221, 233, 234, 235, 236, 237, 239, 240, 241, Cycle Winchester & Winchester CTC, 245,	<p>Workspace integration</p> <ul style="list-style-type: none"> • Integration with residential properties and food businesses to promote community – co working brings culture, diversity, and consumers • Catering outlets encouraging to provide seating arrangements that enable people to use devices etc and have meetings, these could be time-limited • Work Cafes • Provision of some live-work units for resident artists • Integrate workspaces within other areas e.g. housing and retail • Intertwine housing with workspace in the area • Mix workspaces with housing, recreational activities and food • Integrate with cafes, housing, cleaning facilities etc. • Live-work units with flats above workspaces • Mix with accommodation • It is important that workspace provision within the Central Winchester Regeneration area complements what we already have in Winchester, recognises what we lack and need more of and also takes into consideration potential plans for the future of other sites in the city centre
	<p>Post-Covid consultation</p> <ul style="list-style-type: none"> • Local businesses should be consulted (and directly contacted) about what their business need looks like over the next 5-10 years to get a good understanding of what will be needed in a post-Covid world.
	<p>Transport</p> <ul style="list-style-type: none"> • Adequate car parking for people using the work spaces • People working will want to travel in to the city. Underground parking such as that found in many ancient French cities would be useful. • Park and ride services becoming more frequent (for example, by using smaller buses, as Oxford does. Smaller buses could also bypass bottlenecks by using College Street) • Connections to public transport, cycle tracks and paved areas so that commuter traffic is kept to a minimum. • Those working in the workspace or visiting it must be able to cycle to their workspace. Secure, undercover parking must be provided for those working in the workspace and parking sheltered on 3 sides for those visiting the site • Sufficient provision of alternative modes of transportation into city centre • Vehicular access and parking for deliveries etc. needs to be prioritised in any planning • Regulated easy access for on and offloading
	<ul style="list-style-type: none"> • Make it easy for people to walk to work and to work locally

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	<p>247, 249, 250, 251, 252, 254, 255, 258, 261, 262, 266, 268, 269, 272, 273, 275, 276, 277, 279, 284, 285, 286, 290, 293, 295, 296, 302, 305, 306, 307, 308, 309, 311, 312, 314, 315, 317, 319, 329, 338</p>	<div> <div> Scale <ul style="list-style-type: none"> No rooftop gardens or flat roofs / Rooftop gardens on buildings of a maximum height of 3 storeys will be attractive and improve the quality of the air in the city centre Variety of scales Scale needs to be proportionate to Winchester – No large office developments Do not provide large or medium sized office blocks as they will remain empty Provision of small mixed units </div> <div> Design <ul style="list-style-type: none"> Ensure in keeping design with rest of Winchester city centre Utilise a variety of architects to maintain ‘Winchesterness’ Design needs to be attractive to businesses Ensure sympathetic design to the rest of Winchester Resources should be put aside to improve the elevations and frontages of out of place city centre buildings Ensure areas are atmospheric Excellent ideas - but the design of the new buildings look ghastly. They do not fit in to our ancient city. Please don't ruin our city. </div> <div> Green space <ul style="list-style-type: none"> Green space implemented at ground level rather than rooftop gardens </div> <div> Creative interest <ul style="list-style-type: none"> Allows for growing businesses to stay in Winchester, providing exposure and affordability. There are strong levels of interest from creatives </div> <div> Amount of workspace <ul style="list-style-type: none"> Enough needed to be commercially viable Appropriate size of workshops/ workspaces Amount provided must not be so great that it prevents other uses within this area </div> <div> Workspace users <ul style="list-style-type: none"> Community project/shop/café/meeting space needed for those with learning difficulties Education use (could compliment university courses) Need to attract young people Prioritise Office hubs over art space to ensure economic opportunities Ensure a complete mix of uses Provide for both digital and conventional work Capitalise on small hubs for large corporate firms and banks to work remotely in wake of changing office role </div> </div>
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		<ul style="list-style-type: none"> • Encourage small enterprises in this area with unique products and services that will encourage a local feel to the city centre • Small units need to be encouraged • Support creation and sustainability of small businesses • Prioritise workspace for those who live in Winchester • Provision of support to gain experience through initiatives • Give locals a quota of space and showcase local Hampshire business and creatives • Studio spaces for creatives to collaborate • Local creatives rather than corporate occupants • Provide large meeting spaces • Market research needed to see who will use the space • Creative space required to create a hub for festivals and events e.g. under cover market for creatives and small businesses, with cafes and toilets easily reachable • Provision of gallery space and dedicated exhibition spaces for creatives • Attract artists and artisans • Study and work space that's open to the public • A library area with spaces for study and work would be useful, as long as these are open and are not just rows of seats. • Exhibition space • Do not provide co-working space as other types of workspaces provide further benefits • Allow use for small businesses and 'working from home' individuals where they do not have the space at home • Need provisions for companies and charities that can offer practical, workable solutions to problems in society such as homelessness • Offer opportunities for non-profit charities, community-based groups, sustainable businesses and socially focused companies • I would like some areas for small specialist shops at affordable rents - not just for popups <div> Creative requirements <ul style="list-style-type: none"> • Natural light is key for creatives • Unlock the market for cheaper galleries in and around Winchester – currently 50% commission is charged to sell artist work • Provide large equipment in shared places </div> <div> Existing office users <ul style="list-style-type: none"> • Ensure to still support existing companies with offices in Winchester already – do not make it more challenging for them to operate </div>
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Central Winchester Regeneration

		Sustainability <ul style="list-style-type: none"> • Carbon neutrality in construction and daily running of buildings • Green space is a priority • Recycling existing buildings • Zero car provision must be made as a clear commitment • Do not provide parking for workers to meet Council's net carbon zero goal and movement strategy
		Technological infrastructure <ul style="list-style-type: none"> • Technological infrastructure is critical • Strong internet access is key
		Capitalise on what draws in creatives <ul style="list-style-type: none"> • Name the development area VENTA BELGARUM to build on heritage • Creatives drawn to the city due to its unique beauty and history, with close access to surrounding countryside, access to local schools, roads, trains to London, and access to the coast
		Management <ul style="list-style-type: none"> • Active management needed to ensure mix of businesses and to adhere to creative aspirations • Winchester City Council retain workspaces as a long term asset to be modified as required and ensure a vibrant future economy • Need for a strategy to reach out to businesses and attract them to the workspaces
		Short term use <ul style="list-style-type: none"> • Do not spend lots of money on short-term use
		Pandemic <ul style="list-style-type: none"> • Put co-working on hold until the pandemic is over • Covid may increase uptake from previous London commuters
		SPD <ul style="list-style-type: none"> • Ensure plans are in line with SPD proposals
		Woolstapler's Hall <ul style="list-style-type: none"> • Woolstapler's hall would be better used as a public leisure space
		Detail <ul style="list-style-type: none"> • Ideas require more detail • Not enough detailed plans and elevations provided, but in support of the provision for workspace • Increased levels of detail is needed to realise needed provision of workspace • Like proposals but more detail is needed • Currently not enough details but support intentions

Central Winchester Regeneration

		Development/workspace ownership <ul style="list-style-type: none"> Owned by the Council / owned privately Do not allow a large single developer to alter proposals Have multiple developers involved to reduce chances of changes due to financial viability
25 Respondents	8, 26, 39, 45, 46, 48, 52, 53, 56, 66, Extinction Rebellion Winchester, 150, 168, 175, 196, 208, 215, 223, 228, 232, 243, 265, 313, 328, 330	Negative comments on the proposals for workspace in the Central Winchester Regeneration area, for the following reasons:
		Prioritisation of space usage <ul style="list-style-type: none"> No more office space needed, better to use this space for start-up workshops
		Re-use of existing buildings <ul style="list-style-type: none"> Existing buildings should be refurbished to accommodate new businesses. If new business premises are to be built then they should be placed on industrial sites and should not bring more congestion to the City Centre.
		King's Walk <ul style="list-style-type: none"> Revamped King's Walk will not provide 'a place where people will want to work' £4million as a temporary measure won't be money well spent Better to demolish King's Walk building and replace with something that blends better with the cityscape
		Current working conditions <ul style="list-style-type: none"> Relevance due to increase in home working and COVID impact on future working provisions Technological capabilities means workspaces can increasingly be moved to home working Work space requirements cannot be assessed until a comprehensive review has been carried out post-Covid Hold off building any new workspace until we are through pandemic All employment issues need to be reconsidered when the full implications of the Covid pandemic are understood
		Sustainability <ul style="list-style-type: none"> The development's Sustainability plan is too weak, comprising of loose statements and aspirations rather than commitments. The council should commit to carbon neutrality or carbon negative impacts for this development, benefitting the district's carbon footprint and setting a clear standard for all future developments. With Tanner Street and Silver Hill being a bus corridor, the office spaces would need to be sound-proofed and rely on air conditioning = Will not help with sustainability proposals

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		Workspace need <ul style="list-style-type: none"> We do not need much further workspace The pandemic has 'freed up' shops in Winchester City centre that could be used for this purpose – e.g. Debenhams and the site next door to Debenhams could be used for independent workshops and a homeless facility Make use of empty spaces and shops in the High Street and the Brookes Centre City centre currently have a large amount of vacant spaces which should be targeted for these purposes
		Business rates <ul style="list-style-type: none"> Need to look at business rates before providing more workspace
		Connection with High Street <ul style="list-style-type: none"> The area does not easily connect with the High Street and there is a strong fall off in pedestrian activity – The current Kings Walk compromises pedestrian access and links to the High Street so should be demolished and replaced
		Design <ul style="list-style-type: none"> Design principles should be established prior to developer involvement Disappointing designs – do not obscure historic frontages with overly modern design
		Development approach <ul style="list-style-type: none"> Single commercial developer – would be better to have several developers or community trust Control needed by the Council
		Size of developments <ul style="list-style-type: none"> Size of developments may be too large
		Feasibility <ul style="list-style-type: none"> Good quality and low cost workspace is unlikely to be achievable in a city centre development
		Car parking <ul style="list-style-type: none"> Workspace requires parking, which is already very scarce, and car access is already compromised
		Details of provision <ul style="list-style-type: none"> Not enough detail on how to provide the entry level (affordable) premises required to foster local start-up crafts and business Meaningless without concrete proposals and limits for the future – we are approaching the stage where definitive plans will emerge and there needs to be more details
31 Respondents	31, 74, 76, 85, 101, 119, 134, 142, 145, 161, 173, 177,	Questions included:
		Accessibility <ul style="list-style-type: none"> How accessible will the workspaces be for disabled people?

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179, 180, 204, 215, The City of Winchester Trust, 238, 239, 252, 253, 265, 270, 272, 280, 287, 292, 296, 303, 326, 327	Backup plan <ul style="list-style-type: none"> • What is back up plan if poor uptake of co-working spaces? • Have new ways of working due to COVID been considered?
	Workspace users <ul style="list-style-type: none"> • Will these shared workspaces be available to anyone such as those who use libraries or work from home? • What are you envisaging as co-working spaces and for whom? Is this a new term for offices? Some of the area used to offer small low rent spaces for craft traders - is there any small low rent accommodation? • Are all the potential existing shared spaces in the area being fully used? • Will this be a provision for individual stallholders, or big chain outlets?
	Workspace needs <ul style="list-style-type: none"> • What is the need for a creative work space? Particularly in the centre of Winchester? • As office space is being proposed as part of the railway station development what is the total planned new provision?
	Creative workspace <ul style="list-style-type: none"> • What kind of creative workspace is going to be provided? Architects and graphic designers or potters and sculptors, for example. • Has enough research been done into creatives' workspace needs?
	Station Approach <ul style="list-style-type: none"> • How will the workspaces be considered in conjunction with Station Approach?
	Live-work units <ul style="list-style-type: none"> • Where are the live-work units?
	Images <ul style="list-style-type: none"> • Pictures in 5 are misleading. In which buildings are the indoor shops housed. How many, and how often are they accessed? Is this a Market Day representations, or a permanent stall arrangement available for private rent and use? Is it a representation of a permanent and spacious Indoor Market, or a line of stalls?
	Engagement <ul style="list-style-type: none"> • Have the Council engaged with the Art School, School of Fashion and University of Winchester to sample students' thinking?
	Parking <ul style="list-style-type: none"> • What parking provision will there be?
	Ownership and affordability <ul style="list-style-type: none"> • Who will own these workspaces? • How will you ensure that the rent and business rates charged for using them are affordable to the market you describe? • Who will maintain these workspaces and who benefits from the profits?

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		<ul style="list-style-type: none"> Will the Council be the landlord for these units?
		Language use in consultation material <ul style="list-style-type: none"> What is meant by 'Creatives' – Businesses or individuals? Need to define 'work'. Is this internet based data type activities, manufacturing or admin? What are the provisions for the business supply chains and logistics? Vans, deliveries, parking, despatch, transport to and from?
		King's Walk building <ul style="list-style-type: none"> How long is the King's Walk building anticipated to remain? What are the plans for Kings Walk once the meanwhile uses come to an end? How will the Council ensure that a developer doesn't have control to build whatever they want once the old King's Walk building is no longer viable? Why invest money in King's Walk building with its complex floor plans? What is the cost of setting King's Walk up as a small fully networked and soundproofed workspaces that creatives need? Do shops in King's Walk have 1st floor storage? Will floor to ceiling heights in King's Walk building support ventilation?
		Turner Works <ul style="list-style-type: none"> Why was the feasibility study on King's Walk commissioned from Turner Works not included in this consultation? King's Walk as Turner Works commissioned proposal has not been fully presented as part of the scheme. As this will appear as a central part of the regeneration development, being in advance of a master plan, will this become an obstacle for the future? And could this result in ad hoc decisions?
		Proposal viability <ul style="list-style-type: none"> Concern of viability of the proposal to invest £3.5million - £4.2million in a ten year project – How will this be integrated into the long term regeneration of the area? Might there be challenges for the Council with producing an adequate/reliable rental income from freelance workers and small businesses with tight margins?
		Ground floor uses <ul style="list-style-type: none"> Could art studios provide appropriate ground floor uses in the residential areas as part of live-work units for resident creatives?
		Saxon Museum <ul style="list-style-type: none"> Where is the promised Saxon Museum?
		Sustainability <ul style="list-style-type: none"> Is there a way to attract sustainable and environmental companies into Winchester as climate and environmental concerns are high on the agenda?

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		<ul style="list-style-type: none"> 3. Rooftop gardens - a lovely idea, but maintenance and safety are critical - and will they primarily be for others to look down on, or if accessible - for whom ?
		Current climate <ul style="list-style-type: none"> Within the current climate, will there be a new demand for office or workspaces?
		Surrounding area <ul style="list-style-type: none"> What are the proposals for the buildings opposite the Brookes on the Western Boundary of the Regeneration both in the short and long terms?
		Current offices <ul style="list-style-type: none"> Winchester already has some serviced office space for small businesses – how are these performing?
		Current tenants <ul style="list-style-type: none"> What will happen to Sainsbury's, Iceland, Poundland and M&S?
20 Respondents	44, 45, 55, 69, 81, 87, 122, 125, 128, 142, 184, 234, 239, 246, 256, 269, 270, 296, 308, 318	Consultation Material comments included:
		Maps <ul style="list-style-type: none"> Maps provide no road names, no scale, no North sign Location bubbles in illustrative plans are very vague
		Detail <ul style="list-style-type: none"> Little detail on which to comment – Requires further specifics in relation to what is considered a workspace Proposals too vague, approve of aspirations but would like to see images of proposed development Not enough information here to have a view on whether these proposals will succeed in melding different elements successfully Proposals are unclear and too simplistic Much more detailed proposals are needed before any comments can be made No detailed description of design plans Not enough detail and distinctiveness in material
		Plan <ul style="list-style-type: none"> Need to see a plan for the area which identifies different parcels of land to be developed and roughly when All aspects must be sorted out in the correct order
		Images used <ul style="list-style-type: none"> Office blocks in images are far too high and blocky, and rooftop gardens are not appropriate in Winchester The collection of images are odd to illustrate the ambition of the proposals Images are not very specific

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		<ul style="list-style-type: none"> • It may be that the visions illustrated in Pictures 1 and 2 will be unviable in future, as the lessons learned through living through a pandemic demonstrate. They look far too small for comfort or safety. • Picture 3 is fantasy. The maintenance requirement of rooftop recreation areas is cumbersome and expensive. The difficulties in rooftop maintenance inhibit what can be offered. Give the buildings attractive pitched roofs, and allocate more ground level recreational space. • Picture 4 is good • Pictures in 5 are misleading
		Language use <ul style="list-style-type: none"> • Need to speak the language locals understand or you will lose them
8 Respondents	85, 193, 203, 253, 255, 265, 273, 320	Other comments included:
		High Street <ul style="list-style-type: none"> • Many High Street shops have been replaced by coffee and food shops/restaurants at the expense of consumer/clothing/independent food wholesalers
		Empty space <ul style="list-style-type: none"> • Currently there is empty space in and around the city already
		Parking <ul style="list-style-type: none"> • Parking will be an issue
		Iceland <ul style="list-style-type: none"> • If Iceland is to be moved out so a hotel can be built there then its new location needs good access for deliveries
		Small businesses <ul style="list-style-type: none"> • Generally, the city needs to encourage and retain small businesses and independent retail
		Business rate income replacement <ul style="list-style-type: none"> • To make up for loss of business rate income from High Street, the Council could raise income from selling 'voluntary' extras such as access to superfast broadband in public spaces
		Pick up and drop off points <ul style="list-style-type: none"> • System of pick-up and drop-off points could be provided where couriers deliver packages held securely before being collected on foot to prevent parking and congestion issues
		Economic uncertainty <ul style="list-style-type: none"> • Difficult to comment on workspace given the uncertainty of economic direction

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		Current tenants <ul style="list-style-type: none">Sainsbury's, Iceland, Poundland and M&S are very convenient to pop round to, rather than taking shopping on buses. If these are removed from the city centre it will limit physical shopping opportunities and there is typically a minimum spend for delivery online. Shopping gives a reason to go out.
1 Respondent	280	Suggestions included:
		<ul style="list-style-type: none">Turn Friarsgate Surgery into the creative hub. With an asbestos clean-up, you already have offices all through the building, it is a really interesting example of architecture of that era. It has the perfect interaction with the public plain, the undercroft would be a wonderful external restaurant! WCC would save carbon by not demising this building, and it sits in the right place for creative endeavour

Central Winchester Regeneration

Comments on the proposals for leisure, retail and cultural spaces in the Central Winchester Regeneration area

Number of Respondents	Comment Number	Summary of Points Raised
179 Respondents	1, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 26, 28, 30, 35, 36, 37, 41, 43, 47, 48, 50, 52, 56, 57, 58, 59, 61, 62, 63, 66, 67, 68, 69, 71, 72, 75, 76, 77, 78, 79, 80, 86, 87, 88, 90, 93, 94, 98, 99, 100, 102, 103, 106, 107, 108, 110, 360 Integrated PR, 112, 114, Winchester Business Improvement District, Winchester GoLD, 117, 120, 121,	Positive comments and additional suggestions or considerations for proposals on leisure, retail and cultural spaces in the Central Winchester Regeneration area:
		Archaeology <ul style="list-style-type: none"> • investigations needed for cultural spaces and activities • Need for a report on archaeological work completed so far and what can be done to sites of historic interest within the new development
		Accessibility <ul style="list-style-type: none"> • Wheel chair access / availability of parking / strong transport links / play spaces, leisure activities and cultural activities accessible for all including those with learning disabilities • The space appeals to all ages which was starting to lack in Winchester
		Affordability <ul style="list-style-type: none"> • ensure rents and parking charges are reduced, make sure retail rents are cheap enough to allow small start-up businesses to thrive / leisure prices need to be accessible • Shop keepers require affordable rents and business rates in order to remain open in the current climate • Reduced rent prices for small businesses • Low cost access needed to business premises for social/charitable enterprises to allow opportunities for those with learning difficulties, which are currently very limited
		Environment <ul style="list-style-type: none"> • Merge inside and outside e.g. covered area/outdoor plaza, fresh air and light, green spaces • Outdoor markets / A covered market as currently blocks the high street, a canopy or roof would encourage people to visit even in bad weather • Indoor public space provision • Areas for street art that is time limited • Provision for high street food vendors e.g. outdoor seating • Interesting landscaping • It stays in keeping with 'Winchesterness' • Ensure appropriate variety of outdoor urban spaces to meet all current and anticipated future needs • Sheltered outdoor spaces for people to meet/eat/drink

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122, 123, 126, 127, 129, 131, 132, 135, 136, 138, 141, 142, 143, 144, 146, 147, 148, 152, 153, 158, 159, 163, 164, 165, 166, 167, 168, 171, 172, 173, 174, 179, 182, 183, 184, 186, 189, 192, 193, 196, 197, 198, 199, 200, 203, 205, 206, 209, 210, 211, 214, 216, 217, 218, 219, 221, 223, The City of Winchester Trust, 227, Bespoke Biking CIC, 232, 233,	<ul style="list-style-type: none"> • Incorporate waterways and open spaces • Open up waterways, providing walks and seats along the route • Shaded seating provision • Ensure flexibility • Allow year round comfortable usage • Focus on waterway walks • Provision of outdoor space that is large enough for hosting outdoor small/medium events • Great cultural and leisure plans. More, and more around streams. No narrow concrete streams. Trees! Plants! Paddling for children.
	<ul style="list-style-type: none"> • Strong emphasis on safety and security in these areas e.g. through sufficient lighting • Making paved areas safe for pedestrians and having separate safe spaces for cyclists and drivers • Ensure public spaces are safe to be useable under circumstances such as those proven by Covid e.g. room to socially distance • Busking pitches to create atmosphere • Ensure streets are skateboard and scooter friendly
	Integration <ul style="list-style-type: none"> • Integrate these aspects of the regeneration with housing to create a vibrant community
	Design <ul style="list-style-type: none"> • Designs need to be as flexible as possible – spaces and structures should be reconfigurable • Ensure building designs allow enjoyment of historical and architectural heritage and opened rivers • The buildings individually must be architecturally unique but complement each other • Very desirable but will require great attention to detail both in design and management
	Mix <ul style="list-style-type: none"> • Provide a healthy mix of small retail units, leisure areas and planting • Mix of use is key • Retail should be handled very cautiously, given the hollowing out of the High Street. • Open space the Hat Fair was able to use recently behind the bus station is pretty good, and dead cheap. • Why confine community gardening to only one area? It could be adopted across the site. Open space is beneficial, to gardeners and visitors, and risk is minimal. • Agree that the western end of the site should be the more active, the eastern more residential/peaceful. • Musicians, artists and craftsmen and women need places to create work in and to display their outputs. This means orchestras, bands and individual musicians need rehearsal spaces and a concert hall to perform in. Artists and makers need studios and maker spaces to create in and opportunities to display their works. • The old Friarsgate Medical Centre would make an excellent community arts centre. GP surgeries could be converted to offer studio/maker spaces, where the public can see what is being made as they do at the Hotwall Studios in Portsmouth. It could

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<p>234, 236, 237, 239, 240, 241, Cycle Winchester & Winchester CTC, 242, 247, 248, 250, 251, 252, 253, 258, 261, 262, 263, 264, 265, 266, 271, 272, 273, 275, 276, 277, 279, 280, 284, 286, 290, 293, 295, 303, 304, 309, 311, 312, 315, 319, 320, 328, 329</p>		<p>contain a community for hire gallery like the excellent Oxmarket Arts Centre in Chichester. A shop could be included for local artisans to sell their output (like the Maltings in Farnham). It could also include a Creative Services Centre where the public could come to print their own wallpaper, laser cut items, flat bed print etc and a café to attract people to the centre. Linked to the original idea of creating maker booths or a maker's market in the area by the bus centre this could become a really lively exciting space in the heart of the town. It just needs a bit of imagination and out the box thinking.</p> <ul style="list-style-type: none"> • I welcome anything that has a cultural benefit from open spaces to arts and music, would be good to have some more activities available for families in Winchester, like ten pin bowling? • Think food and retail will depend on what happens beyond COVID, lots of empty shops already, don't think most people want an explosion of expensive art galleries or shops , few of them already • Winchester City needs a 'village hall'. The Guildhall is very expensive and exclusive
		<p>Sustainability</p> <ul style="list-style-type: none"> • Must include connected green spaces for people that also provides wildlife corridors through the city • Carbon neutral construction and day-to-day running of development • Greening of city centre
		<p>Transport</p> <ul style="list-style-type: none"> • Deliveries for retail need to be considered but still provide pedestrian priority / Transport should be a priority for current residents and new residents and tenants of proposed development area • Need for large scale improvements to the frequency and available hours of public transport to ensure people still come to Winchester for these activities if cars are discouraged • Sufficient parking and bus facilities • Provide more underground parking • Requires parking and car access for evening events • For those working at the leisure, retail and cultural spaces, secure , undercover parking must be provided and cyclists must be able to cycle to their destination without dismounting. For those visiting the facilities there should be cycle parking sheltered on 3 sides
		<p>Events</p> <ul style="list-style-type: none"> • Regular planned and pop-up events giving people a reason to stay in the area / managing retail areas to keep them alive and vibrant with regularly reviewed criteria • Space dedicated to cultural events seems essential, complimenting and not competing with the Theatre Royal. • Areas to host live music/gig venue centrally located • Create a community with events similar to Winchester Passion – invite outlying villages in the district and build on Winchester's historic nature • Music and art based events • Replicate Hat Fair model throughout the year

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		<ul style="list-style-type: none"> • Emphasise local, diverse, cultural, and creative activities for all
		Night time economy <ul style="list-style-type: none"> • Need to consider noise pollution at night time due to proximity to residential area • Residential properties to be screened from night-time noise • Currently Winchester has no night time economy and this needs to change • Implement a mixture of work, eating, and housing to ensure a night time economy
		Emphasis on heritage <ul style="list-style-type: none"> • Make sure to emphasise Winchester's heritage, creativity and culture • Emphasis on heritage will gain interest and custom from tourism • Focus should be on cultural venues, looking at Anglo-Saxon history of area including archaeology. • Provision of museum for Winchester's Saxon heritage • Need to be within an environment appropriate to an ancient historically important city • Make use of historical status and provide educational spaces – including an Anglo Saxon Museum • Provision of History of Winchester Museum • Historical heritage is key • Provide an interactive museum to exhibit all archaeological finds exposed during the works • Retain and promote heritage of the city through Anglo Saxon Museum • Anglo-Saxon museum provision • Ideally these spaces will reflect Winchester's identity with regard to history, the arts, etc
		Culture <ul style="list-style-type: none"> • A significant civic content with cultural buildings to accommodate music performance and a museum to promote Winchester's role in Anglo-Saxon History • I would welcome a cultural quarter as long as it's not just full of fast food and chains. Quality independents need to be prioritised and incentivised to take up these spaces. Again this will add Winchesterness. Great space for Hat Fair too.
		Type of retail <ul style="list-style-type: none"> • Shared curated retail space • Independent shops preferred • mixed use will ensure constant liveliness in the area • art studios and creative project spaces • Small and independent businesses rather than chains, providing an interesting shopping experience with variety

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		<ul style="list-style-type: none"> • Fill gaps in the retail offer such as sports shops, craft shops and brands that offer clothing to a younger market such as Hollister, Top Shop, Zara, New Look etc. • Retail unit size – small due to rate affordability / Flexible space for voluntary and community groups to meet • Ensure retail offerings affordable to young people as currently this provision is limited in Winchester • Ensure retail shops contain small local enterprises • Showcase local Hampshire independent businesses • No more retail needed apart from small specialist businesses • Retail element should focus more on smaller ‘niche’ businesses and start ups • Do not need retail but flexibility to repurpose space is critical • Make sure we don’t get overrun with restaurant chains! Opportunities for independent, one off businesses in the restaurant sector is critical. • Independent food shops for bread, veg, and cafes too. There should be a provision for essential shops and no supermarkets. You’ll need to fill the High St. independent mainly. Maybe an M& S where Debenhams is or demolish that and open it up between SaxonGate and the cathedral. • Go for "Localisation" rather than encourage the large chainstore retailer - independent retailers with their own character, local crafts and produce, smaller individual clothes shops - that will make Winchester a unique city and will please locals and tourists alike. • Better to have the shops full with smaller charge, than empty, run down shops that make a town centre look shabby and like a "has-been". • No more chain stores - independent shops only • A home for what was once the best farmers market in the country would be a draw to visitors • Retail should not be all high end and cater to all residents and visitors. • Covered market – potentially quite a useful short term idea for the bus station – need to start by researching what the existing market traders need and want • Do not try to replicate Southampton, Basingstoke, and Portsmouth
		<ul style="list-style-type: none"> • Audience - Things for families to do / Student activities e.g. bowling alleys, cinemas / young people e.g. bowling and arcade games / older people indoor games / community project space for adults with physical and learning disabilities / male retail / children’s events and festivals • Provide good shopping opportunities to retain visitors • With the closing of Debenhams, the already large number of empty shops throughout the city and the move by many people to shopping on line, it would be wasteful to end up with a surplus of shop units. It is also important that the existing shopping area does not have it's footfall reduced due to people finding the CWR more attractive. • More sustainable retail required as the current turnaround of shops seems quite high.

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		<ul style="list-style-type: none"> Rents for retailers and leisure providers need to be affordable so that we don't end up with empty spaces. Also need to think about young people (12-18) and what interests them. Often it seems that there are great play parks for young children but the interests of older ones are forgotten. We need affordable retail space in the city centre. People do not believe me when I say Winchester has no city centre butcher, fishmonger, greengrocer and is totally dependent on supermarkets and market stalls. Given that leisure, retail, and culture have been seriously affected by Covid-19, and that it is likely to be some time before the full impact upon them becomes clear, this set of proposals should be placed on hold.
		<ul style="list-style-type: none"> The balance of retail needs to be sufficient to compete with Eastleigh and Southampton Consider the draw of a good department store as part of proposals
		<p>Leisure audience</p> <ul style="list-style-type: none"> Leisure provisions and more facilities to attract tourism and keep people local different age-groups have different leisure activities, zoning for a quiet/reflective/conversation area and an active/vibrant/performance area Small children's play park Cinema Dedicated concert hall/music venue Family activities such as Bowling Leisure options like mini-golf, bowling alley, outdoor cinema, street festivals and markets etc would keep students in the city Sports area Music/performance area Wider variety of cafes, restaurants, pubs and bars - catering for rich and poor, young and old, visitors and locals Provide recreational areas that are aimed at the residents and workers the council want to attract Provision of a complete mix of entertainment for all ages Do not provide any more coffee shops Provide an arts and crafts space We have nothing but a cinema for young people, nice but expensive compared to Eastleigh/Southampton. young people need safe places to go and meet others when it is cold and wet. We need a youth club Does Winchester actually need another hotel in the center with the Travel Lodge and Premier Inn a mile away and the Wessex in Paternoster Row.
		<p>Provision of</p> <ul style="list-style-type: none"> Purpose built concert hall/Music performance space that can host a wide range of styles Indoor soft play/wet weather facility for younger children Youth-focused space

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		<ul style="list-style-type: none"> • Ten-pin bowling/family leisure • Affordable cinema • Ice rink • Climbing/bouldering facility • Affordable sit-down food service e.g. Food hall which could open into the evening to stimulate night-time economy • Basketball half-court for use by all ages • Provide concert hall • Indoor concert space • Art gallery • Interactive museum • Culture is very important to Winchester's USP. A museum should be seriously considered
		Flexibility <ul style="list-style-type: none"> • Flexibility to combat reliance on retail • High street could provide culture and retail purposes, focus on leisure • Needs a thought through balance of provisions • Provision of multi-use space • Ensure flexibility so retail space can be reconfigured for leisure as shift to online shopping continues
		Community space <ul style="list-style-type: none"> • Provision of indoor community space • Ensure that the development is open and coherent with a central communal space similar to the cobbled squares seen in the Netherlands
		Community Gardening <ul style="list-style-type: none"> • Community gardening provision required • Do not go ahead with community gardening in the City Centre as there will be a need for car use to transport soil and plants, and if not well kept will be visually unappealing
		Placement of areas <ul style="list-style-type: none"> • Creative areas could be placed closer to High Street • Essential to keep shopping area in the centre
		Employment opportunities <ul style="list-style-type: none"> • Employ a variety of local architects and local builders
		Links with existing town <ul style="list-style-type: none"> • Must link with and enhance/complement the existing town • Design must complement historic feel of the city • Link to Bar End Leisure Centre to encourage less cars driving through City Centre

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		Waterways <ul style="list-style-type: none"> • Opening up waterways • The river walk is a good idea but needs to be in line with the scale of Silver Hill.
		Involvement and consultation <ul style="list-style-type: none"> • Discussions required with independent bars/restaurants to determine potential impacts on proposals due to current effects on businesses
		Control <ul style="list-style-type: none"> • Ensure people of Winchester have accountable oversight of the scheme through the Council • Council needs to ensure a level of control to provide a carefully thought through scheme • WCC must retain control until the detail has been developed and accepted by the Council and local stakeholders. Sensibly stakeholders will participate in developing the detail.
		Strategy <ul style="list-style-type: none"> • Preparation of landscape strategy and early implementation of tree planting etc. must be an urgent priority for all redevelopment • Reach out to some potential providers who would exploit the spaces • Funding and future maintenance - needs to have full public buy-in • Please don't invent new things at the cost of the river or greenery or human scale. Please keep as open and sympathetic as possible.
		Brooks Centre <ul style="list-style-type: none"> • Brooks Centre needs to be made more attractive for businesses or repurpose as food court
		Detail <ul style="list-style-type: none"> • More details needed but support intention • In favour of a provision for these proposals but currently there is not enough detail • Good to distinguish the West and East end, but currently there is not enough detail
		Development time scale <ul style="list-style-type: none"> • Need to start implementing change • Phased approach to Kings Walk and former multi-storey car park
49 Respondents	11, 18, 29, 33, 39, 45, 46, 48, 51, 52, 70, 73, 74, 83, 104, Extinction	Negative comments on the proposals for leisure, retail and cultural spaces in the Central Winchester Regeneration area, for the following reasons:
		Retail proposals <ul style="list-style-type: none"> • Should focus on the high street/existing under-used and empty retail space before expanding retail, rents are too expensive • More retail space should not be a top priority as there is already unused space

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Rebellion Winchester, 137, 147, 149, 150, 161, 177, 181, 187, 195, 202, 207, 213, 215, 220, 228, 249, 260, 280, 287, 292, 294, 296, 301, 305, 308, 313, 314, 317, 318, 326, 327, 330, 338	<ul style="list-style-type: none"> Don't overly focus on retail. Retail as we know it is changing, there is no longer a place for an identical set of shops on every high street and the amount of retail is likely to substantially reduce in the coming years.
	<ul style="list-style-type: none"> Service oriented offering such as fitness, wellness and education may be better use of space COVID is accelerating the shift to online shopping which may not have been taken into account
	<ul style="list-style-type: none"> More space should be dedicated to culture and leisure, and less space should be provided for retail as Winchester will never be a retail destination We need some areas set aside for small specialist shops and businesses at affordable rents Question whether any further retail space is needed here. In view of the likely outcome of the Covid pandemic concentrate retail in the present High Street.
	Food establishment proposals <ul style="list-style-type: none"> Footfall is not enough to justify more restaurants and cafes Already too many coffee shops, bars and restaurants
	Design <ul style="list-style-type: none"> Design principals should be consulted upon prior to developer involvement Do not take character and life out of existing area Please do not have a large nightclub - it would be a noisy, alcohol fuelled menace in this area.
	Development approach <ul style="list-style-type: none"> Several developers or community trust would be best route forward rather than commercial developer Terrible mistake to infill what green/ open spaces we have. A master planner should develop specifications for critical dimensions, street widths and building heights, before the work is let to a developer.
	Culture <ul style="list-style-type: none"> Cultural aspect of this plan is lacking I suspect the venues are all too small to be really effective for more than a short time. I expected, five years on from the start of the process, to see substantive proposals for cultural facilities - the indications of outdoor and temporary enclosed spaces provided by the generic images suggest that culture is an afterthought Anglo-Saxon heritage <ul style="list-style-type: none"> Linking the different parts and historical elements needs to be done to draw interest around the city, needing a consistent theme or element to create a narrative pulling the area together Superimposing current proposals as indicated would be a wasted opportunity

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		Museum <ul style="list-style-type: none"> • Need for a museum for City's Saxon Heritage • No mention of an Anglo-Saxon and English Project Museum that was strongly promoted through the public participation process in 2017. Little mention of key tourist industry for Winchester's economy, with the Cathedral and with King Alfred's statue almost adjacent to the CWR site.
		Archaeology <ul style="list-style-type: none"> • Need for an archaeological dig to ensure history will not go to landfill – a historical museum to show case these finds would increase tourism
		Leisure/culture competition <ul style="list-style-type: none"> • Should not ignore current offerings of Theatre and music venues • There are already cultural spaces and potential for more outside of the regeneration area, which funding could be used to make more useable and to restore buildings • We do not need another hotel - if you have too many, they will all go out of business
		Alternative space uses <ul style="list-style-type: none"> • More green space would be better use of space • No need for yet more bars and restaurants. Even before Covid, Winchester seemed to be well supplied with these. We do need a concert hall • Something more constructive for young people to do? A roller skater rink (if ice skating too expensive), indoor skittle alley, somewhere (suitably soundproofed) for youngsters to practice music, somewhere to dance, to exercise, to hold meetings like Brownies and Scouts, and a studio for artists • The existing Kings Walk building is one of the symbols of this 'recent' past and whilst the provision of new cultural facilities are welcome the Council's proposals for the retention of this building will not contribute to creating a new sense of place or vibrant energetic environment for a new cultural hub. Rather than spending large sums of money putting lipstick on a unloved carbuncle to give it a temporary life whilst the debate on the future of the central regeneration site continues, the Council should take a bolder decision and provide a solution that can be seen by both residents of Winchester and visitors as a positive step towards the regeneration of the area
		Integration <ul style="list-style-type: none"> • Inability to effectively integrate with the High Street • No point providing leisure, retail, or cultural spaces if you do not provide parking
		Waterways <ul style="list-style-type: none"> • More than one waterway should be exposed
		Financial priorities <ul style="list-style-type: none"> • Light and sound areas such as interactive walls sound expensive and not useful long term

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		Transport <ul style="list-style-type: none"> Many people who would use these facilities live in the surrounding villages and will need to park. Increasing difficulty of parking encourages people to shop at supermarkets and avoid using leisure, retail or cultural offerings in the City. By eliminating car access the proposals prevent participation in the new entertainment areas from people who live in outlying villages that have poor public transport provisions Park and ride takes too much time, is too hard to carry shopping and too cold for much of the year
		Sustainability <ul style="list-style-type: none"> The development's Sustainability plan is far too weak and appears to comprise of loose statements and aspirations rather than commitments. The council should commit to carbon neutrality or even carbon negative for this development, not only would this benefit the district's carbon footprint but would also set a clear standard for all future developments. A responsible attitude is needed in light of global warming
		Market stalls <ul style="list-style-type: none"> No more market stalls needed in Winchester
		Issue resolution <ul style="list-style-type: none"> The Council need to resolve a number of key issues prior to the start of the Central Winchester Regeneration Development project as these are critical to the success of the entire project: the movement strategy for the city and where the buses go exposing the waterways for heritage and environmental purposes identifying and protecting the archaeology the 'pocket park' and river walkway a proposed world-leading Anglo-Saxon museum the possible integration of St Clements surgery and Woolstaplers' Hall linkages with the Broadway the future of the Brooks Centre
		Detail <ul style="list-style-type: none"> Requires clearer mandate for what and where these facilities will be created
		Proposal longevity <ul style="list-style-type: none"> Concerns of proposal longevity if not maintained correctly The proposals illustrated are so shallow and lacking in vision in this regard that this potential will not be realised through these proposals and there is a risk that the new development will repeat errors of the 'recent' past.
32 Respondents	31, 45, 71, 83, 84, 85,	Questions Included:

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	101, 119, 124, 134, 145, 151, 162, 175, 178, 180, 194, 203, 204, 207, 228, 231, 238, 243, 262, 268, 280, 300, 301, 306, 321, 338	<p>Theatre</p> <ul style="list-style-type: none"> • Would new theatre be additional to the Theatre Royal? If so what would the impact be on parking and congestion? • Would the proposed theatre or cinema impinge on the Theatre Royal? Do not approve of more performance space at their expense. • Could a new Theatre Royal be developed with multi-use potential in exchange for the old Theatre Royal site for development? <p>Night time economy</p> <ul style="list-style-type: none"> • Is there a business case for night opening venues in this location? • Practicalities of night opening venues with open water access proposed? • What about noise levels? How can you monitor and control these? • How will this cultural area 'live' with the housing area given the fact that 'cultural' areas are usually noisy in the evening and many inhabitants want peace and quiet in the evening? <p>Retail proposals</p> <ul style="list-style-type: none"> • How will the Council ensure that retail units can be let and are not left empty? • What incentives can be offered to make new retail units attractive and viable propositions and maintain vibrancy and variety in the city? • With so many empty shops on High Street, why is more needed? <p>Need for uses</p> <ul style="list-style-type: none"> • With current pandemic environment, will we need extra leisure spaces in the future? • Why is this being put forward without a review of the significant changes post-Covid? E.g. of retail • Is retail a sound proposal in the current climate? • What use(s) do the people of Winchester feel their city centre needs? • Is there a need for more bars and restaurants? • What will happen to the Woolstaplers' Hall? Is it being used in the plans? • Where is the bowling alley, the skating rink and the climbing wall for examples? <p>Maintenance</p> <ul style="list-style-type: none"> • Sometimes these spaces can be vandalised, will there be people to fix this or make sure this doesn't happen? <p>Interactive wall</p> <ul style="list-style-type: none"> • What is an interactive wall and will this be a positive change longer term? • What materials will be used for the interactive wall? • Will the interactive wall be sustainable? • What is the longevity/life span of the proposed wall(s)?
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		Proposal audience <ul style="list-style-type: none"> • Are proposals considering older teenagers? • Who is the target audience for the ‘attractions’ proposed in this scheme? Is it locals or tourists? • Where is the detail of places to draw visitors here?
		Cultural space <ul style="list-style-type: none"> • What does cultural space constitute in the development proposals? • What support is there for a multi-purpose hall for concerts and exhibitions? • Do you feel that it’s dangerous to place such a superficial connection between economic benefits and culture? Don’t you feel that there is more than ever a connection to the soul for art and culture? • How do we know that these cultural and leisure spaces will actually happen in a meaningful way appropriate for such an important city for culture and heritage as Winchester? • Could there be a space for music performances?
		Cultural Centre <ul style="list-style-type: none"> • Will the intended cultural centre include a museum of the Saxon Age in Woolstapler’s Hall? And will there be a music performance space? Both of these were regarded as extremely important in the JTP Consultation
		King’s Walk <ul style="list-style-type: none"> • King’s Walk proposals include theatre, music, art, workspace, curated retail, culture, food and beverages, and surrounding areas focusing on light, water, pocket park, trees and public art - Will putting all of this in such a small space have a negative impact on the quality and quantity of each aspect? • Turner Works vision keeps the core building of King’s Walk – do we want one of the most publicly visible parts of the regeneration area to remain similar in appearance for years to come?
		Brooks Centre <ul style="list-style-type: none"> • How does the redevelopment include the Brooks Centre?
		Art and Music provision <ul style="list-style-type: none"> • In current proposals, the art and music provision appear to occupy a courtyard – would it not be more welcoming to have a creative space by the waterways?
		Transport provisions <ul style="list-style-type: none"> • What are the transport provisions to and from the station and motorways?
		Previous proposals <ul style="list-style-type: none"> • What has happened to the previous proposals that were adopted into the SPD after JTP consultations? For example exposing waterways, Anglo-Saxon museum, pocket park with river walkway, identification and protection of archaeology
		Archaeology <ul style="list-style-type: none"> • Why are there no archaeological digs to study what’s under the current buildings?

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		<ul style="list-style-type: none"> If archaeological investigations unearth potentially significant finds in this area they must be explored further (N.B. when will the result of the investigations be shared?).
		Bus station <ul style="list-style-type: none"> Why hasn't the recommendation for the change to the bus station been taken into consideration?
		Design <ul style="list-style-type: none"> What are the heights of buildings proposed? Character of Winchester City Centre would be compromised if higher than 3 storeys It's not said but I am presuming that these areas will mostly be underneath housing. No mention how high any of this will be..... If the housing is to be for families where is the play space for children? How will the river area be opened up and where will the parks be sited? Where is the vision within these proposals for a magnificent opportunity for civic regeneration befitting a city such as ours?
		Amounts <ul style="list-style-type: none"> How much of the site will be devoted to this priority?
		Museum <ul style="list-style-type: none"> Could Winchester have a similar centre to York's Viking Centre, a Wessex Centre building on the history around King Alfred? What has happened to the idea of an Anglo-Saxon Museum?
		Current buildings <ul style="list-style-type: none"> Are the current buildings to remain in place?
		Homeless provision <ul style="list-style-type: none"> Has a centre for the homeless been considered?
21 Respondents	44, 45, 55, 59, 67, 76, 81, 122, 125, 139, 152, 166, 196, 212, The City of Winchester Trust, 239, 262, 269, 270, 307, 317	Consultation material comments included:
		Map <ul style="list-style-type: none"> No road names, no scale, no points of interest and no North sign on map
		Detail <ul style="list-style-type: none"> Little detail to comment on e.g. will there be skate parks, religious buildings? Only Kings Walk and Multi-storey car park go into detail Good intentions that require more detail to back them up Not enough detail to pass comment Board does not cover retail Consultation offers no substantive guidance on cultural space and uses

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		<ul style="list-style-type: none"> • More information needed on how to encourage much need shops, so locals can do regular shopping in the City centre • Details are not sufficient in proposals
		Plans <ul style="list-style-type: none"> • There are no detailed plans to view
		Images <ul style="list-style-type: none"> • The pictures are not of the proposed Winchester development but of sites that show what is achieved elsewhere. We need to see what the scheme will actually look like in Winchester. • Image 1: The living interactive wall is a gimmick and would be a white elephant. Use the money to make the essential built development and public realm better quality . • Image 6: Mass adverts and light pollution would be very unwelcome. • The numbers on the site plans have not been explained • The illustrations and indications of where these uses might occur are too vague to be of any value in assessing any proposal. • There should be the possibility of people using the area being able to have ideas about what they want to do with some of the space. Some of the photos used to illustrate this look pretentious. • Once again the illustrations are not appropriate.
10 Respondents	53, 68, 85, 88, 108, 117, 207, 208, 212, 213,	Other comments included:
		Broadway <ul style="list-style-type: none"> • Broadway could be traffic free zone with artificial turf and seating similar to Yarraville, Melbourne, Australia
		The Brooks <ul style="list-style-type: none"> • The Brooks is failing – it has many empty units • ‘Pop up’ area in the Brooks are not always utilised
		Maintenance of heritage <ul style="list-style-type: none"> • Wolvesey Castle, Hospital of St. Cross, City Museum etc. in desperate need of some care
		High Street <ul style="list-style-type: none"> • The High Street Market is lively but over invasive on existing shops and walkways
		Travel within site <ul style="list-style-type: none"> • Proposal for free EV transport service in Central Winchester
		Resident offers <ul style="list-style-type: none"> • Local discount for leisure facilities
		River Park site <ul style="list-style-type: none"> • Build a children’s playground at River Park to go with the skate park when the leisure centre closes.

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		Debenhams Site <ul style="list-style-type: none">• The Debenhams site in the High Street could become a cultural/concert venue• The fate of Debenhams will have a significant impact on the balance of the scheme
		Noise <ul style="list-style-type: none">• As a resident in the city centre it is extremely noisy in normal circumstances - especially when the pubs turn out at weekends. Do not want any more noise late at night

Central Winchester Regeneration

Comments on the proposals for movement in and around the Central Winchester Regeneration area

Number of Respondents	Comment Number	Summary of Points Raised
136 Respondents	3, 4, 5, 7, 8, 9, 10, 11, 13, 15, 16, 18, 20, 23, 24, 29, 30, 33, 35, 36, 39, 40, 41, 42, 47, 48, 49, 50, 51, 52, 55, 57, 58, 59, 61, 62, 63, 68, 69, 70, 71, 72, 74, 75, 79, 80, 83, 85, 86, 87, 90, 93, 98, 99, 102, 103, 107, 108, 109, 110, 360 Integrated PR, 114, Winchester Business Improvement District, 117, 118, 121, 122, 123, 124, 126,	Positive comments and additional suggestions or considerations for proposals on movement in and around the Central Winchester Regeneration area
		Accessibility <ul style="list-style-type: none"> • Wheelchair users / mobility impaired citizens need to be able to have limitation-free movement e.g. disabled parking, seating, ramps etc. • I think cycle lanes and routes should definitely be included • As mentioned elsewhere, please do think about how to make the area friendly to all personal transport – skateboards, scooters, wheelchairs, mobility vehicles, bicycles etc. • Create proper marked and segregated cycle paths through the site, do not create shared use paths that just create conflict
		Affordability <ul style="list-style-type: none"> • Cheap ways to access the centre for those who live too far away to walk must be considered, as parking charge increases are of detriment to those who are economically disadvantaged
		Prioritisation <ul style="list-style-type: none"> • Walking, cycling, public transport (shared space) • Balanced approach needed • Will be much better than current traffic system • It's good that consideration is being made for deliveries to homes as well as businesses, and for emergency vehicles • It is good to see attention being given to cargo bikes and other zero emission and zero particulate delivery options for the area • New housing should have as little pollution from vehicles as possible as this has been shown in high profile cases to contribute to child ill health and even contribute to early childhood death.
		Flexibility <ul style="list-style-type: none"> • Flexibility in plans needs to be established for future changes in transport solutions

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132, 136, 137, 138, 139, 142, 143, 144, 149, 151, 153, 158, 159, 164, 165, 166, 170, 173, 177, 182, 183, 193, 194, 197, 198, 199, 202, 206, 208, 209, 210, 212, 217, 219, 221, 223, 224, Bespoke Biking CIC, 232, 234, 236, 238, 239, 240, 242, 245, 247, 250, Cycle Winchester & Winchester CTC, 253, 254, 255, 261, 262, 263, 271, 272, 280, 290, 295,	Environment <ul style="list-style-type: none"> Sheltered spaces and benches
	Sustainability <ul style="list-style-type: none"> Ensure to keep focus on how development can help towards pollution reduction for climate emergency
	Public transport <ul style="list-style-type: none"> Electric buses Enclosed bus station to protect from elements with more seating / need to reassure the public that they will be able to wait in the dry and possibly warm areas. Match the size of buses with demand to avoid lots of large buses driving around Winchester with 2-3 people in them. Reduce the cost of travelling on buses, and give young people in education free transport Have more frequent public transport Bus stop locations including: Retention of Silver Hill bus stops, moving bus stops to outskirts of development area, having bus stops throughout the centre of the city Enhance area for bus routes Provision of free EV public transport in the city centre that relates to Winchester heritage e.g. styled to look like Roman chariots Bus operators must communicate regularly with railway station to provide a good service I question the need for so many bus and coach stands and stops The present situation of the bus and coach station although temporary show what can be done to make access to the centre by public transport convenient and safe for all concerned Many European cities are moving to small electric buses on circular routes. If we had small buses running more regularly on circular routes including the station and the new sports centre and park and rides, they would I'm sure be very popular, distinctive and emissions would be reduced.
	Vehicle parking <ul style="list-style-type: none"> Provided for environmentally friendly (EV) private vehicle Remove Sunday and evening parking charges to boost night-time and leisure economies Ensure short stay parking provisions is present in the City centre Essential (disabled) parking needed throughout and to be sufficiently policed to ensure not misused Delivery driver needs to be considered Limit deliveries to early morning time slots in the regeneration area

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	302, 303, 315, 319, 329, 330	<ul style="list-style-type: none"> • Increased provision for city centre residents / Prevent new residents from parking cars on site • That there is adequate car parking for Winchester residents for shopping and access to Leisure and Cultural facilities. • The plan must ensure people can easily get in and out of the centre from/to nearby car parks as it is not realistic to think everyone will travel their entire journey on public transport • Parking should be sufficient for those coming from outside the city and affordable • Short-term parking only for appointments • We need regular, reasonably priced, environmentally friendly transport options to make leaving the car at home the best option. • A car club should be introduced with free membership for residents - they pay for usage
		<p>Modes of travel</p> <ul style="list-style-type: none"> • Restricting car use (including complete removal of cars in city centre except for blue badge/disabled/taxis and delivery drivers [delivery drivers only allowed in off peak times]) • Providing limited car use as there will always be occasions where a car is necessary e.g. when going to Farmer's Market and buying heavy items • Promoting cycling through parking, hiring, (segregated) routes and signage, Cycle Park and Ride provision, ensure park and ride affordability. More safe cycle routes are needed with physical barrier/kerb • Safe routes to walk and ride in and out of the city are important for maintaining the health of residents and ensure accessibility from all areas of Winchester • Ensure separation of cyclists from pedestrian areas and from vehicular traffic / safe integration of pedestrian and cycle travel • Bold decisions need to be made, such as creating a two way cycle route down Jewry Street and North Walls
		<ul style="list-style-type: none"> • Good park and ride service needed for those living in the district to get into city centre due to limited bus service, include bicycle hire as well as shuttle buses, and lots of charging points so people want to use it to charge their cars as well as visit the city • Provide free Park and Ride provision and extend services to sustain a night time economy • Requires adequate public transport • Ensure connected public transport to be accessible but not intrusive to the area • Need to ensure that bikes don't take over especially when they don't use bells to warn people of their presence-older people's hearing is not always good even with hearing aids • Both Winchester City Council and Hampshire County Council are committed to Active Travel and this is an opportunity to further that policy. The requirements of the Movement Strategy and the Local Cycling and Walking Infrastructure Plan must be reflected in the design of the development, particularly the public realm. • It is imperative that transport links around the City are given high priority

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		<ul style="list-style-type: none"> • Great uninterrupted routes through the town centre for cycling and active travel as well as sustainable transport solutions • Congestion solution to be put in place • Consider traffic in the one way system in the City within the proposals • The current plans show "public realm improvements" consisting of "parklets" which will consist of street furniture. We welcome the provision of high-quality public realm and the associated street furniture) but the design of such parklets should not restrict cycle access
		Current neighbouring residents <ul style="list-style-type: none"> • Residential parking must remain for Middle Brook Street, Access via Lower Brook Street to middle Brook should be preserved. Middle Brook must remain no through road for safety and experience of current residents including young children
		Extend pedestrian area <ul style="list-style-type: none"> • Extend pedestrian area around the High Street / have car free days
		Highways <ul style="list-style-type: none"> • Pavements and Potholes currently dangerous, maintenance of shared space would need to be better than current road maintenance • One way systems should stay and be enforced more fully. • Traffic in an historic town is always a problem but this needs to be addressed urgently to protect some sort of civilised life style for residents as well as visitors. • Take the opportunity to transform the dual carriageway through the centre of town into a traffic calmed safe for pedestrians to cross at any point urban road. • The network of streets needs to be well-lit and safe at night.
		Transparency <ul style="list-style-type: none"> • Decisions made in relation to transport will need to remain transparent and not be handed over to developer control
		Links to outside development area <ul style="list-style-type: none"> • Make sure to link development to wider areas – green spaces and waterways – footpaths along new waterways
		Health <ul style="list-style-type: none"> • Easy access defibrillators • Shared surfaces/mixed-use surfaces (traffic and pedestrians) are potentially dangerous so please be careful with this.
99 Respondents	1, 12, 19, 31, 45, 46, 48, 56, 67, 73,	Negative comments on the proposals for movement in and around the Central Winchester Regeneration area, for the following reasons:

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	<p>76, 77, 81, 82, 89, 100, 104, Extinction Rebellion Winchester, Winchester GoLD, 120, 125, 129, 133, 134, 146, 147, 150, 152, 155, 161, 163, 168, 169, 171, 173, 174, 175, 179, 184, 185, 186, 187, 189, 191, 195, 196, 200, 201, 203, 204, 205, 207, 213, 214, 215, 218, 222, 237, 239, 243, 246, 247, 249, 252, 256, 264, 265, 268, 269, 273,</p>	<p>SPD related</p> <ul style="list-style-type: none"> • Ignores significant aspects of recommendations from 2018 SPD consultation • I do not think there should be a bus station on the middle brook street car park. To have an area in the centre of Winchester pouring out fumes is totally against the SPD Objectives <hr/> <p>On street Bus service accessibility</p> <ul style="list-style-type: none"> • Not accessible or sheltered • Will on street provision provide enough information • Worsening facilities for bus users, which will not encourage bus travel and contradicts commitment to reducing carbon • A bus station needs to be included in plans before work starts • Concerns re scrapping the bus station without a plan for shelters/waiting areas and buy in from bus operators and HCC as to a future strategy. • The attractiveness of bus travel in Winchester has always been undermined by the poor state of the terminus and successive administrations have promised time after time that this will be corrected in the Silverhill development and yet is now considered a medium-term option at best. • A lack of a bus hub means you can't wait in comfort for the next bus, can't have a central refreshment area, and there will be no central information area where you can find out alternatives when something goes wrong • To retain bus movements within this area is absolute madness. • The proposals keep a bus route and stops right in the centre of the development. It says it's temporary but once established they will not move • The plans I have seen for a Friarsgate bus interchange appear to be muddled and inefficient • A clear interchange facility with excellent information systems, a decent place for people to wait, out of the weather is essential • The proposed location of the terminus for long distance coaches again appears to be sub-optimal for similar reasons and looks likely to compromise the integrity of the pedestrianisation and landscaping of Broadway <hr/> <p>On street bus provision desirability</p> <ul style="list-style-type: none"> • A bus station is needed to make the bus an easy choice for those who have alternatives – there is a need to tackle entrenched biases against bus travel and an on street provision will make this harder • Keep a Bus Station in the plan. • There should eventually be a proper bus station, under cover with a cafe and toilets. It is not sufficient to provide 'stands', even with shelters • A proper passenger friendly bus station should be provided - not the drafty London open bus station approach that's being proposed.
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	<p>275, 276, 277, 279, 282, 284, 285, 286, 287, 288, 291, 292, 294, 296, 298, 306, 307, 309, 311, 312, 313, 320, 321, Winchester Deserves Better, 324, 327, 330, 336, 338</p>	<ul style="list-style-type: none"> • The bus section of this report is extraordinary. Since public transport is the essential element of any strategic thinking here, why do we get this dog's dinner of suggestions. To suggest that we should remove the bus station before we have thought through exactly what we are going to do with buses is thoroughly irresponsible. • Our objection is entirely directed toward the planned move of the Bus Hub or Bus Station to part or entirely of the site currently Middle Brook Street Card Park. The proposed changes is insufficiently detailed and also does not demonstrate how traffic will be improved, inner city access will be improved, pollution levels increased closer to Middle Brook Street residents and safety issues due to adding higher levels of bus movements • Allowing buses to run through the site spoils the public realm and the regeneration concept. The future location of the bus station must be resolved by the Council. • It is not too late to re-visit the optimum solution (widely adopted by cities and towns on the continent and elsewhere) which would create a transport interchange at the Railway Station with a fleet of electric buses taking people from there to locations in the City Centre and perhaps as far as the new Sport and Leisure Centre and The Hospital. <hr/> <p>On street Bus service pedestrian prioritisation</p> <ul style="list-style-type: none"> • This provision does not match with the intention of 'a site designed with people not vehicles as priority' – layover should be kept to a minimum • Winchester City Council seems to have completely dismissed the fact that the lack of a bus station was one of the key reasons the public objected to the 2009 scheme. • On-street bus stop provision means long and potentially confusing walks between stops when interchanging, particularly affecting the elderly and those with mobility issues • Working on the basis that this decision has been made purely to maximise profit from the development and certainly not in the best interests of its residents. <hr/> <p>On street Bus service danger</p> <ul style="list-style-type: none"> • Dangers to pedestrians having buses on Tanner Street and Silver Hill • On-street bus stop provision means a lack of security for those waiting for buses, particularly in the evening. It also means that streets such as Middlebrook and Silverhill will still not be traffic-free so air quality and safety will be compromised significantly, similar to when Lower High St was a shared space for pedestrians and buses. • Shared surfaces are dangerous to pedestrians • Cycling and walking provision will be severely compromised by on street bus provision • The Council should not just leave this to what the bus companies want to do • Totally disagree with on-road bus stops and create congestion in traffic flows. Buses should continue to be served by an off-road facility similar to the existing bus station or Broadway. <hr/> <p>On street Bus service sustainability impacts</p> <ul style="list-style-type: none"> • Transport is the largest contributor to the district's carbon footprint. A modal shift to active travel and public transport is a key means of reducing this. Alongside cost and reliability, the image of bus travel is a key barrier to
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		<p>increased ridership in Winchester. This can only be changed by investing in a modern, efficient bus network with a safe, integrated terminus.</p> <ul style="list-style-type: none">• On street bus provision will impact the ability to transition to electric buses, as charging infrastructure would have to be built into the street itself, this is likely to be far more costly and complex• Less buses, please. Most of them travel through the city centre completely empty.• Within the life of this development, driverless vehicles will be viable and without the human cost, it will then be viable to provide smaller but much more frequent - almost 'on-demand' - mini-shuttle services
		<p>Sustainability</p> <ul style="list-style-type: none">• Sustainability plan is weak and needs to provide carbon neutrality or be carbon negative as a development and transport has a large role to play in this• Too much city centre traffic and pollution. There seems no solution over the past 30 years.• No real commitment to clean air. Continuing tolerance of polluting vehicles• Not enough thought has gone into the movement of people and vehicles in and around the CWR and in particular the plans for moving the buses out of the bus station which will add to the clogging up of the city streets and the increase of pollution from stationery vehicles waiting to move forward.• Make buses more environmentally friendly so electric or gas powered

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		<p>Car use</p> <ul style="list-style-type: none"> • Completely limit car use / cars need to be factored in just emphasis on more environmentally friendly cars e.g. through emissions charges or cheaper parking for environmentally friendly vehicles • Discouraging cars disenfranchises people in the district's villages and from outside Winchester, alongside those who are elderly or may have disabilities, who would otherwise come into the city for shopping and a coffee • It will be vital to ensure that there are clear routes around the regeneration area for drivers. • The description implies that the W-E route ending at the (former) Wessex Hotel will no longer be available, which will leave North Walls as the only available route. Given that this route is already congested, there is a risk of turning central Winchester into a place where queuing vehicles pollute the air. • Whilst a pedestrian city centre may be attractive for a major city, Winchester does not come into that category and the City needs to attract visitors from outside its very small centre. Therefore the desire to restrict motorists will not be in the interests of business or visitors and therefore parking spaces are required. • Belief that Winchester will lose the 'quick dash to the shops' trade if parking in the city is restricted too far. There may not be a huge loss here financially, but it's the locals the city will lose, even if tourist spending is increased • The old police station would have made an excellent site for parking without needing to enter the city • If we go into Winchester for evening entertainment it has to be by car and we need convenient parking. The result is that we rarely bother to go into central Winchester in the evening • Remove all the surface car parking - Middle Brook St and St Peters, The Cattle Market and carpark by the Station. Removing these city centre carparks will stop cars coming into the city and encourage car parking at the Park and Ride parks • Reducing parking or increasing the already exorbitant cost of parking merely drives people away. The range of shops is not good enough to attract people and the current park and ride facilities don't work well, they are too far out and/or it takes too long to get in and out of the centre. • Ambition to limit car use is meaningless without qualification. Blue badge and public emergency vehicle use is acceptable: deliveries must only take place at night: no other vehicular access should be allowed. <p>Transport priorities</p> <ul style="list-style-type: none"> • All forms of transport need to be provided for • Realism is needed in terms of transport being accessible to sustain a night time economy
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		<ul style="list-style-type: none"> Proposals which do not reflect the people who 'need' to build a thriving business to survive and need vehicles to operate and live. Potential to build underground carparks and major routes in and out (rapid access) with a free suspended tram system serving the pedestrians who will brave the weather and can wait for public transport. To gain a diverse range of start-up companies this will require bringing in people external to the City, and will require the provision of parking I am not convinced about the proposal to route buses through the CWR area via Tanner Street and Silver Hill. This will threaten pedestrian safety and air quality, given the frequency of bus movements All large commercial traffic should be kept out of Winchester centre . All too often one sees huge lorries and trucks trying to get from Southgate Street round a tricky bend into Jewry Street., or even worse into Upper High Street. The motorway and the A34 are the only places for them. Cyclists and all manner of electric vehicles other than disabled scooters should be banned and that ban strictly enforced throughout the pedestrian areas of centre Winchester. As a wheelchair user, I use the buses frequently, it is important for the bus station to be centrally positioned Unless public transport becomes easier to access city residents will need to continue to access central parking. Park & Ride works for those driving in to the city but is of little use to residents. Cycling is a great thing but is not for everyone. An opportunity exists to deliver goods using e-cargo bikes from the city centre to the Park & Ride areas where shoppers can arrange their goods to be despatched to their park and ride location and stored so that visitors may choose to stay in the city longer and pick up their purchases from secure pickup point conveniently and securely located at the park and ride areas of train stations Need for park and ride provision by Teg Down to reduce traffic in city centre Need provision for bus services for those in outskirt and neighbouring areas
		<p>Movement Strategy</p> <ul style="list-style-type: none"> Does not make sense to go ahead until the Movement Strategy findings have been seen and assessed Winchester desperately needs a strategic review of movement across the whole city centre, looking at public transport, pedestrian and cycle access, vehicular routes and car parking. Put the bus terminus near the train station or near the park & ride to create joined up transportation A prerequisite to the regeneration is that this must be completed and adopted, so that the whole city centre becomes more pedestrian and cycle friendly. There seems to be no discussion here at all concerning the Movement Strategy. This may be because that strategy has wandered off into not being a strategy at all, but a random set of traffic management measures
		<p>Provision of blue badge parking</p> <ul style="list-style-type: none"> Currently blue badge parking is over provided and under used

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		Public transport limitations <ul style="list-style-type: none"> • Public transport has limitations such as through Covid • Fears over buses and access to them are widespread • Park and ride isn't useful for everyone e.g. older people who cannot carry heavy items far
		Design and development approach <ul style="list-style-type: none"> • Design principles should be consulted on prior to developer involvement • Better to have multiple developers or community trust handle development rather than one developer • Increase Passenger EV Chargepoints. Develop a section of the Middle Brook Street Carpark into an integrated EV chargepoint parking area to attract EV vehicle parking and the switch to a carbon free transport system • Cycling and pedestrian provision is very sketchy and does not give confidence that it will be more than a few more white lines painted on trafficked roads. To achieve the ambition, properly designed and engineered routes hard-separated from vehicular traffic is needed
		Impact on congestion <ul style="list-style-type: none"> • Concerned about proposal to pedestrianise more of Winchester because traffic is already terrible, particularly through the one way system. How can cars be removed from the city centre without making the issue worse? May need increased Park and Ride provision. For example, anyone coming from North East or East Winchester has to drive further to reach a Park and Ride car park. • I'm not sure that the little road at the back of Lloyds Pharmacy will be able to cope with the number of buses needed to service the entire area • Parking and traffic is already choking the centre of Winchester and thus exacerbating air pollution. By creating a bus hub or bus stops on the one-way system (Friarsgate) will slow traffic and increase bus waiting times and disruption to traffic flow for vehicles
		Resolving issues <ul style="list-style-type: none"> • Tricky to resolve issues of transport with one way system in place in the city, there needs to be a bigger and more radical rethink in order for this area to become more pedestrianised • Accessibility to the centre needs to be resolved in the Movement Strategy before moving forward – car and lorry traffic, and cycle access from outside the city • Too many unanswered issues so far
		Effect on the development proposals <ul style="list-style-type: none"> • The population of the flat part of the city is too small to sustain a viable shopping centre.
		Proposals <ul style="list-style-type: none"> • The proposals display a wish list rather than an accurate description of intent • Attempting to reduce the vehicle traffic would be great, but due to the road design it seems almost impossible

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		<ul style="list-style-type: none"> • Bus phasing plan is madness - will be monstrous and totally destroy the flow of pedestrians and enjoyment of the new spaces and squares • I note that your age profile is has a cut off at 10km. Historically Winchester has been a market town with a catchment area from many surrounding villages. The ongoing purge of traffic and easy parking has caused me to cease shopping in Winchester- is this really what you intend • We believe that further and deeper consideration needs to be given to the current residents of the city centre area and not just visitors and new people moving to the proposed development area • I think that further and very careful consideration needs to be given to the current residents of the city centre area and not just visitors and new people moving to the area.
		Cycling limitations <ul style="list-style-type: none"> • Cycling can result in bike theft and Winchester's hilly terrain is not conducive to cycling • Encouragement of cycling is excellent, but the city is too hilly for this to become the major way that people arrive. • Cycling isn't possible for everyone • The proposals are not showing any cycle routes through the centre of Winchester. You must not miss this once in a generation opportunity to provide the space for cyclists
25 Respondents	31, 49, 50, 51, 84, 85, 97, 119, 124, 135, 145, 146, 162, 172, 178, 188, 211, 228, 252, 270, 293, 300, 305, 314, 317	Questions included:
		Paths <ul style="list-style-type: none"> • Would it be possible to create a footpath going up to Jewry Street weaving between buildings?
		Feasibility and Wider Area <ul style="list-style-type: none"> • Does the size of the development area warrant any special arrangements? • How viable is a bus hub at the Middle Brook St car park? Is it actually a feasible proposition? • What happens with The Broadway as a whole - what are the regen plans for this area specifically?
		Road layout <ul style="list-style-type: none"> • I support that the North Walls is currently a single carriageway, is this going to be retained? • Why can't the proposed laybys for buses be integrated outside of the regeneration area? • Where will the buses be routed and how will traffic build-ups around the city be mitigated?
		Movement Strategy <ul style="list-style-type: none"> • What has happened to the Movement Strategy and why is it not available as an essential tool against which to test any proposals in the CWRA? • Please can you advise me what from the movement strategy will be the changes to the road network?
		Deliveries <ul style="list-style-type: none"> • Is it possible to survey and find out how many delivery drivers need to be in the City Centre during peak times of the day?

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		<ul style="list-style-type: none"> Will deliveries be restricted on site by days and hours, and by delivery vehicle size? Has a delivery hub on Council land by the Motorway in Winnall been considered, with use of electric vehicles to deliver from this point to the city centre?
		Bike rental <ul style="list-style-type: none"> Would it be possible to put in place an electric bike rental system? A great example is the Monabikes in Monaco. They are available for rent for 1€ for 30 minutes, 2€ for 24 hours and 6€ for 7 days. A system like that with bike stations could be spread all around Winchester as in from Olivers battery to Week and Winnal area. The Monabikes are not only fun and efficient at getting around but they are cheap and accesible allowing users to get from one place to another easily. There are no bike lanes in Monaco: people ride along with the cars which works as long as their speed is limited. However bike lanes would be very welcome! The bikes are have their own lock so that you can lock it up to the side if you are stopping for a few minutes and hills are no problem! This would be a great investment as it would reduce the car traffic going into Winchester, and most if not all young people would use them
		Bus provision <ul style="list-style-type: none"> Why has bus provision been changed to run through the site rather than along Friarsgate as in the SPD? Has a bus hub been considered outside the City Centre with electric shuttle buses to the centre? Is the removal of the bus station helping to provide 'a great public transport provision'? Could the park and ride buses be different colours for the different car parks? As many journeys require multiple buses is there going to be one hub to avoid the confusion surrounding the connections that need to be made? Following earlier consultations there were proposals to keep the buses away from the centre. The concept, which was good, was to have buses drop passengers on the periphery of the area and encourage people to walk with transport to the centre for those less mobile. Why is still not the case?
		Cycle routes <ul style="list-style-type: none"> Safe routes for cyclists are mentioned in the presentation boards, where will these safe routes be? Will there be changes to other roads in Winchester to reflect cycling prioritisation? Why would cyclists need to cross pedestrianised areas and not follow the prescribed routes around the development?
		Current area use <ul style="list-style-type: none"> How many roads currently pass through the development area? The one way system that skirts around the Brooks shopping centre and the Silver Hill used primarily for buses? How will traffic flow here and in the rest of the city?

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		Car use and parking <ul style="list-style-type: none"> • What are the allowances for private vehicles? • Parking for residents? • Where are the blue badge parking spaces to be - or do you not want elderly people to come into your trendy area? Without a late night bus service how will anyone other than the lucky few in your new houses to enjoy the leisure facilities? • Will residents of the new housing have parking facilities?
		Underground parking opportunities <ul style="list-style-type: none"> • Is it possible to divert the sub-surface streams and build underground car parks for the residents of the new houses that are proposed?
		Car use and shopping/leisure <ul style="list-style-type: none"> • Will limiting car use displace motorists elsewhere for shopping and leisure activities?
		Car use and disproportionate affect <ul style="list-style-type: none"> • Will limiting parking disproportionately affect those with mobility issue and families?
17 Respondents	44, 56, 131, 147, 174, 181, The City of Winchester Trust, 235, 251, Cycle Winchester & Winchester CTC, 254, 270, 286, 308, 317, 326, 328	Consultation material comments included:
		Map <ul style="list-style-type: none"> • No road names, scale, points of interest or North Sign for orientation
		Detail & SPD <ul style="list-style-type: none"> • Not enough detail of proposals • This page of the exhibition is very weak • Little detail on how you will achieve this • Hugely lacking in detail. I want to cycle from one side of Winchester to another. I still have no idea if this will be possible. • The consultation includes no reference to the detailed studies carried out by the consultants Atkins setting out options and proposals as to how the Movement Strategy could be implemented • Would have expected that emerging options of the Movement Strategy would feature and be assessed in this consultation. • The consultation document refers extensively to the SPD. However, cycling representatives have pointed out on several occasions that the SPD - although it includes pictures of a shared environment between cyclists and pedestrians and includes general comments on cycling – in the text for individual streets it only mentions pedestrian access and the need to limit vehicles. It is not clear whether cyclists can cycle in these streets.

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		<ul style="list-style-type: none"> The slide illustrating bus strategy is an extraordinary revelation of the lack of thought that has gone into this so far. It is hard to make any sense of it at all. What on earth is going on with the 'Layover stands' near Eastgate street? There appears to be a road going straight through the St John's Almshouses! The illustrative plan and material do not convey how these principles will be applied to this area and how that integrates with the wider network.
		Images <ul style="list-style-type: none"> Images used show ugly buildings that are not representative of Winchester or 'Winchesterness'
		Language <ul style="list-style-type: none"> Not clear what an 'activated, multifunction public realm' means
4 Respondents	88, 173, 192, Cycle Winchester & Winchester CTC	Suggestions included:
		Transport & Silver Hill <ul style="list-style-type: none"> A free hop on hop off public transport service should be introduced to transfer tourists from one heritage attraction to another. If this was an electric vehicle it would be recharged overnight. If it were in the shape of some form of heritage based vehicle (e.g. Victorian omnibus, Roman chariot!) this would be very popular, with tourist commentary. There is so much historical heritage untapped and unpublicised in the city. No vehicles should be in the Broadway, except for these. I've heard a lot of people suggest that parts of the old street under Silver Hill might be excavated and exposed using toughened glass as an alternative to paving. That's a really interesting idea. Small electric vehicles with a trailer, of the type the NT uses, might be of help to disabled people to access the city centre.
		Anti-Terrorism Barriers <ul style="list-style-type: none"> There is also a need to reconsider the design of the anti-terrorist barriers in the Broadway/High Street. We believe that they are bigger than they need to be to fulfil their function. They currently force cyclists and pedestrians into each others path whereas the street itself is easily wide enough to separate pedestrians and cyclists
13 Respondents	66, 80, 84, 85, 88, 96, 97, 101, 112, 122, 138, 141, 152	Other comments included:
		Current pedestrian safety <ul style="list-style-type: none"> Currently the streets and pavements were not built for the amount of pedestrians that come through Winchester now Currently unable to Social Distance as the High Street and Broadway are too narrow for the amount of people If two lane traffic is restored to North Walls something radical must be done about cycles and particularly pedestrians. Otherwise someone will be killed or seriously injured Many of the existing pavements and paths around Winchester have uneven pathing slabs which really need replacing or fixing as they are a safety hazard

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		<p>The Broadway</p> <ul style="list-style-type: none"> • The Broadway is a wide space with traffic taking up most of it - especially parking on that central strip by King Alfred's statue. That area could be opened up as a pedestrian area and the market moved all around it so it wouldn't impede progress along the main High Street. • The current position of the market stalls in a double row makes it difficult to get through the crowds - especially for people with buggies or mobility scooters. • Dangerous area to cross with cars coming off the roundabout and up past Abbey Gardens. The zebra crossing provision is much less time efficient if going to the end of town rather than into the town itself. • If the Broadway was closed do not route traffic up Colebrook Street to gain access to the car park by the Council offices. That would make life intolerable for residents there - and also for the St. John's residents who live in Mary Magdalen. Ideally, ban vehicles from that part of the city centre altogether (apart from certain categories like delivery vehicles [at off-peak times] taxis and disabled people). <p>High Street and Market Square</p> <ul style="list-style-type: none"> • Currently the High Street and Market Square could have an outdoor café culture – being socially distanced with awnings/large outdoor umbrellas and seating as well as infrared heaters <p>Wider public transport</p> <ul style="list-style-type: none"> • People often need or want to go OUT of Winchester as well as coming in, getting to somewhere with no bus service (or at times when there are no buses going there) there is no choice BUT to drive or not go at all. For example going to Southampton General hospital since the direct bus was discontinued several years ago takes almost 2 hours with 2 buses (sometimes 3) in each direction to get there and back. • People who have to get to work - especially shift workers or those who need to go to different branches of their work in various towns. Or families with children: small ones who need buggies and all the associated paraphernalia or older ones who need ferrying to and from sports or other activities. • The buses are way too expensive! They should be cheap so people use them. It's crazy to pay £3.80 to get into town and back when it's cheaper to drive to the park and ride and then take the park and ride bus that is £3. Price increases during rush hour (which seems to last a long time) is the complete opposite of what should happen. • The reduction of bus stops limits the links directly into the centre. • Park and ride provision should be required before any more buildings take place in city centre <p>Wider cycling provisions</p> <ul style="list-style-type: none"> • Cycle paths should be implemented along the sides of the roads across the whole of Winchester to encourage sustainable transport and active travel
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		Wider car use <ul style="list-style-type: none">• Do not ban all cars from the majority of Winchester
		Current vehicle use <ul style="list-style-type: none">• Currently the streets and pavements were not built for the amount of vehicles that come through Winchester now• Current movement is seriously limited by one way systems, traffic lights and high parking charges• Currently vehicle pollution is extremely high and very concerning ; cannot open windows without ending up with black/sooty window sills• Concerns for self and neighbours in Central Winchester being killed or gaining health implications from the increased size and volume of vehicular traffic that has already been seen in the past 20 years• Currently there is a constant stream of traffic at all hours - even throughout the night. Also heavy Lorries - with the associated noise and pollution at St. John's North.• Eastgate Street, Friarsgate, North Walls, St. George's Street and Jewry Street traffic is severe and disrupted by large numbers of delivery vehicles which impedes on buses and emergency vehicles.

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Comments on the proposals for sustainable development within the Central Winchester Regeneration area

Number of Respondents	Comment Number	Summary of Points Raised
157 Respondents	1, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 18, 19, 21, 23, 26, 29, 30, 31, 33, 35, 36, 39, 40, 47, 49, 50, 52, 57, 58, 62, 63, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 80, 83, 84, 87, 88, 90, 92, 93, 95, 97, 98, 99, 100, 102, 103, 107, 108, 110, 360 Integrated PR, 114, Winchester Business Improvement District, Winchester GoLD, 120, 121, 123, 124, 126, 129, 132, 133, 134,	Positive comments and additional suggestions or considerations for proposals on sustainable development in the Central Winchester Regeneration area,
		Buildings <ul style="list-style-type: none"> • Passivhaus level, airtight, super-insulated, triple-glazed • Reuse buildings rather than creating new buildings where possible • Ground source heating • PV panels • High level of insulation above building regulations • Balconies/provisions for window boxes and roof planting • Buildings should be carbon neutral in operation and in construction • Utilising renewable energy sources • Winchester City Council's New Homes Delivery Team are aiming for Passivhaus and AECB on current projects. It would therefore be expected that similar standards are targeted for the CWR housing as well as the other building types. • BREEAM standards can provide the target for the non-residential units • Hydraloop water recycling system could be implemented in new buildings to reduce water use • The use of renewable materials to create infrastructure • Reuse of materials where possible • How development is constructed is key – make sure green space that is lost is replaced and the development is carbon neutral
		Sustainability and design <ul style="list-style-type: none"> • Use of photovoltaic tile technology to not impact design of buildings • Material use – Reuse as much as possible, local materials such as limestone and flint / No use of black wood cladding - it is very out of place for Winchester • Traditional building aesthetics • Urban drainage needs to be designed to match the surrounding environment • High quality design and build are unnegotiable • All development should aim to be carbon neutral and designed to the highest standards of long term sustainability • We need to make sure all developments are eco-friendly and sustainable. We have a chance to make a difference with any new developments and must not waste this opportunity.

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<p>136, 137, 138, 142, 143, 146, 150, 151, 152, 153, 158, 159, 163, 164, 166, 168, 170, 171, 172, 182, 183, 184, 186, 191, 192, 193, 194, 197, 198, 199, 202, 205, 206, 207, 209, 210, 212, 214, 215, 216, 218, 219, 232, 234, 236, 237, 240, 242, 245, 246, 247, Cycle Winchester & Winchester CTC, 249, 250, 251, 252, 258, 260, 261, 262, 263, 264, 265,</p>	<p>136, 137, 138, 142, 143, 146, 150, 151, 152, 153, 158, 159, 163, 164, 166, 168, 170, 171, 172, 182, 183, 184, 186, 191, 192, 193, 194, 197, 198, 199, 202, 205, 206, 207, 209, 210, 212, 214, 215, 216, 218, 219, 232, 234, 236, 237, 240, 242, 245, 246, 247, Cycle Winchester & Winchester CTC, 249, 250, 251, 252, 258, 260, 261, 262, 263, 264, 265,</p>	<ul style="list-style-type: none"> • Sustainability should be maximised but on a reasoned basis aware of the laws of unintended consequences • All heating to be either by way of heat pumps or hydrogen boilers and all buses to be fully electric as with delivery vehicles - what about drone landing space on the tops of building to take supplies into shops. • Reuse materials in foundations and buildings not necessarily in the open to view public domain which needs to be of high quality durable materials • Long life and low maintenance of new sustainable buildings is often overlooked. I could suggest a minimum 250 year design life for new buildings • Scale and sustainability go hand in hand. • I'd be interested to know what current local residents like myself can do to help Winchester become carbon neutral. • Keep the Friarsgate Surgery, water attenuation at all costs, and create energy from the water • Please also use some of the water ways, especially when underground for heat source pumps and whenever possible minigenerators to generate electricity. • There should be solar panels on all sun facing roofs unless they are used for roof gardens. • Electric charging points: Provide many and not too far apart, as this is the way to go. All public transport should have electric/battery engines, and all new housing should be solar powered. The proposals in theory look good. • It is imperative that WCC retain control until details are fixed and itemised in the specifications forming part of the invitation to tender for developers and contractors
		<p>Self-supporting area</p> <ul style="list-style-type: none"> • Ensure self-supporting ecosystems of live, work and play to reduce need to travel out of the city • Winchester remains a healthy place to live is the preservation of the architecture, planting and connectivity of the outdoor spaces with the surrounding countryside. • Community interactive energy sources e.g. stationary bikes that produce electricity • Let's work towards Winchester being able to create its own fuel supply (wind/sun ground source etc) and also our own waste disposal - we might then all get much more focused on what we use and waste • Solar panels for water and electricity to be included • Measures such as solar panels and natural cooling for building should be adopted • Try to keep ahead of the game
		<p>Water</p> <ul style="list-style-type: none"> • Water play is a must for the children • Redirect running water to a fountain in the development site • Open up Brooks under the city • River Walk is very important/ possibility of hydro-electric power generation from any of the watercourses and culverted rivers running through the site (Similar to historic mills in the City's past)

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<p>268, 270, 271, 276, 277, 279, 287, 290, 292, 293, 295, 296, 298, 303, 307, 311, 312, 319, 320, 329</p>	<ul style="list-style-type: none"> • Rainfall events are getting more dramatic and planning should account for that. Take inspiration from Truro, where the rainfall has historically been greater, with the use of granite gulley drains built into the granite side of the street • Avoid the impact on the water table caused by the Brooks development a few decades ago.
	<p>Ambition</p> <ul style="list-style-type: none"> • Ambition to exceed the sustainability targets set • Development should be a showcase of sustainable development • Development should be carbon neutral/carbon negative • Ensuring every decision made is focused on sustainability – the priority of the development to fall in line with WCC's climate emergency and to responsibly manage and maintain the areas as a historic conservation area • Central Winchester should be car free in 10 years' time. Winchester should partner with European cities who are ahead of us with sustainable development, and should encourage local residents to visit these cities and experience the benefits for themselves. WCC must win the hearts and minds of local residents on sustainable development otherwise it will not be achieved • Please don't forget to use the creative talent of our area to give input in this respect. • Current standard are not enough. Future proof them for years to come
	<p>Green space</p> <ul style="list-style-type: none"> • Plant as many trees as possible • Rewilding some areas in the development • roof gardens, green walls, planters, guerrilla gardening, parklets, bee hotels, hedgehog houses and more would suit this area and should be a key element of the development • More ambitious planting – trees, flowers, vegetables etc. • Create avenues with tree lined streets • Please in addition make sure there is plenty of planting and green space provided - this is a real opportunity to use sustainable and modern building materials and standards but also reflect the natural beauty of green spaces in Winchester and the surrounding countryside and the natural word which is what we are trying to foster in our young generations. • There needs to be really great plans related to green planting.

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		<div data-bbox="490 142 804 165" data-label="Section-Header"> <p>Transport and movement</p> </div> <div data-bbox="539 177 2047 903" data-label="List-Group"> <ul style="list-style-type: none"> • Increased park and ride capacity and banning all vehicles except badge holders • HGV truck restrictions e.g. to overnight or an industrial complex where loads can be put onto smaller vehicles • Electric bikes, cheaper busses and bike lanes. • Providing convenient access to electric cars, it would be a way to keep businesses viable while avoiding pollution and limiting carbon emissions. • Use Electric Vehicles for transport within the city, recharged possibly using PV Panels. These would be used particularly for tourists. Building on the tourist potential. If there could be a free park and ride in the evenings it would encourage people to come in to evening leisure activities. Note: Bishop's Waltham has one hour free parking in its car parks. As a result the village is thriving (village of the year 2019). • Pedestrianised areas are key to sustainability • Emphasise the importance and uptake of public transport • Make it cyclist friendly. • For electric cars, there will be a need for hundreds of recharge stations both for residents and visitors. Buses in particular will need a bus station to recharge • The Carbon Neutral Action Plan is a step in the right direction. • There is also a need to take account of the limitations of public transport in and around Winchester. Restricting access to the city centre by private cars could force would-be shoppers to go elsewhere, or encourage them to make more use of online shopping. • Enabling essential workers to live in the city would reduce the numbers of cars coming into the city on a daily basis, improving air quality. </div> <div data-bbox="490 914 649 938" data-label="Section-Header"> <p>Employment</p> </div> <div data-bbox="539 949 1980 1090" data-label="List-Group"> <ul style="list-style-type: none"> • Ensure that priority is given to employing people that live in the local area, and using local businesses for Contracts to reduce carbon footprint from commuting • Use of local architects and builders • Need highly skilled builders to create sustainable Passivhaus standard properties </div> <div data-bbox="490 1101 779 1125" data-label="Section-Header"> <p>Development approach</p> </div> <div data-bbox="539 1136 1433 1166" data-label="List-Group"> <ul style="list-style-type: none"> • Do not use single developer as they will not have sustainability as focus </div> <div data-bbox="490 1193 568 1217" data-label="Section-Header"> <p>Waste</p> </div> <div data-bbox="539 1228 2040 1407" data-label="List-Group"> <ul style="list-style-type: none"> • Public bins with separated recycling sections. • Waste collection site could be developed, where people can bring their waste by bike or on foot, and it is taken to the recycling site at Bar End. Small appliances, small furniture, mattresses and more could be left here and would cut down on people driving through the city centre to take waste to Bar End. • Encourage composting through small compost collection sites </div>
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		<p>Time frame</p> <ul style="list-style-type: none"> • Need to see progress • Sustainable elements need to have strong longevity • Be future facing <p>Balance</p> <ul style="list-style-type: none"> • Ensure sustainable development is in balance with cost effectiveness • Ensure the proposals are realistic <p>Development priorities</p> <ul style="list-style-type: none"> • Sustainability to be an integrated priority • Cooperation required from all involved • Remove the surface car parks from the city centres which will stop an excess of vehicles entering the city and encourage people to use the park and ride parks • Retaining more young people – I understand the concern here, but to be honest I think it is unlikely that redeveloping this quite small site will do much to solve the ageing Winchester problem! There are lots of reasons young people move elsewhere – including a lack of affordable housing, employment opportunities and the lure of London! • There is so many stories of how Winchester was self-sustaining woven into the streets and fields around us. Considering just this area without the wider picture isn't sustainable. <p>Support retail schemes</p> <ul style="list-style-type: none"> • Ensure retailers promote sustainable practices in the development e.g. cafe's to actively promote re-usable cup
32 Respondents	42, 45, 51, 55, 56, 85, 87, 104, Extinction Rebellion Winchester, 119, 147, 174, 175, 178, 180, 187, 200, 203, 204, 233, 235, 238, 239, 243, 269, 274, 275,	<p>Negative comments on the proposals for sustainable development in the Central Winchester Regeneration area, for the following reasons:</p> <p>New buildings</p> <ul style="list-style-type: none"> • Reuse buildings as a priority over new buildings • It doesn't seem like unbiased opinion of the WCC to approve of the building plans • Not impressed by the examples of re-use of materials - the best re-use is barely altered, rather than using building materials for hardcore - like breaking bottles for cullet and calling it recycling <p>Bus provision</p> <ul style="list-style-type: none"> • Need for safe integrated bus interchange to change image of bus travel, increase ridership and reduce transport as biggest contributor to district's carbon footprint <p>Green infrastructure on buildings</p> <ul style="list-style-type: none"> • Less concrete and tarmac, and more green spaces. The green spaces don't have to be at ground level, there are plenty of examples on the internet of "green buildings" with plants built into the structures. There's a particularly striking example (Bosco Verticale) in Milan. Proposing a similar idea on a 2, 3 or 4 storey scale spread throughout the development - the

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	286, 305, 324, 326, 327	leisure areas as well as residential. It'll improve insulation (as long as you choose the right plants which don't eat into the construction materials or cause damp). It'll also help to improve air quality.
		Historic city context <ul style="list-style-type: none"> Needs more reference to how these can be implemented in a historical city context
		Design <ul style="list-style-type: none"> Indicative images will contradict style of Winchester City Centre There has been a deplorable concentration on steel-framed buildings in Winchester in recent years. That trend needs to be rolled back.
		Commitment <ul style="list-style-type: none"> Stronger commitment required, use of 'where possible' reflection of financial constraints The development's Sustainability plan is far too weak and appears to comprise of loose statements and aspirations rather than commitments. The council should commit to carbon neutrality or even carbon negative for this development, not only would this benefit the district's carbon footprint but would also set a clear standard for all future developments. There is nothing particular about this statement. It is extraordinary that to illustrate this point there is nothing that would relate to the character of Winchester or this development whatsoever. These proposals are totally inadequate in relation to District's aim to become carbon neutral by 2030. A combination of specific building standards, heating solutions and energy sourcing that fulfils the post 2030 carbon neutral objective will be necessary. It is extremely unlikely that roof-based solar panels (presented here) will suffice for the energy component. There don't seem to be any proposals as such. There are laudable enough aims, but nothing else
		EV Charging <ul style="list-style-type: none"> I don't think any Council realises how many EV charging Points they will need in the future. The EV world is not made out yet but it's coming as cars are improving with price reduction and range increase. Ideally there needs to be a flexible basic underground system that you can fairly easily (without digging up roads) increase provision for more charge points.
		Unsustainable <ul style="list-style-type: none"> Sustainability incorporates environmental, economic, social and cultural sustainability, and none can be achieved without the other – The current proposals are unsustainable You won't get anywhere near zero carbon unless you create a place that encourages and allows low carbon lifestyles Which of the elements in our material world are sustainable - certainly not phones and computers There appears to be little intention to do much else to work with and make use of potential environmental opportunities that are available

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		Priorities <ul style="list-style-type: none"> • It would be a better use of Council resources to maintain areas such as cemeteries where the founders of Winchester were honoured and remembered by their peers • This does not seem very ambitious • It would be better to plan for an achievable future at the date whenever it becomes viable that to erect artificial meaningless 'sustainable' goals, such a 'carbon-neutral by 2024'.
		Longevity <ul style="list-style-type: none"> • Previous developments have not been maintained such as a fountain in Winchester, which was paved over. Concerns that the same will happen with aspects of the regeneration proposal • Unless you address radically reduce private vehicle access you will not reduce pollution and congestion in the city
		Building flexibility <ul style="list-style-type: none"> • To be sustainable buildings must be able to be used for different purposes. • It is hard to see how WCC will be able to achieve its goals as stated above if it has ceded ownership and control to a development company which almost certainly will not have the same priorities.
		Movement plan needed <ul style="list-style-type: none"> • Need for an overall movement plan that integrates public, private and commercial traffic for carbon neutrality to succeed • If all petrol and diesel cars are taken off the road, we have a greater risk of increasing the carbon footprint through scrappage. Also the infrastructure to charge car batteries is still in its infancy and may not be able to support this overload.
15 Respondents	56, 81, 95, 122, 125, 131, 145, 147, 173, 256, 284, 309, 317, 318, 328	Consultation material comments:
		Detail <ul style="list-style-type: none"> • Not enough detail or specifics • How are sustainable developments going to be planned • Really like to see more work being done on this aspect of the project. You share a lot of what you will do, but not necessarily how you will do it. • I am unclear as to what water management strategy involves. • There are no details on how the rest of the community has been considered and what other support will be provided for them.
		Images <ul style="list-style-type: none"> • Images used are not relevant and do not give a sense of what is being proposed • buildings shown in the pictures are a hotch potch of styles that do not look good together
		Questions included:

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21 Respondents	67, 86, 108, 117, 144, 147, 150, 163, 169, 173, 188, 201, 211, 223, 228, 300, 301, 306, 308, 321, 338	Sustainability strategy <ul style="list-style-type: none"> • The illustrations used in the consultation document show South facing roof slopes with PV arrays. Recent housing developments in Winchester suburbs such as King's Barton could have had such provisions as a condition of planning. Will a firmer strategy such as this be adopted in CWR? • What plans for identifying and protecting the archaeology? • Can you use ground source heating with such a large area to be excavated for foundations and perhaps create surplus energy this way which could support other areas of Winchester as well? • In what way is a flexible outdoor space going to contribute to sustainability? Apart from a few solar panels how is any of this sustainable? Or energy efficient? Or low carbon? • Sustainable buildings with reuse of building materials always costs more. Will you hold the developers' feet to the fire to make sure they stick to their promises? • I am glad you are re-using as many old building, but are you also making sure all new build is carbon neutral?
		Biodiversity loss <ul style="list-style-type: none"> • Has biodiversity loss been taken into account? the displacement of local wildlife due to construction should be outweighed by nearby projects to increase biodiversity • What about a net gain to nature and wildlife?
		Waterways and flooding <ul style="list-style-type: none"> • Are the waterways being opened up as per the SPD? • Will the waterways being opened up protect Winchester from excess water and flooding expected with climate change? • Potential to build on stilts? • Do these plans include flooding alleviation solutions? • Where is the water strategy?
		Electric vehicles <ul style="list-style-type: none"> • What plans are being made to encourage electric vehicles? • How will people recharge their cars if there are only pedestrian walkways?
		Time frame <ul style="list-style-type: none"> • What is the proposed time frame?
		Sufficient provision <ul style="list-style-type: none"> • Will the proposals do enough to neutralise carbon output? • Is the City sure that it has the powers to ensure that "all new buildings conform to rigorous building performance standards" or indeed, in the light of the Grenfell enquiry, is it confident that such standards exist or will exist? Also will the Council ensure that it will have the capacity and expertise to enforce them?
		Language use <ul style="list-style-type: none"> • What does sustainable development mean?

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		Building requirements and Current Buildings Use <ul style="list-style-type: none"> Will the new buildings be mandated to come with: <ul style="list-style-type: none"> a) Good insulation b) Solar panels and batteries for storage c) Electric boilers, not gas boilers d) Heat pumps if possible e) On-street car charge points for electric vehicles Will the homes in the area be built to meet the Passivhaus standard or something else? We are moving away from gas boilers over the coming years in this country, so what kinds of heating and power systems will be designed for this area? Of course the buildings must conform to building regulations, what does "whenever possible" mean? What is proposed for future of Brooks Shopping Centre? Could St Clements surgery be integrated with Woodstalpers hall?
18 Respondents	58, 73, 79, 85, 88, 147, 149, 152, 158, 161, 170, 179, 196, 201, 221, 222, 273, 282	Other comments included:
		Waste overhaul <ul style="list-style-type: none"> Recycling requires an overhaul e.g. to include many more items such as food waste
		Winchester developments <ul style="list-style-type: none"> Too many developments are taking place in Winchester without green energy included in the design Far from getting nearer to carbon neutrality, the city council has created far more pollution by closing off Hyde Street and narrowing North Walls. The result has been gridlock n Jewry Street - full engines running - as well as Southgate Street and St George's Street Change your architect Pride and competition with different developers taking on the challenge. We can see all around the city how standards fall when one developer has a monopoly.
		South of Winchester Housing <ul style="list-style-type: none"> Scrap the plans for 5,000 houses on the South edge of Winchester
		Teg Down housing <ul style="list-style-type: none"> Teg down housing has destroyed natural habitats and has been replaced by tiny gardens – developers need to be accountable for damage to the environment
		Public toilet provision <ul style="list-style-type: none"> Winchester needs more public toilet facilities. The existing ones are so overused they have become dreadful. Maybe install one at the edge of the cathedral grounds too.

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		Development aims <ul style="list-style-type: none"> • Why focus on attracting young people as affordable housing will not be truly affordable for this demographic • No development should be finalised until the archaeology is known - there may be a roman amphitheatre, or Anglo Saxon buildings under there which could become a central feature. • Whole CWR plans need reconsideration
		Energy production nationally <ul style="list-style-type: none"> • I think we will need small nuclear plants in all towns in the UK to supplement green energy which will not be sufficient. I am fine with that.
		Wider unsustainability <ul style="list-style-type: none"> • Difficult to comment as the way we live in the developed world is inherently unsustainable
		Workspace <ul style="list-style-type: none"> • Workshops need space rather than people being put in small cubes with a desk • Far too expensive to start a business in Winchester
		Other city developments <ul style="list-style-type: none"> • Do not clone other developments from other cities
		Building requirements <ul style="list-style-type: none"> • No buildings taller than currently in place

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Comments on the proposals for public spaces in the Central Winchester Regeneration area

Number of Respondents	Comment Number	Summary of Points Raised
183 Respondents	1, 3, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 19, 21, 22, 23, 24, 26, 28, 29, 30, 33, 36, 39, 40, 41, 43, 47, 48, 49, 50, 52, 53, 56, 57, 58, 61, 62, 68, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 83, 84, 85, 87, 88, 93, 94, 96, 97, 98, 99, 100, 102, 103, 108, 110, 360 Integrated PR, 112, 114, Winchester Business Improvement District, Winchester GoLD, 117,	Positive comments and additional suggestions or considerations for proposals on public spaces in the Central Winchester Regeneration area:
		Water <ul style="list-style-type: none"> • Watercourses need to be accessible and healthy e.g. Waterside walks, nature corridors • Ensure consideration for flooding provision • Ensure water ways are opened up • Open up the streams and encourage water birds like ducks which would make small children happy. • Exposed waterways should be a main feature • Wide pedestrian walkway surrounding river • There is an opportunity to open up some of the culverted waterways and this is welcomed as a concept. • Agree that current overt and covert (hidden) waterways access/visibility should be enhanced • We are so lucky to have water flowing through the centre, so let's emphasise it sensitively and creatively, and not hide it any more. • Flowing water should be central to the design and not confined to the edge of the site. The plan should make use of multiple waterways offered by the Itchen's braiding. • The main public space should be as near to the water way as possible • The opportunities for opening up the waterways to public view should be maximised and this should include a riverside pedestrian route from the Broadway as envisaged by the SPD • A proposal, to use one waterway as a channel for a "water taxi" to take the less mobile to and from the buses to the City centre. • Flood defence strategy with better drainage is critical
		Residents <ul style="list-style-type: none"> • If the housing put in place has no outside space, - balconies/courtyard gardens then the public places become very important • It is vital that the local residents have some kind of pride/ownership over their local space • It is therefore essential local residents are actively involved in selecting the style to be adopted and this should be mandated on developers and contractors through the specification forming part of the invitation to tender. WCC must keep control of this process

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120, 121, 122, 123, 124, 126, 129, 131, 132, 135, 136, 137, 138, 139, 142, 144, 149, 150, 151, 152, 153, 155, 158, 159, 163, 164, 166, 171, 172, 174, 183, 184, 189, 188, 191, 192, 193, 194, 195, 197, 198, 201, 202, 199, 203, 205, 206, 208, 209, 210, 211, 212, 213, 214, 216, 217, 218, 219, 221, Bespoke Biking CIC, 222, 223, 231, 236, 237, 238,	Environment <ul style="list-style-type: none"> • High quality finish is a necessity – do not cement over everything – material use is key • Plenty of benches as people appreciate being able to sit down for a few minutes. • Plenty of bins to encourage people to use them rather than litter. Have some "fun" shaped ones so little kids will use them - those good habits will last when they get older. • Information boards provided to educate people on Winchester and the regeneration area • Increase number of covered outdoor seating areas • Account for British weather • Public spaces will only be enjoyable if they do not suffer from the gales that usually rage through small passageways between very tall buildings. • 'Feature trees' must be native and wildlife-friendly, as well as suited to the soil conditions and maintenance capabilities of the area. • Make it full of wildlife, wild flowers, birds and bees etc
	Views <ul style="list-style-type: none"> • Ensure that glorious and unexpected views are retained • They don't have to be big, and they can be quite intimate, like Winchester's much loved Water Garden, just a cut through with a fabulous view
	Art <ul style="list-style-type: none"> • Provision of high quality public art • I like the idea of many small public squares that will enhance the street culture of the city and promote tourism • The thing by the Casson Block must be noticed by about 5 people per year. It's not just something a committee can impose.
	Play aspect <ul style="list-style-type: none"> • Play aspect a must for attracting families into the city • Think of Paris where in their beautiful squares they always have loads of cafes and children's play areas
	Teenagers <ul style="list-style-type: none"> • Somewhere for teenagers and older kids to hang out. At the moment a large group gather at the corner by what used to be the gelato cafe. They don't do much - most of the time - but they look intimidating.
	Developer control <ul style="list-style-type: none"> • Do not let developers change initial proposals for profit • The Antique Market building should remain

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	<p>243, Cycle Winchester & Winchester CTC, 234, 239, 247, 249, 250, 251, 252, 253, 254, 255, 256, 258, 260, 261, 263, 264, 265, 271, 272, 273, 276, 277, 279, 284, 289, 293, 295, 302, 303, 305, 306, 307, 309, 311, 312, 313, 314, 317, 325, 327, 329, 330</p>	<div data-bbox="488 134 2072 347"> <p>All weather capability</p> <ul style="list-style-type: none"> • All weather capability - Shaded places to sit, benches and outdoor seating needed to allow people to spend time in the area • Sheltered seating area is needed in Winchester as there is nowhere to sit down if there has been rain recently. Some way of being able to sit down without having to go into a cafe and purchasing something is essential, otherwise the city is only useable in fair weather. </div> <div data-bbox="488 347 2072 721"> <p>Variety</p> <ul style="list-style-type: none"> • Provide a variety of different types and sizes of public spaces e.g. gardens, shade under trees, seating etc. to attract all ages • Open space over small passageways • Make a variety of spaces that will encourage people to use them on lunchbreaks whilst at work and when relaxing more generally • Well spaced and open areas to socialise outside • We should make the public spaces one of the reasons that people want to visit Winchester. • The area already has small passageways, which should be safeguarded, not just replicated • I think an old-fashioned Bandstand would be lovely somewhere - especially there may have to be more outside entertainment for some time to come </div> <div data-bbox="488 721 2072 1246"> <p>Green space</p> <ul style="list-style-type: none"> • Maintain mature trees, green play spaces, planters used as anti-terrorism barriers and seating similar to on the high street • Areas of calm and tranquillity • Lots of trees, plants and grass. We already have a lot of concrete, tarmac and other hard surfaces. • priority should be lighting and green space - even if it is only small pockets of “greenness” • Keeping the existing trees as much as possible is important • More trees, green corridors and green spaces • Ensure to have multiple green spaces across the site • Use plants of seasonal interest • Too little soft landscaping. More trees are needed. • These should be open, well-lit and well-maintained so that they are welcoming spaces day and night. • Needs in time to be part of a ‘green corridor’ that links Winnall Moors to the north, though Abbey Gardens, to the weirs and eventually the water meadows to the south of the city. Now that would be a super tourist attraction! • I think that the creation of public spaces that promote and encourage exercise and well being for all ages, is needed </div> <div data-bbox="488 1246 2072 1396"> <p>Design</p> <ul style="list-style-type: none"> • Attractiveness needed for people to visit • Take inspiration from European cities – sensitive design to compliment historic architecture • Use the style of the water gardens in the new development </div>
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		<ul style="list-style-type: none"> • Employ the best designers and pay for high quality materials. • Incorporate cultural history through provision of small passageways, courtyards and natural pieces • Find an architect who has a feeling for beauty not profit • A commitment to low rise development in these areas • This area is no more than three miles from the South Downs National Park which has a Dark Skies Policy. All street lighting should be of a design to take this into account • Any new street furniture be better designed than the ugly new planters / barriers on the high street, which are already stained by the rain and don't seem to 'fit' with their context
		Heritage <ul style="list-style-type: none"> • Heritage based theme • Incorporate historical items such as interactive museum pieces • Ensure Winchester history is saved, displayed and used during development
		Accessibility <ul style="list-style-type: none"> • Ensure inclusive spaces that are easily accessible / A community space for disability in Central Winchester to provide inclusion • Ease of access to large open spaces • Access for disabled members of the public is essential in all areas to allow all to enjoy Winchester - this should be at the expense of vehicular access if necessary. • Opening up the underground in the Brooks is recommended. • Cyclists should be able to cycle to public spaces and quality cycle parking should be provided adjacent to them
		Flexibility <ul style="list-style-type: none"> • Street and furniture can be changed to give variety / adaptable for events and street markets such as speciality food markets, street food, pop-up performances and buskers • The open space needs to appeal to and cater for all age groups. • Using this flexibly to allow market stalls on certain days would be great too • The high street already hosts many wonderful buskers – it would be great to include some designated spaces for this kind of outdoor performance in the new development • There need to be safe cycle routes through these areas
		Current restrictions and impacts <ul style="list-style-type: none"> • Needs consideration of the environment we find ourselves in today and small passageways are not acceptable to protect from potential future disease

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		Management <ul style="list-style-type: none"> • Requires police presence in the area to remove anti-social behaviour such as drunks in the park • Careful management needed • Find a better way of dealing with homeless people that just removing all the benches etc • Ensure spaces feel safe and less open to abuse by those who could be seen as intimidating to others
		Implementation <ul style="list-style-type: none"> • Needs to be done, take inspiration from Norwich • Bring in local experts and builders • Ensure public space is prioritised • Look into resolving homelessness
		Maintenance <ul style="list-style-type: none"> • Parklets will require rigorous maintenance to ensure they enhance public spaces • Maintenance needed to ensure the area doesn't degenerate over time • Maintenance of waterways to stop litter • Leaves to be swept • They need to provide for easy maintenance, cleaning and refuse handling. • Please avoid shrub plantings that get rat ridden trampled and need maintenance. Important street trees properly accommodated and detailed for a sustainable future and high quality paving and seating with good cleaning and waste facilities and much better public toilet facilities are needed • The problem of litter needs to be managed actively. • Regular maintenance needed to avoid it becoming an eyesore • Some monitoring may be needed to avoid anti-social behaviour
		Links to other areas <ul style="list-style-type: none"> • Majority of public realm in area should act as walkways to the opened up river walk and to Broadway public realm • Extend excellent public realm to other areas of city centre as and when appropriate • Possible integration of St Clements Surgery and Woolshapers Hall
		Broadway <ul style="list-style-type: none"> • Make the Broadway traffic free
		Market location <ul style="list-style-type: none"> • Siting the market in a dedicated, covered space will ensure the remaining public realm can be high quality open space.

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39 Respondents	1, 45, 46, 51, 55, 66, 69, 104, 125, 145, 147, 168, 173, 174, 175, 177, 178, 179, 215, 228, 232, 235, 246, 227, 262, 268, 269, 270, 275, 280, 286, 287, 292, 296, 301, 308, 318, 324, 338	Negative comments on the proposals for public spaces in the Central Winchester Regeneration area, for the following reasons:
		Impacts of proposals <ul style="list-style-type: none"> • Small passages will attract anti-social behaviour and refuse • The proposals will bring more noise, lighting and rubbish pollution to Local residents. • The CWR area of Winchester must not be privatised
		Developer concerns <ul style="list-style-type: none"> • Single developer will not put much thought into public realm due to lack of financial benefit • Needs investment to maintain and protect any sites and concern is that the cheapest contractor will be chosen. The public realm should be one of the draws for tourists but currently they are presented with crumbling 60's/70's concrete structures
		Detail and consideration <ul style="list-style-type: none"> • More thought needed on what brings people to the space and why to make it vibrant • Not enough detail • More detail and commitment needed as this is a crucial area to make the development work for all • All very vague proposals that a big developer could easily ride a coach and horses through as the development process moves forward • It is essential that all plans are reviewed in light of COVID • The public spaces seem very cramped • The waterway illustration is totally misleading • This is pretty vacuous stuff. There really should be concrete and radical proposals to pedestrianise the High Street down to the King Alfred statue • Any new development will include public spaces and the objectives stated are so generic and obvious as to mean nothing. • The proposals are inadequate. They should include a plan to develop an attractive and iconic 'City square' - an attractive large open air public space for meeting and relaxing surrounded by attractive buildings. • The proposed statement is generic • This map is incomplete. Public spaces are beads along a string. To consult on this you must show us the proposal in its context, at the very least the Market Carpark and The Broadway. • I have in mind the re-paving of the High Street some years ago which was not accompanied by a regular washing down and maintenance commitments to the surface or the street furniture

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		Space priority <ul style="list-style-type: none"> • Need for dedicated outside space for new living areas • The scheme needs more public spaces than currently proposed • More outdoor seating is required, especially with COVID mainly only allow outdoor interaction • Abbey gardens is a wonderful area which exists today and is not very busy. I think opening up another waterway would be a waste of space, better suited to a bus station. • Narrow passages concern me
		Design <ul style="list-style-type: none"> • Proposed designs from images are not in keeping with Winchester and are not aesthetically pleasing • It is not good enough simply to rip off some design seen elsewhere in Europe. • Where is the master plan defining these vague aspirations • It's all rather 'Bitty' and 'Designated' which won't really work • The Council does not have a good record here. We've seen a poky fountain in St George's Street and the failed water feature in Middle Brook Street. • Of course public spaces are essential prerequisites for a successful civic area but these cannot be properly considered without a Master Plan which is not yet in evidence.
		Flood risks <ul style="list-style-type: none"> • Sustainable urban developments will fill with groundwater in flood conditions as Winchester is situated on permeable gravel and chalk • Deep foundations and infrastructure will impede subsurface flow and will force groundwater to the surface sooner and for longer
		Lack of commitment <ul style="list-style-type: none"> • Proposal provides no certainty that public spaces will be provided • Feasibility of these proposals as they are a wish list that developers will attempt to rule out on the basis of cost • The maintenance of these areas will be neglected once funding becomes tight.
12 Respondents	37, 119, 126, 134, 200, 204, 220, 273, 300, 317, 326, 327	Questions included:
		Play display board <ul style="list-style-type: none"> • Why does the Play display board show the Riverside Walk proposed in the SPD, but the map show that area as "Community Gardening"?
		Public realm display board <ul style="list-style-type: none"> • The Public Realm display board refers to opening up one of the waterways. Is that the one along the eastern edge of the site?

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		<ul style="list-style-type: none"> Why are you not following the SPD recommendations by demolishing the old Friarsgate Surgery and creating a pocket park there and the Riverside Walk, as well as housing that the SPD envisaged? That could be done immediately, giving the Council a highly visible "easy win".
		Tourism <ul style="list-style-type: none"> What is going to attract people into the town to use the public spaces? How many people can walk to this area? Or come by bus or train? And the rest by car or bike? What about coaches for the Christmas market?
		Waterways & Water Garden <ul style="list-style-type: none"> What are plans for opening up the waterways? Confused - where does the water run through the site? Why are you proposing to open up only one of the waterways? If they were all opened up, as the JTP consultation process showed would be very popular with the public, wouldn't that eliminate the need for the sustainable surface drainage that this display also mentions? Why do you want to create a new water garden as a flood-prevention/alleviation measure when existing waterways could do the same thing? Why is only one waterway being opened up? Where will the spaces be and how extensive?
		St Clements Surgery & Brooks Centre <ul style="list-style-type: none"> Missed opportunity not to include a redesigned St Clements surgery as a health hub in the centre of the site, can this still be considered? What is happening with the Brooks Centre?
		Public Toilets <ul style="list-style-type: none"> Will there be adequate provision of public toilets?
		Phasing <ul style="list-style-type: none"> The Phasing display board refers to public realm improvements in the Broadway in Phase 1. Can you tell us what these will consist of? Why does is there no description on the Phasing display board of what is to happen to the Middle and Upper Brook Street car parks, and specifically the SPD recommendation that St Clements Surgery be relocated to the latter? One cannot argue with the objective but how is it to be implemented and by whom? The feature tree shown is probably several hundred years old. Will a large mature tree be planted to speed up the process, and how will it/they be incorporated for maximum benefit?
		Funding and Winchester-ness <ul style="list-style-type: none"> How do the public places relate to Winchester-ness? The images used all look very modern Public spaces need a good level of care and attention and this costs money. Will the Council be willing to provide funds for this?

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11 Respondents	44, 55, 56, 59, 67, 81, Extinction Rebellion Winchester, 129, 145, 307, 328	Consultation Material Comments:
		Map <ul style="list-style-type: none"> No road names, scale, points of interest on North sign to help orientate
		Detail <ul style="list-style-type: none"> More detail required More detailed plans would be useful Not enough substance to evaluate I don't feel this consultation has given me a grasp of the economic limits and requirements. Artist impressions or CGIs of some areas on the site maps would have been more helpful in gaining some understanding of the vision
		Images <ul style="list-style-type: none"> Photos used show areas with different townscapes to Winchester and don't provide a clear sense of what is proposed Admirable aims but only pictures of what has been achieved elsewhere. We need actual proposals to make any meaningful comment. Drawing of actual proposals would be preferable to library pictures that are unrepresentative
9 Respondents	67, 73, 80, 141, 170, 187, 196, 245, 290	Other comments included:
		The Broadway <ul style="list-style-type: none"> The major public open space of The Broadway should feature in the proposals. The potential of this space could be realised with little modification and investment. Sunday trading in The Broadway and its use by the Hat Fair at the beginning of July demonstrate the possibilities, it is surrounded by three important historic buildings
		Broader public spaces and role in CWR Development <ul style="list-style-type: none"> Currently public places more peripheral to the town centre have become perfect opportunities for drug dealers More important areas to consider Remove several of the car parks and return them to grass and gardens with benches and play areas. Very important to fulfil that suggestion for a Saxon museum No operational car parking should be provided for workers, which will comply with the Council's zero carbon aspirations and Priority One of the Movement Strategy. The public realm (street spaces and squares) could really blossom with the right design approach but top designs will be needed along with public finance.

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		<ul style="list-style-type: none">Public realm improvements need to be secured by specific planning policies, which should be included in the emerging local plan
		Cathedral <ul style="list-style-type: none">Could get the Cathedral to enhance their grounds
		Examples of excellent public spaces <ul style="list-style-type: none">Forum development in Norwich provides an admirable provision of indoor and outdoor public space
		Water gardens <ul style="list-style-type: none">Council should buy back or somehow protect the Water Gardens

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Do you have any comments on the development delivery approach?

Number of Respondents	Comment Number	Summary of Points Raised
80 Respondents	2, 4, 5, 7, 9, 10, 12, 15, 19, 23, 28, 29, 33, 36, 40, 41, 42, 50, 54, 57, 61, 62, 66, 67, 68, 69, 71, 73, 74, 75, 77, 79, 81, 83, 84, 88, 100, 102, 103, 108, 110, 360 Integrated PR, Winchester Business Improvement District, Winchester GoLD, 142, 152, 155, 183, 186, 192, 196, 200, 202, 203, 214, 216, 219,	Positive comments and additional suggestions or considerations for proposals for the development delivery approach:
		SPD <ul style="list-style-type: none"> • WCC have done an excellent job in pulling this plan together in the light of the SPD. • Please use an SPD with good ethics and values
		Timescale <ul style="list-style-type: none"> • Do what is needed to make the plans possible / As soon as possible so as not to project a bad image of ineffectual decision making / joint venture will be quickest / Once Phase 1 starts there needs to be momentum and a view to be able to see the finishing line of Phase 4 in not too many years. Attracting high calibre operators and developers will need assurance that each phase will not be sat alongside a development site for an unknown number of years. • Do not rush • Take in stages • Time clauses brought in to ensure that time is not further wasted • Get completed/make progress as soon as possible • It is better to take time and get the project right than rush ahead on unrealistic deadlines. • If a suitable plan is developed in detail, whilst this will initially delay implementation, in the longer term you will get a better and less costly solution.
		Phasing <ul style="list-style-type: none"> • Build affordable homes first, then small commercial units and entertainment units. • Ensure phasing is implemented • Approach looks sensible
		Previous attempts <ul style="list-style-type: none"> • Need to learn from previous attempts, making the right choice ensured by strong considerations for the correct contractor, consult on this with public • Full transparency required at all stages

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	<p>223, 227, 237, 245, 261, 265, 246, 249, 250, 252, 254, 260, 266, 272, 276, 277, 280, 290, 311, 314, 320, 329, Bespoke Biking CIC</p>	<ul style="list-style-type: none"> • The development of this area has suffered with political problems for decades and measures need to be put in place to stop these re-emerging. Perhaps the development needs of Board of Trustees whose sole purpose is to ensure the spirit of the project is achieved <p>Development partner</p> <ul style="list-style-type: none"> • Experienced partner needed, seek developers who have completed similar works elsewhere and highly successful - JTP presented many interesting and stimulating elements, suggesting ways ahead. • The idea of a master plan (defining volumes, locations and external building materials) being generated and then the individual plots being offered to architectural practices for working up would provide a cohesive yet varied deliverable, CJV keeps control • Partner with an independent, architecturally based project manager to oversee the individual delivery of the component parts to ensure the right contractor is employed that has the right expertise in the specific areas of development. • After Silver Hill people want to see a viable scheme moving forward - you need help to achieve that but getting a partner who shares your eco & high quality goals will be key • Use professionals - the Council are not property developers and nor should they be • Ensure the contract focuses on delivery of high quality not profit for the developer, do not create room for them to amend the plans with more high profit housing at the expense of community facilities and affordable housing. • Whether using a single main contractor or splitting it into a small number of contractor makes little difference. It is in all cases a matter of choosing good competent people/organisations <p>Control, transparency and involvement</p> <ul style="list-style-type: none"> • Council and those with a strong understanding of Winchester need to keep control – even if developer is involved e.g. through expert practitioners employed by the Council / needs to be no personal interests conflicting / Check building designs with the people first, and don't be led down an inappropriate path by architects • City centres provide something for everybody so demand dialogue between all stakeholders including the general public. All stakeholders need to include members of all main political parties, and also such key local groups as Winchester Deserves Better, Hampshire Cultural Trust, etc. • Continued public consultation and engagement needed to allow public influence • Ensure as much control as is possible through a Contractual Joint Venture • Demonstrate that the council will take planning risks with investors and developers to be successful • Bipartisan oversight is needed so that there is joint ownership of this scheme and to enable real continuity.
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		<ul style="list-style-type: none"> • Control of the scheme should be maintained, even if that takes longer than putting the scheme into the hands of just a single developer. Of course costs will be a concern but a scheme that clearly follows the spirit of the SPD doesn't need to be necessarily any more costly • Please make sure that this project is not solely about a large profit for your developer. Most of this development needs to be about the community and the really desperate need for affordable housing. The proportion of private and affordable housing is really important • Involvement of WinACC and wildlife societies plus Sustrans <p>Masterplan</p> <ul style="list-style-type: none"> • To avoid a fragmented and disjointed outcome it is important to have a master-plan, setting out some ground rules for the guidance of a developer or developers • The SPD will need to be binding. • The scheme needs to be a framework only and the execution of individual parts should be done by getting the widest possible input from talented architects, whose individual offerings can be assessed on their individual merits. The result should be eclectic and heterogeneous, not some uniform, developer-led, profit-maximised clone of a dozen other developments. • Ensure sustainability at every level. • Cater for the micro businesses • Consider climate footprint • Archaeology. It's irreplaceable. • Reuse of best existing buildings firstly as temporary measure then permanently • Meanwhile uses are, however, only a temporary solution and without some intelligent master planning and adherence to time scales the CWR area in townscape terms could look very messy and amateurish. <p>Variety</p> <ul style="list-style-type: none"> • Local specialist developers – Utilise a more than one contractor or a small group of sector specialists and local partners, different architects and developers will ensure building variety • Dividing project into separate parcels for delivery would reduce risk significantly, if one part gets delayed or goes over budget it won't risk collapsing the whole project. • Use a variety of architects who work within an agreed ground plan, let this area evolve architecturally as the rest of the city has so that we have a rich mix of building styles <p>Getting a good deal</p> <ul style="list-style-type: none"> • Concerns about the ability of a small authority like WCC successfully to negotiate a satisfactory agreement with a development partner. HCC might be able to provide such experience and skills to assist with negotiation.
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		<ul style="list-style-type: none"> Contractual Joint Venture needs to be watertight in provisions regarding design and implementation – to ensure sufficient control Ensure strong investment in legal and administrative resources to construct an effective procurement - this is vital Need to ensure strong pre-contract preparation and a master plan with clear detailed descriptions which can be referred to in WCC/independent scrutiny of detailed plans and ideas from contractor/partner <p>Support and contingency</p> <ul style="list-style-type: none"> Contingencies must be in place and support provided for business and the local population that reside in the area being developed. I would be keen to see the most effective way forward relying on expertise would be the most efficient way The council should take responsibility for extraordinary risks whilst the developer should take responsibility for more common risks <p>Long term focus</p> <ul style="list-style-type: none"> Focus on ‘for rent’ for long term annual income As long as the cost does not filter down to the retailers There should also be longer clauses regarding the use of special materials and designs which need to stand the test of time. All planning should be agreed in detail before and specific piece of construction starts It's essential that this does not become a developer-led scheme. Any regeneration must be controlled by WCC for the benefit of the public. I hope our elected representatives learn from past mistakes.
114 Respondents	1, 22, 24, 34, 39, 45, 46, 47, 51, 52, 54, 55, 56, 59, 70, 76, 80, 82, 85, 99, 104, Extinction Rebellion Winchester, 117, 119, 120, 121, 122, 124, 125, 126, 128, 131,	<p>Negative comments on the proposals for the development delivery approach, for the following reasons:</p> <p>Contrary to SPD</p> <ul style="list-style-type: none"> Having one developer will not provide ‘Winchesterness’ and variety in styles, and will be entirely profit-driven The idea that emerged strongly from the earlier consultation that led into the SPD for breaking up development into two or three separate units (moderated in an overall plan) seems to have disappeared. Stick to the original plan of using several developers Council needs to act on the overwhelming public support for splitting the site between contractors – the Council’s actions must reflect the will of the electorate Development needs to be considered as a parcel of multiple projects to be executed by smaller local developers in line with the SPD Sole developer proposal has been rejected at public meetings and in the SPD This is a fundamentally flawed approach and is not consistent with the delivery strategy described in SPD prepared by JTP on behalf of the Council

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<p>135, 136, 137, 139, 141, 145, 146, 147, 149, 150, 151, 156, 161, 163, 164, 168, 169, 170, 172, 173, 174, 175, 177, 178, 179, 182, 184, 185, 193, 195, 199, 204, 205, 207, 215, 217, 218, 220, 221, 222, 234, 243, 247, 251, 255, 262, 263, 268, 269, 270, 271, 274, 275, 279, 286, 287, 292, 293, 295, 296, 298, 300, 301, 302,</p>		<ul style="list-style-type: none"> • A central tenet of the SPD is that the site's regeneration should involve several developers, and it is a mistake for the Council to ignore this crucial guidance. <p>Control and previous regeneration attempts</p> <ul style="list-style-type: none"> • Development approach looks too similar to Silver Hill proposal • Previous attempts – Single developer could limit control e.g. on size of housing and retail, so multiple developers needed • Having one developer this early in the development/planning may change course of scheme • Needs to be a master plan decided by the council and then project managed in phases with strong council control – this should involve public before implementation • Control is more important than speed of delivery – Council having full control would be best way forward • One developer should not be the inevitable option • Small councils may not always have the necessary expertise, however the 'preferred developer' model exposes the city to too high a risk from financial based change • Limited control with a Contractual Joint Venture • One contractor resulted in original Silver Hill Proposals and the Brooks Centre • Lack of control that WCC have exercised over a selected developer in the past to the extent of being openly criticized in a judicial review - steps should be taken to avoid a repeat. • One developer is likely to result in a repeat of original Silver Hill proposal – a single developer can manipulate the development process to maximise income at the expense of public expectations and 'Winchesterness' • Winchester City Council should have control. • The Council should certainly retain a controlling interest in the design development and delivery of this key site with ongoing public consultation to ensure that the final design meets local needs • Local politicians should be removed from the process as they bring their own parochial prejudices to the activity - an independent non-political development board should be set up to oversee the development • Has WCC not learnt any lessons from the last 20 years. The whole thrust of the independent review - which is now being ignored - was for development to be piecemeal, not in the hands of one owner or developer. WCC should not be involved in this way • The variety that is required in the development - that everyone wishes to see - is most likely to be provided by a plurality of ideas provided by several developers • A single development partner will be guided by finance and will have no long-term interest in Winchester beyond the development itself. They will dictate and dominate the process, with the Council will not have the expertise or resource to manage and it will be subject to all the inherent failings of the earlier scheme.
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Central Winchester Regeneration

	<p>303, 306, 307, 308, 309, 312, 313, 312, 315, Winchester Deserves Better, 317, 318, 326, 327, 328, SAVE Britain's Heritage, The City of Winchester Trust, 338</p>	<ul style="list-style-type: none"> • I wouldn't have WCC anywhere near the delivery of the finally agreed scheme - this should be left to an independent project management team not associated with either WCC or the Developer. • This redevelopment does not need to be rushed but requires a considered approach with a wide diverse panel of leading architects and completely non-political. • Dividing the development into small packages and using different developers for each package, and proceeding with proposals that can clearly be seen to make positive additions to the city must be the preferred way forward. • I'd suggest breaking it up into smaller parts. All good cities are organic, not monolithic in concept or building. • The contractual joint venture is an abnegation of responsibility. If the council lacks the expertise to manage this it should buy in the skills needed • Previous attempts have taught us that one developer for the whole site is not the best option. Flexibility should be retained for as long as possible • There is an argument that developers can bring expertise to a project, but there is no reason why a Council that does not have such expertise should not contract for it on a commercial basis. • Once the WCC has made a contract the developer will ignore the council and do whatever it thinks will make it most money. The Council won't be able to afford to take them to court for breach of contract, nor will it have the expertise or will to do so. • The Joint Venture Option appears to me to have many of the characteristics of Public Private Partnership . Public Authorities all over the world regret their commitments PPPs since many have been financially skinned by their commercial partners • This site, Station Approach and King's Barton do not provide the confidence that the City will be able to manage a joint partnership with a developer <div> <p>Information provided</p> <ul style="list-style-type: none"> • More information required to make informed choice • Not enough detail and too vague • There ought to be a masterplan in place commissioned before any contracts are signed, the current proposals are sketchy and only feasibility • Wording such as 'our emerging preference' and 'preferred delivery route' is unhelpful and too suggestive. It might appear that the decision has already been taken to appoint a development partner. </div> <div> <p>Non-profit amenities</p> <ul style="list-style-type: none"> • A single developer puts non-profit amenities such as public realm at risk </div> <div> <p>Parking capacity</p> <ul style="list-style-type: none"> • Retail development must slow as there isn't the parking capacity </div>
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Central Winchester Regeneration

		<p>Desirability</p> <ul style="list-style-type: none"> • Having separate developers is more desirable <p>Feasibility of completion</p> <ul style="list-style-type: none"> • Promised the redevelopment of Central Winchester so many times over the past three decades that most have given up on it being achieved • Handing over control to one development partner would take us right back to square one - to the dystopian plans of the original developer, which were so disliked by Winchester residents <p>Better options available</p> <ul style="list-style-type: none"> • A single developer is not appropriate for such a mixed use site as the CWR project. There need instead to be a number of niche developers for the different phases. These should then all be pulled together by an external or internal 'Project Manager' responsible for the CWR project only, and heading an effective consortium of a selected few City Councillors from both main parties, key Council Officers, and senior representatives from such key organizations as BID, Winchester Deserves Better, the Universities, and Hampshire Cultural Trust. • Development Trust taking ownership and managing regeneration is a better option • Council should be in full control employing multiple developers to work within a masterplan including an architectural brief – although this will take more time and has financial challenges, it allows incremental delivery to be scrutinised by elected representatives and aids flexibility if market conditions change • Best way forward is totally independent no-for-profit development partnership separate of WCC – using local architects • Vital that the site is developed by a variety of developers within an overall comprehensive plan that knits the areas together • Use JTP for completing a Masterplan and then WCC can involve several (preferably local) developers • Can the council appoint a sub-committee made up of local and council stakeholders to ensure the people of Winchester have a say in the development's plans and also its utilisation after the project is finished <p>Risks</p> <ul style="list-style-type: none"> • Contractors will always put the risk onto Councils, which Councils will not understand until it is too late. To overcome this the City council should: Put all risk onto the Contactor(s) with suitable penalty clauses; Use small phased approach, with these phases being independent (standalone) phases. If one phase fails, another contractor can be brought in as a competing bid; Make all contracts Firm, Fixed Price. • Use several contractors to take advantage of competition between contactors and spread their risk. • Note: the Portsmouth Spinnaker Tower was original costed at £3million, it finally cost £15million and taxpayers had to pay. • Although several developers would create more admin work, it means if there are difficulties with one developer it does not risk the whole development where as having one developer across the site would put significant risk to the development if there were any issues • Irresponsible to have one contractor as this will lead to shortcuts and compromises
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Central Winchester Regeneration

		<ul style="list-style-type: none"> • There is a specific risk around the ongoing ownership of the land and public realm; it would be disastrous for the heart of historic Winchester to become a privately-owned public space • No scheme of scale or importance could hope to succeed without the benefit of a master plan. This should be prepared under the auspices of the Council not a developer.
		Long term development partner relationship <ul style="list-style-type: none"> • The development of individual plots has to be of limited time and very site specific. It will be very difficult to maintain a harmonious relationship with a commercial partner over decades when it a certainty that the client body will itself change and the brief continually change. contracting with a single developer will be a disastrous mistake • It would be preferable for the development partners to divide up their returns at the end of the project to ensure that all sides take a long term interest in delivering what is anticipated at the outset. • There should also be longer clauses regarding the use of special materials and designs which need to stand the test of time.
		Ability to complete the development <ul style="list-style-type: none"> • Disappointed that WCC is so reticent about its ability to manage such a scheme. A private company entering into a contractual relationship will want to make profit at each stage, and there is a serious risk that WCC will retain much of the risk while increasing the overall cost. Government experience with NATS is a salutary lesson. The Council can secure finance at a much lower interest cost, and is recognized as a competent district. It would be necessary to recruit staff to manage such a venture, but any corporate partner would have to do the same. I fear this delivery plan is too close to PFI to be desirable. • Council will not be able to run the development, better to tap into skills within the City. Provide a handful of names of people who have successful projects, business, and ideas to act as the guardians of Winchester to hold all the 'elected members' to account on behalf of all residents. • Have a project managing firm in charge if WCC do not have the resources or expertise – this will still allow the Council to maintain scrutiny • WCC do not have expertise necessary in contract management – lack in confidence at ability to ensure implementation in a proper and affordable manner • Contractual Joint Ventures so far have been badly managed
		Planning Committee <ul style="list-style-type: none"> • Contract the services of a small panel of totally independent planners to report to the whole Council and Planning Committee – It is questionable if Planning Committee is fit for purpose with some of the developments that have been agreed • WCC owns the majority of the site and are proposing to give themselves planning consent . This is a clear conflict of interest
		Relevance of plans <ul style="list-style-type: none"> • Plans need to be sufficiently up to date to avoid becoming just another mall which was full of good intentions • A proper master-plan that makes specific proposals a lot clearer would help a lot

Central Winchester Regeneration

		Transparency <ul style="list-style-type: none"> COVID and BREXIT should not be used as a cover to rush through hasty proposals and sales of land
		Design <ul style="list-style-type: none"> Current proposed delivery approach will provide a selection of unconnected buildings Variety of townscape is needed Multiple developers needed to continue a characterful city centre
		Time frame <ul style="list-style-type: none"> Better to be orderly than to be rushed We need to get on with at least some of this development as soon as possible It would be good if Middle Brook Street and the Kings Walk area could be redeveloped right away. No idea how you can instigate any of this without huge disruptions
		Priorities <ul style="list-style-type: none"> Not enough priority given to the historic integrity of development proposals City development should not be completed with the intention of profit Very concerned about a property developer being controlled by a WCC contract as this has not always worked in the past. Property developers do not have civic community needs as a priority as they necessarily have profit as theirs. Would like to see the CWR managed by a community focused group of professionals who genuinely care about Winchester. Appreciate this skill set may not live within the council's capacity as they may have other work priorities. Impossible to proceed until impact of Covid pandemic on future vitality of the City Centre can be appreciated
16 Respondents	59, 87, 122, 126, 145, 147, 151, 153, 173, 228, 236, 239, 267, 284, 301, 311	Consultation Material Comments included:
		Language and explanation <ul style="list-style-type: none"> Not an explanation of what a "Corporate JV Development Level" is Choice options not made clear as whichever method is used it will require joint working
		Detail <ul style="list-style-type: none"> Lack of detail Totally inadequate information on costs, benefits and timescale Details of the delivery options do not appear to be available with the virtual exhibition The colour coded table is difficult to understand
		Difficulties with information displayed <ul style="list-style-type: none"> 'Table next to this banner' is not visible on computer
		Ease of access

Central Winchester Regeneration

		<ul style="list-style-type: none"> Struggle to come across information of Council's proposals and would ask the Council to reassess communication channels used to ensure that the maximum audience is reached
		Images <ul style="list-style-type: none"> Images used look unconnected in design
		RAG Table <ul style="list-style-type: none"> RAG is far from clear and cohesive Not easy to understand the table provided The Red, Amber, Green presentation is meaningless without detail of the assumptions underlying the allocation of responsibilities and necessary skills. I am not even clear if Red is good or bad.
		Supporting information <ul style="list-style-type: none"> Limited supporting evidence for red amber green table
16 Respondents	71, 74, 78, 85, 86, 122, 123, 124, 145, 151, 178, 207, 235, 264, 265, 268	Questions included:
		Timescale <ul style="list-style-type: none"> When do you envisage construction work starting and when do you envisage the final phase being completed? What is the full timescale of all this from inception to completion? Two years? Three? What is proposed for the Woolstaplers' Hall and the St Clements Surgery's existing building?
		Master developer procurement <ul style="list-style-type: none"> How would master developers be chosen and what real limitations are placed on them? Some level of competition is still likely to be needed, to make sure that scrutiny has real teeth This current Regeneration Plan that we are being asked to comment on seems very vague and lacking in detail - are the Council going to use the SPD plan and develop that going forward into a Masterplan? How else can they enter into an agreement with a developer if they do not have these parameters in place and a clear vision of what they are asking the developer to produce?
		Single developer <ul style="list-style-type: none"> Can the scheme be delivered on a reasonable timescale and without major changes of design or approach with a single developer?
		Details on developer role <ul style="list-style-type: none"> What is the role of the "Developer" under the preferred CJV option? What is the stage by stage process envisaged to be once the contract is awarded to them? Is the "Developer" responsible for actually building the entire site or will they in effect be master designers who are responsible for negotiating with architects/builders for each parcel of CWR space? Where is the Masterplan for the development? Has the council consulted with HCC on the best procurement approach for this major and historic redevelopment?

Central Winchester Regeneration

		<ul style="list-style-type: none"> It is essential that the Council retains, and is seen to retain, control of this scheme as it evolves. How can that be ensured?
		Corporate Joint venture and control <ul style="list-style-type: none"> Previously had some concerns about the Contractual Joint Venture approach leading to handing over too much control to a single developer who might not honour the 'Winchesterness' of the SPD. Is there still a significant amount of control in the council's hands, depending on how the JV contract is worded/agreed?
		Progress from SPD <ul style="list-style-type: none"> The SPD provides a useful start to developing a plan, acts as a brief. What has been added and critically what processes are to be followed to put in place the generation of such a plan? What has happened to the consultation document produced by JTP after earlier public consultation? Why has WCC not published the paper produced by JTP in 2018 which set out a comprehensive approach to how the SPD proposals could be delivered? Where are the outline detailed plans that were previously produced and why are these not being used as the basis to go forward instead of stepping back to vague ideas and wish lists? Why has WCC thrown away the adopted SPD after 3 years of consultation which led to what was generally agreed to be well thought-out proposals for the development? Why has the Council apparently started the whole 'consultation' process all over again? JTP produced one in 2018 so why hasn't this been incorporated? In the original SPD document it highlighted the need for the Council to keep control of the plans by having a Masterplan - does the Council have this in place?
		Explanation of language use <ul style="list-style-type: none"> What is the risk referred to ? Is it the risk to WCC budget ? Or is it the risk that the developer will change the plans at the last moment to remove some of the civic benefit and increase the high value housing, as seems to have already happened in the past ? What does WCC Expertise refer to?
		Architect procurement <ul style="list-style-type: none"> Will there be competition for architects to make proposals for particular areas? Would it be better to use different developers for the various parcels of the site in order to create a more varied and interesting landscape?
2 Respondents	67, 141	Other comments included:
		The Brooks <ul style="list-style-type: none"> Successions of City Councils have seriously failed, for example the Brooks was meant to resemble Brighton Lanes but has never been full

Central Winchester Regeneration

		SPD <ul style="list-style-type: none">• Surprised and disappointed that JTP, who did an excellent job in preparing the SPD, were not commissioned to carry their thinking and experience forward to the next stage.
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Central Winchester Regeneration

Do you support the development proposals for the Central Winchester Regeneration area?

Comment Number	Summary of Points
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 27, 28, 29, 30, 31, 33, 35, 36, 37, 42, 43, 47, 48, 49, 50, 52, 53, 54, 57, 58, 60, 61, 62, 64, 66, 67, 68, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 106, 107, 110, 360 Integrated PR, 112, 113, 114, Winchester Business Improvement District, Winchester GoLD, 118, 120, 121, 122, 123, 124, 127, 129, 132, 133, 135, 142, 143, 144, 146, 148, 151, 152, 153, 154, 155, 156, 157, 158, 159, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 179, 181, 182, 183, 184, 192, 193, 194, 197, 198, 200, 201, 202, 205, 206, 207, 210, 217, 219, 220, 224, 226, Bespoke Biking CIC, 231, 233, 234, 236, 237, 238, 240, 241, 245, 247, 248, 249, 250, 252, 253, 254, 255, 256, 257, 258, 259, 261, 262, 263, 266, 268, 272, 273, 277, 278, 282, 283, 285, 286, 288, 289, 293, 303, 304, 307, 310, 312, 316, 319, 325, 329	Support the proposals: 198 respondents
1, 22, 26, 34, 39, 40, 44, 45, 51, 55, 56, 59, 76, 104, Extinction Rebellion Winchester, 109, 117, 119, 125, 126, 128, 130, 136, 137, 138, 139, 140, 141, 145, 147, 149, 150, 161, 174, 175, 177, 178, 180, 185, 186, 187, 188, 190, 195, 196, 209, 211, 212, 213, 215, 216, 218, 221, 222, 226, 228, 232, 235, 243, 246, 251, 264, 265, 269, 270, 274, 275, 279, 280, 284, 287, 290, 291, 294, 295, 296, 297, 298, 299, 300, 301, 302, 305, 306, 308, 311, 313, 314, 315, 317, 318, SAVE Britain's Heritage, 324, 328, 330	Do not support the proposals: 94 respondents

Central Winchester Regeneration

What do you like most about the proposals?

Comment Number	Summary of Points
1, 2, 9, 20, 48, 69, 71, 84, 99, 110, 148, 167, 172, 184, 202, 205, 217, 232, 279, 296, Bespoke Biking CIC, 338	Housing: 22 Respondents
84, 94, 99, 110, 113, Winchester Business Improvement District, 124, 129, 155, 195, 231, 238, 245	Affordable homes: 13 Respondents
5, 19, 20, 31, 36, 50, 51, 59, 62, 68, 71, 72, 74, 76, 85, 89, 99, Winchester Business Improvement District, 120, 142, 152, 153, 155, 172, 173, 179, 182, 194, 195, 205, 207, 218, 219, 223, 237, 245, 250, 255, 259, 262, 268, 272, 277, 338	Mix of use: 44 Respondents
1, 4, 6, 39, 41, 49, 52, 56, 57, 85, 87, 90, 98, 99, 106, 107, 166, 181, 184, 195, 202, 213, 217, 223, 238, 250, 252, 253, 264, 307, 311, 319	Green and open space: 32 Respondents
9, 10, 13, 43, 44, 58, 61, 66, 73, Extinction Rebellion Winchester, 360 Integrated PR, 117, 142, 257, 277, 285, 304, 311, 316	Repurposing of existing building and retaining views: 19 Respondents
85, 87, 92, 96, 102, 129, 233	Replacing ugly buildings such as Friarsgate and improving the image of the Silver Hill area: 7 Respondents
13, 99, 112, 253	Removing bus station: 4 Respondents
12, 84, 86, 90, 100, 142, 195, 198, 205, 209, 217, 223, 241, 274, Bespoke Biking CIC	Independent retail: 15 Respondents
12, 49, 63, Winchester Business Improvement District, Winchester GoLD, 120, 129, 153, 155, 172, 194, 195, 205, 232, 279, 296	Workspace: 15 Respondents
9, 43, 45, 86, Winchester Business Improvement District, 155, 167, 192	Generation of employment: 8 Respondents
1, 4, 39, 44, 47, 48, 49, 52, 56, 68, 85, 124, 129, 155, 166, 172, 173, 181, 184, 198, 202, 213, 217, 223, 226, 253, 300, 311, 314, 330, Bespoke Biking CIC	Opened up watercourses: 31 Respondents
14, 20, 42, 43, 48, 56, 57, 59, 62, 63, 78, 85, 94, 96, 100, 110, Winchester Business Improvement District, 142, 173, 219, 221, 238, 250, 272	Public realm and pedestrianised area: 24 Respondents
15, 63, 156, 252, 253	All of the proposal: 5 Respondents
16, 20, 24, 47, 48, 49, 57, 62, 63, 84, 87, 101, 135, 142, 158, 221, 254, 264, 311	The arts/creative and cultural aspects: 19 Respondents

Central Winchester Regeneration

18, 42, 74, 110, 257, 277, 286	Phased delivery approach: 7 Respondents
20, 57, 124, 207, 238, Cycle Winchester & Winchester CTC, Bespoke Biking CIC	Emphasis on active travel: 7 Respondents
21, 35, 43, 57, 59, 75, 91, 92, 99, 103, 108, 360 Integrated PR, 198, 252, 300, 307	Sustainability: 16 Respondents
97, 104, 114, 132	Future thinking: 4 Respondents
29, 91, 96, 122, 201, 214, 246, 276, 329	Public consultation and involvement/thought for what the public want and need: 9 Respondents
30, 37, 102, 208, 234, 236, 260, 294	Agreement on proposals and prospect of change: 8 Respondents
35, 62, 63, 86, 96, 110, 112, Winchester Business Improvement District, Bespoke Biking CIC, 258	More activities / Night time economy: 10 Respondents
43, 45, 86, 90, 129, 155, 173, 195, 273, 296	Leisure aspect: 10 Respondents
43, 45	Access for those with disabilities: 2 Respondents
55, 56, 67, 77, 79, 80, 81, 85, 126, 127, 141, 159, 168, 170, 220, 240, 247, 266	The concept of a high quality development area that is sensitive and integrated to the local environment: 18 Respondents
70, 74, 123, 164, 219, 312	Accurate reflection of SPD: 6 Respondents
43, 45, 75, 86, 97, 98, 99, 100, 103, 110, Winchester Business Improvement District, 155, 280	Encouraging young people to live in Winchester: 13 Respondents
75, 360 Integrated PR, 112, 118, 120, 155, 162, 173, 282	Provision of leisure and recreational spaces: 9 Respondents
88, 113, 121, 206, 211, 307, 319	Generating community 7 Respondents
108, 173, 194, Bespoke Biking CIC, 280	Encourages young people into the city centre: 5 Respondents
106	Highlights the natural features: 1 Respondent

Central Winchester Regeneration

195, 227	Preservation of current buildings 2 Respondents
173	Potential to Upgrade Middle Brook Street 1 Respondent

Central Winchester Regeneration

Do you have any concerns about the proposals?

Number of Respondents	Comment Number	Summary of Points
21 Respondents	1, 22, 23, 31, 37, 46, 51, 54, 56, 81, 82, 122, 137, Extinction Rebellion, Wichester, 169, 178, 275, 292, 306, 312, SAVE Britain's Heritage	SPD related: <ul style="list-style-type: none"> • Single developer –putting profit first or resulting in a lack of Winchester-ness • SPD specified more than one developer which is not the intention with this proposal - • No design code • No importance attached to bus station • No emphasis on encouragement of local trade and crafts • No support for archaeology • Not much link to past history of city – lack of Winchester-ness • Hope that "Winchesterness" is foremost in the thinking • These proposals largely ignore the previous work that was accepted by the community in the form of the original SPD. • These proposals seem to be less developed than the SPD, the SPD was very well supported and I do not understand how we are moving forward. • Winchester City Council have completely dismissed the fact that the lack of a bus station was one of the key reasons the public objected to the 2009 scheme and the reason why it formed a central part of the 2018 Supplementary Planning Document. • No progress from SPD • Signs SPD is already being diluted • Instead of acting on the 2018 SPD, the City Council have commissioned new consultants to produce proposals for marketing the site on the basis of a vague brief
44 Respondents	54, 56, 59, 68, 70, 76, 82, 83, 86, 88, 109, 110, 113, 117, 121, 124, 126, 128, 130, 136, 142, 151, 156, 159, 163, 168,	Development approach: <ul style="list-style-type: none"> • Use of Single developer • Difficult to maintain control and hold developer to account • Should be community led not property developer led. • Fear that keeping it as one huge development project risks stalling development because people will argue about it much more than they would about piecemeal development • The City Council requires involved representation of other bodies to be seeing such a complex project through • The proposed subcontracting of the development to private developer(s) is a recipe for increasing costs without reducing the risk to Winchester City finances

Central Winchester Regeneration

	<p>174, 192, 193, 215, 245, 260, 261, 269, 270, 275, 282, 285, 286, 289, 291, 309, Winchester Deserves Better, 337</p>	<ul style="list-style-type: none"> • Reassurance that WCC would retain enough control within the JV contract to prevent the developer from any attempt to over-ride the original 'Winchesterness' that was such an attractive part of the SPD, plus an assurance from WCC that it would actively use such prevention measures if warranted • WCC's capacity, on its own, to negotiate a satisfactory agreement with a development partner. - arrange for firm fixed prices for all contracts, and actively project manage the development with suitable break clauses. • This does not follow the ideas of Huw Thomas who had a published plan of different developers taking on sections so that we can have a mix of architecture – if this cannot be done for financial reasons, put everything on hold for now until we can all jointly come back together. • I'm not convinced that a cultural centre needs to be within this development. • Developers will capitalise on the project to build expensive housing and market retail spaces to large chain companies instead of local independent stores. • The proposals seem to be very similar to those that resulted from the long consultation period several years ago which concluded in a very successful three day continuous consultation - contracting with a single developer will be a disastrous mistake • Large commercial interests and the already rich influences will override the ideals of our future generations - the planning authorities must act for the long term benefit of the families living and working in this development. They must resist the recommendations of contractors. • Not blindly go ahead and further destroy our precious town. You are thinking about short term gain; you should be thinking about the long term and accepting that sometimes other people know better. • If this work is carried out by one developer – my concern is that this will be another Henderson scenario whereby the developer will want to change the plans before construction and that the plans we see today maybe no representation of what is eventually built. • So called 'Comprehensive Redevelopment' in a City Centre is a wholly out-moded way of changing the fabric of a city – it's devastating visual, cultural and often anti-social effects can be seen in many towns around the Home Counties in the UK. • Is it really not possible to contract out the scheme in parcels to several approved parties? Should there not be a plethora of different styles/ideas approached within the overall RA master plan? • It will be used by some to make excessive profits without benefitting the city and its population as a whole • Why doesn't the Council work with local firms to redevelop this site. There are significant skills within our city, yet consultants and developer partners are consistently sought from London or elsewhere. • It is so very important that the right, wise and at the same time creative, business minds are in control. • Winchester High Street will be lucky to come back after the last 12 months • The proposed development doesn't seem to have 'learned' from the bad mistakes of the past • This project needs to be fundamentally different in its approach to creating space for more than just retail and large commercial renters/developers.
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Central Winchester Regeneration

		<ul style="list-style-type: none"> • WCC is setting off on another disastrous vision-free, poorly analysed, bundle of vague promises that mean nothing and intend to hand this over to a developer partner, presumably on a competitive basis • Will be a Barton Farm repeat • Don't just demolish without consideration • Kings Walk: Whilst we support the interim use of existing buildings, the retention of such a poor quality building, for a decade or more, will continue to blight the whole area • We believe that further and deeper consideration needs to be given to the current residents of the city centre area and not just visitors and new people moving to the proposed development area • Provide seating in the area of Kings Walk - may even be worth considering local businesses having the opportunity to sponsor a seat • The expenditure on Kings Walk seems a lot of money for a dubious and short term gain • Why not select the board of City of Winchester Trust to decide on the regeneration or another outside body?
27 Respondents	2, 5, 10, 42, 56, 71, 74, 75, 78, 80, 102, 114, Winchester GoLD, 127, 132, Bespoke Biking CIC, 203, 228, 236, 240, 272, 275, 286, 305, 312, 313, SAVE Britain's Heritage	<p>Time Scale / likelihood of completion</p> <ul style="list-style-type: none"> • City needs to make progress • Little faith in implementation due to past regeneration attempts • Worried that may not live long enough to see the proposals come to fruition • It has taken 25 years to get to this stage • Sceptical of too many 'meanwhile' uses. 'Meanwhile' could cause further delay which means the completion of the Central Winchester Regeneration will take even longer • Once the construction work starts, the end needs to be in sight. • Occupiers of the first phases being next to vacant or ongoing construction of later phases for too long • Concerned that in an effort to get on with the regeneration, it will be rushed through to save money, 'face' and show progress for a political agenda, rather than for the long term good of the city. • That it might all fizzle out and come to nothing or be changed halfway through and be left half-cooked. • Concerned that the Council will listen to the objections and it will never happen • The costs will be significantly higher than budgeted and low-cost housing, low rent retail will be sacrificed for financial reasons to plug the gap • Delays, overspending, impact of Brexit and Covid • It is about time this was commenced and completed so that we can all enjoy the outcome before another decade passes. • To ignore the JTP paper seems wasteful and guaranteed to cause delay. • Plans are a wish list – will not happen once a developer is appointed. • Wholly unrealistic at this time

Central Winchester Regeneration

		<ul style="list-style-type: none"> • Take your time • This important site continues to be blighted with no publicly acceptable regeneration strategy in sight, despite the overwhelming public concerns for achieving a sympathetic scheme in a conservation area.
58 Respondents	4, 31, 51, 52, 68, 77, 82, 100, 101, 103, 109, 134, 135, 140, 142, 147, 148, 164, 170, 173, 176, 177, 184, 189, 193, 195, 205, 207, 208, 209, 217, 220, 222, 223, 226, 245, 249, 258, 262, 264, 268, 270, 271, 275, 279, 290, 293, 296, 299, 304, 311, 312, 317, 319, SAVE Britain's Heritage, 329, 330, 338	Design: <ul style="list-style-type: none"> • Size of buildings may be too large • Modern boxy designs and material choices may quickly date • Should NOT be the work of a single designer, and may be completed at different times over an extended period to meet 'Winchesterness' objective • Height may block views of the cathedral and guildhall from the north. • Fear that the overall design will be less interesting because of single developer • Hope buildings will kept in keeping with what is already in Winchester (e.g building heights and old historic buildings) • Winchester is historical and the current architecture is charming, I hope this isn't taken away and modernised as so many cities and towns are going modern, I want Winchester to stay unique and historical. • Concerns regarding the 'pocket park' and river walkway, the possible integration of St Clements surgery and Woolstaplers' Hall and exposing the waterways for heritage and environmental purposes • Worried all decisions will be about making money rather than looking at city planning and how to improve people's experiences • Not based on adequate decisions about the desired key features • Very concerned that the un-Winchester result of the previous development proposal which the people of our city marched against would be repeated. • This Regeneration Area accounts for a very large percentage of the ground area of the historic City Centre which is appreciated for its varied, organic layout and buildings. Should therefore not have a homogeneous appearance and feeling, but reflect something of this organic nature of the adjacent areas. • Look at other places with historical buildings such as Newark on Trent and see how they have blended the old with the new and looking at the work done by Prince Charles. • I am not convinced by the demographic worries that the Council apparently shares. There are plenty of young people in Winchester • Why has the JTP plan not been used? • Plans for St Clements Surgery • The city urgently needs a wider range of sport, leisure, cultural and "relaxation" options, as well as public services, to go alongside all its houses – these places to play/relax are crucial to health and well-being • I request that the area is developed by a variety of architects and builders and if appropriate individuals – the development at Barton Farm done by a sole developer is very disappointing.

Central Winchester Regeneration

		<ul style="list-style-type: none"> • Modern design is welcomed but should not dominate. A respect of traditional Winchester styles and materials should be considered such as reclaimed style red bricks and stone work. • Waterways won't be opened up enough • We must preserve the history of Winchester and the historic buildings • Prospect of unnecessary demolition • Not ambitious enough • The popular place for people to meet will still be the Cathedral Grounds, and there isn't one large enough gathering place to answer this - either inside or out • The scheme should not result in excessive 'gentrification' and loose important amenities which currently exist. • Proposals appear rushed • We desperately need a detailed city wide framework • Far from vernacular architecture, you seem to have opted for placeless façades; depressing concrete render, souless stretcher bond, and large expanses of glass. This is far from the handmade bricks, knapped flint, and sash windows Winchester is known for. • Making simple changes, like switching from Portland cement to lime mortar, gypsum plaster to lime, plastic guttering to cast iron, plastic/metal windows to wood, etc. not only improves the aesthetic of the buildings but offers longer term sustainability as well. • A mixture of modest neo-classical, gothic, Georgian, Victorian and Edwardian styles would more closely match it's surroundings.
2 Respondents	6, 33	Maintenance: <ul style="list-style-type: none"> • Green spaces require regular care, how will the proposals look after dry times in the Summer • Will there be the finances to maintain the area in a suitable condition
8 Respondents	8, 13, 33, 41, 82, 134, 238, 330	Accessibility: <ul style="list-style-type: none"> • Not enough details on accessibility • Parking • Cannot ignore drivers - we need parking spaces even though most of us would rather walk - many cannot and are not catered for adequately by public transport. • The linkages with the Broadway • Fails to link to wider city for pedestrians and cyclists
21 Respondents	9, 36, 37, 45, 46, 48, 50, 51, 52, 56, 62, 67, 69, 107, 109, 123, 138,	Implementation: <ul style="list-style-type: none"> • Need to commission a master-plan & implement time frames for the phasing. • Time it is taking to implement, start at Phase 1 and show the difference it can make. To commit to delivering it and then doing it, and making sure it's not derailed • Careful management and minimisation of disruption whilst redeveloping

Central Winchester Regeneration

	146, 161, 219, 300	<ul style="list-style-type: none"> • Potential lack of control in the development at every step • Cost and over ambition/ over complication / will not stick true to proposals • Lack of master plan document utilising local knowledge • It ends up becoming too out of date and not modern, using too much concrete. • Local architects are unlikely to be able to contribute if we hand this over to a single developer. • Clarity over CJV developer role needs clarification. • We need local architects and builders with reputations to lose, or enhance. • The Council agreeing to 'watered down' proposals after the accepted developers returning saying that their sums have changed and can no longer afford to provide the agreed development. • Leaving developing Middle Brook Street Car Park to the end • I do not see where the jobs are coming from, where is the heritage and tourism attraction?
17 Respondents	12, 26, 45, 56, 67, 75, 129, 149, 173, 194, 213, 223, 238, 254, 260, 301, 311	Housing: <ul style="list-style-type: none"> • Either be unaffordable by most people or predominantly social housing • Low cost housing will not cure fundamental unaffordability in the South of England • Wrong place for entry level houses to be in the city centre • May be too much private housing at the expense of affordable housing • Housing should be implemented on Middle Brook St car-park and to zero-energy standard • Bland-looking housing could ruin it all. • Too much retail, not enough housing • The over-emphasis on residential development, which dominates the city as a whole • Not enough affordable housing will be built • Why not include a Profound Mental Disability Housing Scheme • Square blocks look cheap and dated (1960s). Roof gardens on flat roofs with high glass fronted office blocks take away from Winchester's unique historic heritage. • Housing will become premium housing
13 Respondents	14, 33, 35, 41, 45, 48, 79, 104, 112, 129, 315, 324, 330	Composition of development proposal: <ul style="list-style-type: none"> • Too much residential • Too much retail • Too much workspace that isn't necessarily needed • Not enough thought on implementing entertainment area such as bowling • Too piecemeal, plans currently have no cohesion and expected more than just a colour pallet or some planting scheme which will be replaced with concrete within 5 years – not ambitious enough • I am concerned that there will be many places to eat but not many new shops (both independent and international) • The danger of white elephant, Brooks-style development.

Central Winchester Regeneration

		<ul style="list-style-type: none"> Winchester does not need huge premises, it cries out for smaller premises at affordable rents for the established independents already here No evidence of concern for integrated town planning or the social infrastructure to go with it.
34 Respondents	49, 57, 73, 76, 85, 100, 104, 120, 133, 155, 161, 166, 173, 189, 205, 219, 232, 233, 247, 249, 251, 254, 262, 273, 277, 282, 285, 289, 290, 291, 294, 311, 317, SAVE Britain's Heritage	<p>Transport:</p> <ul style="list-style-type: none"> Parking convenience and use of car required but appears to not be considered for residents or visitors – too much focus on park and ride and public transport Unspoken assumption that private vehicles will not be needed in the central area -- even by the people who live there. Not strong enough restrictions proposed for private vehicles Worried about what the new residents/occupants of these buildings will do with their cars. Proposed use of cycles need to be safe Public transport availability Traffic and bus routes with sufficient parking for those who need it. There should be a new bus station included in the development. Happy with these proposals except for concern about lack of public transport. To maintain a healthy commercial environment, will involve the daily travel into the city from areas spread around the district by personal transport and will include the need for adequate and well planned parking and access Lacking in a P&R facility to the North of the City The longer-term proposals regarding the movement of traffic, including buses, around the city and in particular the city centre. It would be good to see some specific plans regarding electric/zero emission car parking and electric/zero emission buses. Winchester Movement Strategy not being fully followed. The use of road-side bus stands will remove taxi ranks and retail loading and unloading sites. Lack of car parking You will not be bold enough to reduce the traffic in the area An inevitable 3rd Park and Ride. We are concerned as to what the planned loading and delivery plans will be for all of the new businesses located in the newly developed areas and what impact this will have on noise pollution. Increase Passenger EV Chargepoints Add e-scooter and e-bike hiring points to encourage users to make their journeys around the city by bike and active travel forms Create a secure Bike Park Add Cargo Bikes Services. An opportunity exists to delivery goods using e-cargo bikes from the city centre to the Park & Ride areas where shoppers can arrange their goods to be despatched to their park and ride location and stored so that

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		<p>visitors may choose to stay in the city longer and pick up their purchases from secure pickup point conveniently and securely located at the park and ride areas of train stations.</p> <ul style="list-style-type: none"> • Encourage bike hire and walking routes for visitors
<p>40 Respondents</p>	<p>19, 21, 44, 48, 56, 58, 60, 67, 82, 84, Extinction Rebellion Winchester, 134, 158, 162, 171, 179, 184, 205, 230, 232, 251, 254, 273, 281, 282, 284, 285, 288, 289, 291, 294, 297, 298, 300, 302, 310, 312, 316, 325, SAVE Britain's Heritage</p>	<p>Buses:</p> <ul style="list-style-type: none"> • Worsened provision than currently available • Transport is the largest contributor to the district's carbon footprint. We see a modal shift to active travel and public transport as a key means of reducing this. Alongside cost and reliability, we consider the image of bus travel to be a key barrier to increased ridership in Winchester. This can only be changed by investing in a modern, efficient bus network with a safe, integrated terminus. • Movement of buses through area must be prevented, safety risk for children and elderly pedestrians by having hub in the centre with higher footfall from the new development • Lack of bus station • Need a bus hub and buses to run into the night if we have a night time economy. • Little shelter for bus users • Distance from Friarsgate to High street for elderly • As a resident of Middle Brook Street, worried about having a bus station placed on Middle Brook St Car park. • Middle Brook car park. quiet residential roads with good access must remain, would not support the car park becoming bus depot, due to negative impact on quality of life for resident, buses should remain within the non-residential area • Resolving the movement strategy for the city and where the buses go • What will happen to the bus station sign? • The attractiveness of bus travel in Winchester has always been undermined by the poor state of the station and successive administrations have promised time after time that this will be corrected in the Silverhill development and yet a new bus station is now considered only as a medium-term "option". • On-street bus stop provision rather than a bus station is a complete cop-out. It means long and potentially confusing walks of up to a quarter of a mile between stops when interchanging and to get to the high street, particularly affecting the elderly and those with mobility issues. • There will be no safe, weather-proof environment to wait for buses as can be found in many modern bus stations. • The ability to transition to electric buses is likely to be far more costly and complex as charging infrastructure would have to be built into the street itself. • The 2017 Winchester Transport survey produced by Atkins showed that shelter and safety were ranked 3rd and 4th in terms of importance and along with requests for a new bus station these things were mentioned more than anything else in the questionnaires. The nature of on-street bus provision means that it simply cannot provide improved levels of comfort for bus users and neither can it provide sufficient safety. • Given that there is no advantage to on-street bus provision we can only conclude that this decision has been made purely to maximise profit from the development and certainly not in the best interests of bus users.

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		<ul style="list-style-type: none"> • Not moving the bus station to Middle Brook St right from the start • Having a bus station when the operators do not want one • By creating a bus hub or bus stops on the one-way system (Friarsgate) will slow traffic and increase bus waiting times and disruption to traffic flow for vehicles • Make buses more environmentally friendly - electric or gas powered • Put the bus station near the train station or near the Park and Ride • Increase in anti-social behaviour by moving the bus station to Middle Brook Street – as seen in other towns/cities • The bus hub relocation is definitely going to overwhelm the traffic flow • Waiting at bus stops spread throughout the town is not an adequate alternative to a bus station • Put a bus station next to station like many other cities have done
17 Respondents	21, 60, 108, Extinction Rebellion Winchester, 181, 193, 252, 274, 281, 282, 285, 289, 291, 316, 325, 329, 338	Pollution: <ul style="list-style-type: none"> • Noise • Air • Light • Concern regarding flooding • These plans will do nothing to encourage bus travel and have no material commitment to reducing the district's carbon footprint. • Streets such as Tanner, Middlebrook and Silverhill will still not be traffic-free so air quality and safety will be compromised significantly. When Lower High St was a shared space for pedestrians and buses it was wholly unpleasant and dangerous. • Replacing bus station with bars/clubs will create extra noise • We propose that an air pollution impact study be performed to understand the impact of emissions from buses in the area • Additional noise pollution as Middle Brook Street will become a thoroughfare for all traffic and pedestrians • An increase in litter following the development - particularly if the bus hub is positioned in the Middle Brook Street Car Park. • Must be net-zero carbon compliant from the outset. • The church gate will continue to be locked on Middle Brook street as a consequence of the increased footfall • Some excellent work has been done at Durngate but factor in flood-risk and flood-prevention measures as no-one knows exactly how the climate is going to change in the coming years
3 Respondents	91, 108, 147	Sustainability: <ul style="list-style-type: none"> • The loss of biodiversity as a result of construction. I am concerned this won't be replaced or outweighed by other biodiversity-increasing projects • Concern for the economic situation and of the developers going bust • Not environmentally friendly proposals

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3 Respondents	24, 253, 301	Workspace: <ul style="list-style-type: none"> • Economic sustainability due to start ups not having much money • Would be cautious over too much office or workspaces which is proven less of a need for • Lack of any quantification of workspaces
2 Respondents	35, 100	Congestion: <ul style="list-style-type: none"> • Traffic and crowding • Pedestrianisation & traffic flow
49 Respondents	39, 44, 52, 55, 56, 59, 67, 81, 119, 124, 125, 144, 145, 172, 173, 175, 182, 190, 195, 197, 202, 204, 207, 211, 214, 217, 234, 235, 239, 246, 251, 252, 256, 257, 260, 263, 264, 265, 274, 279, 286, 299, 303, 307, 308, 318, 321, SAVE Britain's Heritage, 328	Lack of information currently available: <ul style="list-style-type: none"> • Vague • More accurate details needed to comment on the scheme • Who has control • Detailed plan needed • Number of developers • What will be the first phase • Words need more detail to be convincing. The drawings are vague and the illustrations non-representative • Proposal maps providing no scale, identifying features or road names • The scheme should not be put into the hands of one national or international developer whose only concern is profit • Further detail needed on all buildings within the development area • Almost no mention of Coitbury House - struggling to understand how it seems likely to cost WCC money (on an annual basis not just a one-off makeover) to make it available to property guardians, rather than bringing in an income • No timescales are given to the phasing • What are the plans for Busketts Lane - or will it be the same which is currently used for deliveries and access to private parking? • Couldn't find details of how/where market stalls will be allowed • There is no discussion of the Woolstapler's Hall • The concept of "night-time economy" should be clearly articulated
15 Respondents	43, 52, 90, 106, 129, 134, 153, 160, 161,	Priorities: <ul style="list-style-type: none"> • Smaller projects focused on more than larger ones that make a real impact • Will other areas of the city be neglected while this development takes place

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	170, 198, 221, 237, 251, 328	<ul style="list-style-type: none"> • The new development needs to maintain links in style and feel with the main high street, without drawing footfall away from the high street- which already has spaces empty • The children entertainment and outdoor entertainment might be annoying. • Half-hearted approach to creating riverside walks would be a missed opportunity - they should be the main feature. • The future of the Brooks Centre. • There needs to be consideration for older people too • We believe the council should commit to carbon neutrality or even carbon negative for this development, not only would this benefit the district's carbon footprint but would also set a clear standard for all future developments. • Cycling and walking should be at the very core of this development but they are both likely to severely compromised by the proposed on-street bus provision. • First priority is to sort out traffic and P&R • Facilities for less mobile folk. • It is vital the new centre does not alienate any of our current residents • I don't see why student experience should be a driver. The city has many facilities for students. • For far too long Winchester has not allowed high street retailers to set up here - not everyone can afford to shop in the current high street • Kings Walk must not be retained <p>It is crucial that a master plan is in place first before approaching any developers to deliver the scheme.</p>
9 Respondents	47, 62, 88, 109, 124, 163, 251, 275, 280	<p>Consultation:</p> <ul style="list-style-type: none"> • Large retail chains allowed too large a say in the project • Amount of coverage given to those who oppose the plans • Do not incorporate the developers' recommendations unless fully approved by local communities. • WCC has not listened to the residents. • There was a consultation document produced by JTP, which should be taken into account, and it would surely help in the formulation of specific proposals if that was both made public again, and specifically sent to all councillors - not all of them may have been council members when it was produced. To a great extent, this consultation is covering the same ground. • Have the Winchester School of Art, University, HCC, Environment Agency, Historic England, and other cultural organisations been consulted? • Will the work by "One Great Win" / Winchester Vision exercise be taken into account?
1 Respondent	87	<p>Consultation Material:</p> <ul style="list-style-type: none"> • Not impressed by poor sound quality on the recent meeting. Please do a sound check, if someone hasn't got appropriate broadband get them set up in building that has.
1 Respondent	52	Potential for corruption

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19 Respondents	56, 118, 134, 150, 169, 175, 177, 179, 184, 188, 195, 205, 245, 279, 300, 305, 314, 317, Winchester Deserves Better	Archaeology: <ul style="list-style-type: none"> No mention of proposed actions to preserve and exploit the archaeological value of the area The exterior architectural designs don't really match existing ones and they should aim to match Winchester's aesthetic and historical designs Identifying and protecting the archaeology A world-leading Anglo-Saxon museum Archaeology will not be protected Archaeology: What could be a priceless asset has yet to be fully investigated and adequately protected. No consideration for its exhibition has been made. The opportunity to create a world-class facility and a new major attraction for the city has been missed.
6 Respondents	66, 179, 290, 292, 295, 314	Covid related: <ul style="list-style-type: none"> These proposals do not show how social distancing can be achieved. The apparent lack of research into the new world of Covid and how it impacts on the ways we live our lives now Big change in the world from 2 years ago – needs reviewing Should these plans now be revised and updated in the current economic/pandemic climate? Likely changes to spatial planning that will be needed due to COVID-19
2 Respondents	66, 311	Land ownership: <ul style="list-style-type: none"> Have the Church Diocese or Universities been involved in these Proposals? Concerns about limitations of public spaces when there is private ownership and leadership of the project.
7 Respondents	67, 173, 205, 213, 248, 253, 255	Public realm: <ul style="list-style-type: none"> Include The Broadway in the public realm study The potential privatisation of the public realm How the "exceptional public realm" will be financed Too many new retail outlets Need to attract more business with regards to dining and small independent businesses The public space should be next to the water. No community art centre in the centre of town. Little provision for makers, artists or musician spaces to create or rehearse in.
20 Respondents	87, 99, 104, Winchester Business Improvement District, 145,	Council's management abilities: <ul style="list-style-type: none"> Concerned the Council will not be able to successfully manage the regeneration plans. Make every Officer accountable and every Director must take responsibility for their area, check and double check. Don't allow people to trip you up. Listen to your Officers.

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	146, 151, 179, 180, 254, 266, 272, 276, 299, 301, 302, 308, 320, SAVE Britain's Heritage, Winchester Deserves Better	<ul style="list-style-type: none"> • Experience of previous WCC failures to get the brief right, leading to overdevelopment or a complete mish-mash without sufficient overall planning control (e.g Henderson) • Can keep political support over the years to ensure the successful delivery of the scheme. • See no specific proposals here that would give me confidence that a scheme matching the current aspirations could be delivered by the Council. • I would like to see some acceptable progress after 30 years of waiting. However I would rather they did nothing, than mis-manage the development by not dividing the site between developers, or by failing to contain developers within the agreed parameters of the SPD • The conflict of interest of planning permission • Lack of ambition • Council funding • The scheme will tie the Council to a long term commitment • The Council is still not using joined-up thinking. • As the owner of a large part of the site, the city council has once again put commercial considerations before planning, design and heritage considerations which are major functions and responsibilities of a local planning authority. • A central concern is that the Council is relinquishing control of the project before many aspects, especially it's public benefits, have been adequately defined and secured. No developer partner is going to invest in the project without assuming a controlling position and the ability of the Council to manage the project after a contract is made is very limited.
4 Respondents	89, 252, 297, 301	Support for those in need: <ul style="list-style-type: none"> • Benches and the fountain in Middle Brook St were removed or rendered sufficiently uncomfortable for street drinker to be deterred. There is a risk of these unfortunate people spending their days and evenings there leading to the area looking run-down quite quickly. Better-funded services and more accommodation for those who need support with multiple problems are the way ahead, NOT better policing or security • Enough car parking for the elderly and disabled • Removing bus station will limit travel desires for elderly and disabled • You might consider improving the city's economy by including the means to attract those older citizens in the District who are affluent to spend their discretionary money in the city rather than elsewhere and those who are not affluent, to find affordable opportunities to enjoy the city's amenities too.
5 Respondents	99, 202, 299, 360 Integrated PR, 328	Transparency: <ul style="list-style-type: none"> • A lot of the recent processes have not been transparent or necessarily accountable. Many questions asked - even by some of those in a position to demand answers - have not received answers. The whole process going forward has to be more open if the public is to remain onside. • Delivery mechanism and confidently communicating the benefits in the face of doubters seem to me to be the major obstacles to pushing this scheme forward. • More to plans

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| | | <ul style="list-style-type: none">• The speed at which decisions are now being made ahead of the local elections in May is concerning and this consultation process is being regarded by many as a self-serving exercise. |
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Central Winchester Regeneration

Do you have any general comments on the development proposals for the Central Winchester Regeneration area?

Number of Respondents	Comment Number	Summary of Points
39 Respondents	1, 24, 40, 47, 51, 55, 73, 99, 360 Integrated PR, Winchester Business Improvement District, 121, 122, 126, 129, 138, 150, 175, 176, 179, 190, 191, 197, 203, 205, 207, 214, 215, 221, 223, 226, 245, 253, 263, 270, 286, 302, 306, 314, 323	Design: <ul style="list-style-type: none"> • Important to match designs to current Winchester historic landscape • Building design guidelines should be specified to ensure 'Winchester-ness'. E.g. Materials - Red brick with flint wall details, Max building height - 3 floors, Roof - Classic gable with dormer details, encourage the use of architectural ornaments. • It needs to be well done, have non bureaucratic heads leading its design rather than a commercial designer. • Not much is said about the visual style and identity of what might come about. Fear that as a result of the Central Winchester and Station Approach debacles in the recent past, there may be a perception of 'tame' local preference for architectural styles. Some contemporary architecture in the city centre should work here as part of a mixed package within a living city • A desire to retain the character of the city must include steps forward both in terms of architecture and the types of spaces we create to meet the needs of business and residents in the 21st century. 'Winchesterness' must not be an excuse for ossification. • Some people will be horrified by some of the pictures used as examples. • There was lots of positivity from local businesses attending the consultation session for BID members and there is a real desire to see Central Winchester Regeneration move forward and realise the potential for this site as a vibrant mixed-use destination which will greatly benefit local people. • Keep it small, heritage based and give it a distinctive exciting name. I recommend 'Venta Belgarum'. • Does not feel rooted in Winchester town, its history and character. The words are there so it is to be hoped that this will develop as plans progress. The most exciting developments are those that combine the old and new in interesting way • These proposals are vague. • Important for the architectural designs and amenity plans to fit into and enhance the city as a whole. They should mirror (in due course) sustainable and historically sensitive development any other city centre sites. • The plans are not broad enough in their thinking of how this city could become a major focus of interest with its links to and formation of history in the Wessex region • Modern design is welcomed but should not dominate. A respect of traditional Winchester styles and materials should be considered such as reclaimed style red bricks and stone work. • Gain as much archaeological information as possible about the site. You could uncover things which could be a central feature - an amphitheatre perhaps? • Start again and think about demolishing The Brooks, Kings Walk and that central eastern side of the High Street below Parchment Street to give this development a realistic chance of succeeding.

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		<ul style="list-style-type: none"> • The design of each individual property might be modern but must enhance the centre of Winchester • The quality of the materials used is vitally important – the materials must be ones which are known to withstand the passing of time and, if possible, be ones which improve with maturity – rendering should not be used, for example. • Slab sided buildings should be forbidden – the roofline of all buildings in an ancient town centre is a critical factor in assessing its attractiveness • Essential to keep the soul of Winchester • Once built it should "fit in", and feel as if it has always been there • This is a unique opportunity to create something of quality that will be as admired in 500 years as our existing medieval buildings are today. Let us take our time, while following the framework set out by JTP, let the development proceed when exceptional designs are put forward for any parts of the framework and the clients to underwrite the funding are inspired to implement those designs. • Plans need street names/landmarks on • The project should be all about the new Anglo-Saxon Museum • I don't want the Kings Walk buildings to be kept in Winchester for the next 10 years. • We should be looking for sustainability and moderation of ambition rather than the brash adventurism of the past which has uniformly resulted in mediocrity • Strongly of the view that this development should be implemented by a competent master planning firm • With a developer led project there is every incentive for them to minimize the non-profit making elements such as greening, opening up the waterways and cultural aspects. • Opening up the watercourses once more would illustrate the history of the area.
11 Respondents	57, 74, 119, 137, 144, 145, 151, 172, 176, 313, 323	Implementation: <ul style="list-style-type: none"> • Phasing looks logical • The regeneration of the centre of Winchester done well could positively transform the city, done badly could be another Brooks centre. • Make a clear commitment to develop the site so that it is economically driven by Winchester's unique but hardly explored heritage and cultural offering. • Support the development of the Central area but not the approach and mix that is being proposed. • This development needs to be right and needs to be kept under control in respect of delivering something that is defined and agreed up front. I cannot see any evidence of this here. • More mention of the archaeology finds and how they will be dealt with and retained for all to see as the development progresses • If WCC chase the money, the project will suffer and the people of Winchester will not get the development they asked for and deserve. • Proposals may not be implemented due to financial constraints and the possible lack of accountability of a single developer

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		<ul style="list-style-type: none"> • I request that the area is split up and developed by a variety of architects and builders and if appropriate individuals. • A decision cannot be made until the COVID pandemic is over • Important archaeological work was done mainly in the 1960s, revealing the intramural estates that developed within the city walls after the collapse of the Roman empire. These investigations were only partial, and a full archaeological investigation programme should precede the agreement of a development scheme rather than be regarded as an encumbrance.
10 Respondents	5, 16, 19, 22, 40, 56, 81, 139, 201, 305	<p>Previous attempts:</p> <ul style="list-style-type: none"> • Need to start implementing change and showing commitment • Current proposals not as expected • Single developer resulted in plans that led to significant issues in past regeneration attempts • Please do not end up with a scheme that mirrors the previous debacle. • Avoid another costly fiasco - improve planning procedure to avoid repeat of previous plans • The previous proposal was so appalling it is difficult to describe with adequate opprobrium. • The City Council needs to go back, look at the many visionary ideas put forward at the meetings held after the Judicial Review of about five years ago and come up with a set of proposals that incorporate that vision.
6 Respondents	56, 76, 172, 178, 219, 360 Integrated PR	<p>SPD Related:</p> <ul style="list-style-type: none"> • Lost direction due to time taken to firm detailed plans, visit original objectives and match to the current environment. • Fear that anything so radical will result in a soulless area, filled with national companies and lacking any Winchester character. • The scheme rightly focuses on creating a district for today's young professionals - and those of the future. • Appears to have the general approval of most Winchester residents • WCC needs to explain why it has abandoned the adopted SPD, suppressed the JTP paper of January 2018 and begun another consultation process. A political or technical decision?
25 Respondents	10, 26, 36, 61, 62, 71, 72, 75, 84, 87, 88, 124, 152, 171, 185, 192, 198, 223, 236, Bespoke Biking CIC,	<p>Time scale:</p> <ul style="list-style-type: none"> • Start implementing as soon as possible • Invest in these differences to improve the city for the future • Get doctor's surgery built as soon as possible • Too much time has been spent on discussing this development and progress needs to be seen by local residents within the next 2 years • Encouraging. We've waited so long - let's get on with stage 1! • I have expressed reservations about the management of the project. I sincerely hope that the council will proceed with caution, and will not let speed takes precedence over good sense. • Take time to create the best solution.

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	247, 249, 271, 274, 290	<ul style="list-style-type: none"> • Uncertainties arising from Covid-19
3 Respondents	85, 110, 302	Likelihood of completion <ul style="list-style-type: none"> • I think it's a good idea - if it is able to happen! • Please do everything you can to make this happen and get things started. • Council elections are scheduled for May - should we have a change in the political balance there is no guarantee that this plan will be dumped and, once again, we will start over.
4 Respondents	12, 82, 134, 317	Tourism focus: <ul style="list-style-type: none"> • City relies on tourism so a gallery or museum space would be a sensible development opportunity • Would like to see a museum so we have the a Saxon equivalent of the Yorvik centre here in Winchester - a great experience for families. • Should include a proposed world-leading Anglo-Saxon museum
7 Respondents	15, 37, 49, 83, 103, 123, 183	Support, Involvement and interest : <ul style="list-style-type: none"> • Would love to be involved in any way possible • Interest in relocating business to one of the new units and living in the new development • Support the scheme as imaginative, environmentally friendly and calculated to support local needs and opportunities • Have a dedicated public forum, composed of a range of different voices from the community, set up by the Council to provide ongoing comment, scrutiny and support to the CWR. • It would be helpful if the loud critics could be more constructive - it's very easy to carp from the outside.
6 Respondents	26, 66, 67, 148, 260, 320	Housing: <ul style="list-style-type: none"> • For those in need • Housing in Winchester should be prioritised for local people with the highest percentage of housing going to young people that are born and bred in Winchester. • The sale of houses should not be for 'second' homes for people that live elsewhere in the country during the week or for 'groups' of people who put their funds together to purchase houses to rent • Start with housing on Middle Brook St car-park to zero-energy standard. This would be a great early win and show a commitment both to emission reductions and social housing. • Too much time has been spent on overambitious retail plans and not enough time has gone into simple low rise housing solutions • Affordable housing will not be affordable for low income people/families
18 Respondents	26, 44, 60, 108, 134, 144, 146, 155, 234, 255, 268,	Public Transport: <ul style="list-style-type: none"> • Need strong public transport provision • Bus provision does not take into account those who are elderly or frail

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	284, 290, 294, 314, 316, 317, 325	<ul style="list-style-type: none"> • Can buses from elsewhere coming to Winchester park in a 'hub' further out and there be a single, regular bus to take the people quickly into the centre alike to a park and ride? • Need to make sure the buses support this • The plans should resolve the movement strategy for the city and where the buses go • There seems to be no provision for public transport - make room for buses • More detail about how traffic would be diverted away from the centre as well as greater emphasis on green transport. • Would like a proper transport hub in an effort to contain carbon emissions while also providing a transport service worth of the name. • I would like specific targets for CO2 reduction and emissions reduction and a clearer quantified idea of how CWR will contribute to the Movement Strategy, the Air Quality Action Plan, and the One Great Win vision. • Total inadequate provision for parking. • I also think there should be out of town bus station • The previous public consultation lead by JTP identified an opportunity to develop a bus interchange in the area of Middle Brook Street car park yet this is not included in the current proposals. • There is too much timidity about reducing through traffic and the creation of more pedestrian areas. • Movement Strategy must be considered • I am concerned about the number of coaches visiting Winchester. Every coach entering the town on day visits results in 4 movements. It is also concerning that Taxis sit waiting with their engines running. • Need for electric buses
7 Respondents	26, 120, 134, 235, 263, 286, 317	Green Spaces: <ul style="list-style-type: none"> • Need for high levels of green space • It would be fantastic if we can open up some of the waterways • The plans should expose the waterways for heritage and environmental purposes • Include the 'pocket park' and river walkway • Take time to think about building a sustainable future • Include the waterways
18 Respondents	33, 39, 59, 77, 104, 119, 125, 205, 235, 243, 246, 251, 252, 256, 260, 269, 295, 296	Current material: <ul style="list-style-type: none"> • More details needed • Less use of images from other areas as they do not reflect Winchester • How is Winchesterness defined? • Further comments must await the publication of draft outline schemes. • Disappointing • Make them much more specific and incorporate the elements that a wide cross-section of those residents clearly supported in the JTP consultation.

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		<ul style="list-style-type: none"> • The whole proposal needs a rethink as this proposal won't work • Please examine other small cities and see what they have that works well, and do it better.
1 Respondent	35	Funding: <ul style="list-style-type: none"> • Worried about increase in resident's taxes
23 Respondents	36, 40, 45, 46, 51, 109, 135, 149, 156, 164, 184, 195, 204, 227, 228, 254, 260, 261, 274, 275, 279, 300, 302	Control: <ul style="list-style-type: none"> • Ensure those with understanding and vision stay close to the programme • Control needs to stay with those whose primary aims reflect those who live and work in Winchester • Keep control until public satisfied with quality and robustness, otherwise project will lack support and success • Better to have multiple developers or a community trust • Make sure to look at the long term implications of this development • Do not use a single developer as then we then lose control. We must never forget The Brooks and we cannot repeat this. • Listen to the people and rely on experts to do the jobs needed. • The ability for the Council to make changes during execution of the plans is important. No blank cheque for the developer. • Don't sacrifice a good proposal by handing the scheme on a plate to a single contractor who will inevitably deliver what he wants to deliver, rather than what we demand. • Ensure that the Council have all the necessary control, no repeat of the engagement of the previous contractor, Henderson. • The Council should beware the risk of giving control to a single developer and it should not consider preserving Kings Walk • I would prefer to see different schemes by different developers built over a period to achieve something more like a traditional City • Create a structure that both Tories and Lib Dems will support. • The City Council must appoint a manager to oversee the progress of development, with the power to halt any perceived deviation from the agreed parameters • A relationship with a single developer is risky and would require clever lawyers to tie down and maintain a relationship that benefits the City for the construction period and beyond
3 Respondents	43, 134, 161	Accessibility: <ul style="list-style-type: none"> • No mention of those with learning or physical disabilities • Could have a community group which would be easily implemented alongside Winchester Gold - A space for those with disabilities to meet as well as raise money through selling products they have made • The plans should resolve linkages with the Broadway • More thought needed on how the areas will be accessed from outside the city
4 Respondents	69, 194, 211, 327	Questions: <ul style="list-style-type: none"> • When will the new surgery be built? • Do plans include a contingency for the developers going bust before all elements have been achieved? • What's happening to the books centre? It seems outdated retail space

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		<ul style="list-style-type: none"> What plans does WCC have to recruit the resources necessary to lead and control such a major project over a sustained period?
2 Respondents	70, 134	St. Clements Surgery: <ul style="list-style-type: none"> No mention of St Clement's Surgery needing to make its move out of the area mainly allocated for 'Work'. Include the possible integration of St Clements surgery and Woolstaplers' Hall
6 Respondents	74, 134, 140, 173, 187, 220	Involvement in development: <ul style="list-style-type: none"> Bipartisan involvement is paramount Identify and protect the archaeology Please continue to involve the local community in this development Culture should have an equal part in relation to everything else. Please include and take advice from an expert in that field.
4 Respondents	78, 266, 280, 301	Broader regeneration: <ul style="list-style-type: none"> Redevelopment of the Station Approach and of the Recreation Centre area are still in play, and need a broader design strategy for the City area. I hope these will be forthcoming. The whole area under consideration is in need of being redeveloped Link everything all together Winchester Guildhall should be taken into the Regeneration Area Re-modelling the Bapsy Hall and its adjacent spaces as a modern version of an 18th Century Assembly Rooms should be explored by specialists
6 Respondents	80, Winchester GoLD, 147, 247, 282, 309	Existing residents <ul style="list-style-type: none"> Please do not neglect the health and wellbeing of the city's existing residents Don't forget the most vulnerable sections of the Winchester community and use the opportunity to bring them more to the fore of the City's future Most people who live in Winchester and the surrounding area do not want to see these costly and damaging changes. Post occupation survey is required to ensure you have met the goals of the people that live/work there This time it has to be the right, carefully thought out and acceptable to the residents not only the WCC and the developer.
21 Respondents	86, 141, 151, 166, 181, 193, 219, 251, 257, 264, 270, 303, 308, 311, 315, 317, 318, 328, 329, Winchester	Consultation: <ul style="list-style-type: none"> I am pleased to have been consulted thoroughly and I feel that WCC has been (exceptionally?) open throughout the process since the inception of the SPD. Only heard about this consultation recently - without the Hampshire Chronicle I would have missed. A bit short of futurology, a full of wishful thinking The consultation process highlighted many great features that Winchester could leverage to be a real cultural centre for the South of England, such as attractive open waterways with adjacent footpaths, a historical and archaeological focus with the opportunity for a world standard Anglo-Saxon museum, and efficient and attractive pedestrian integration with the rest of the city.

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	Deserves Better, 338	<ul style="list-style-type: none"> • The time-consuming Covid consultation which has led to nothing is a case in point. Providing this information in a .pdf would have made it faster to read and saved money for actually building the project. • Vague • Understandably there is concern that there will not be indented consultation and competition in the appointing of a developer for this project. Please can the council pay particular attention to this fact and that any lack of transparency and open competition during this project will be called out for what it is. • The proposals in this consultation do not show any significant evolution from the SPD proposals • WCC should set out clearly what the next steps will be ensure that an iterative JTP style of consultation is enabled so that public views are heard and a constructive conversation takes place • I do not think that 2 months is enough time for us to provide feedback • Current public review process is falling at a time when many citizens cannot easily view the proposals or comment on them due to it being online • Thanks for maintaining an ongoing dialogue as the project progresses. • Need some proper audience research with different groups of local people about how they currently use our city, their needs and visions • I feel the council is being very unfair to the people of Winchester to push this through during a devastating pandemic when it is impossible for people to meet to put their final views forward. Not everyone has access to the internet, I have seen no advertising regarding this and it would seem it is now too late. • It would have been useful and helpful to view online comments during the consultation period. Shared consultation is healthy and transparent. It can inform as well as encourage further thought and critical thinking. Hopefully all feedback comments will be published in full and unedited shortly. • The written and drawn material is too vague and unsupported by evidence, to provide any confidence in the viability and coherence of the Council's proposal. • All printed too small
2 Respondents	82, 307	Affordability <ul style="list-style-type: none"> • There needs to be realistic business rates for the WHOLE of Winchester including the CWR area. The WCC needs to recognise that Covid-19 has changed how people can work and more people will work from home but we need business to be in the centre of Winchester • There should be a restatement of the social, economic and aesthetic reasons for undertaking this, and a clear statement of the economic constraints and how it is thought that the project will be economically sustainable
6 Respondents	92, 360 Integrated PR, 134, 146, 190, 273	Retail: <ul style="list-style-type: none"> • Shopping/ retail will develop to have a more modern kick to it like more clothes shops but also more vintage and second hand clothes stores • Need to attract new businesses of all kinds to the city to maintain its vibrancy and replace many of the retail business we are likely to lose as buying patterns continue to change.

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		<ul style="list-style-type: none"> • The plans should include the future of the Brooks Centre. • Proper arrangements for the Winchester Market or similar, as it seems to me that the future of retail needs to be small scale and flexible and the delivery system should be on-line purchases backed up by shop to house delivery. Thereby allowing a greater emphasis on social and 'cafe culture'. • The development needs to acknowledge the change in shopping habits and so needs to be planned with culture, the arts, and leisure very much in mind. The provision of shopping units needs to be for smaller artisan type of trader, maybe with more houses, bakers, butchers and a covered market would provide a permanent home for the market traders and maybe a performance/meeting area. • Prioritise and incentivise independent businesses over national chains
4 Respondents	93, 96, 127, 190	Public realm: <ul style="list-style-type: none"> • Need for tasteful covered public seating. • Make sure the paths for pedestrians and cyclists are level and there aren't any uneven slabs that people may trip on. • Would like to see a space made available to community groups to use in collaboration with Osborne Special School and The Functional Skills department of Sparsholt College, as well as other similar local organisations to offer work experience & learning opportunities as well as somewhere to socialise. • Keen for a space suitable for a social hub including a hair salon and cafe for people with learning disabilities. • Public open space should be created which is inviting and artistically pleasing – a continental feature of city centres
3 Respondents	97, Cycle Winchester & Winchester CTC, 311	Cycle routes <ul style="list-style-type: none"> • I hope that for the cycling proper cycle lanes will be put in place and spread out to the whole of Winchester, not just a small cycling lane such as the one on the Upper High St bridge... But ones that connect Badger Farm and Oliver's battery with the centre of town and even the schools around Winchester. A lot of students and adults use bikes to get around but the roads are too dangerous to use which prevents even more people from cycling. • The development proposals provide an opportunity for Winchester City Council to further its policy to encourage active travel. • A better map that explains connections and routes for cyclists and pedestrians within the centre of Winchester and beyond would be useful.

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If you would like to make any further comments about any of the development proposals please do so in the space below.

Number of Respondents	Comment Number	Summary of Points
3 Respondents	5, 71, 328	Meanwhile use: <ul style="list-style-type: none"> • Create recreational space in meantime if no quick turnaround on larger regeneration • Boarded buildings lack visual appeal and are a waste of city centre space • Meanwhile use investment could postpone real change in the area • If a creative quarter is to be supported then be bold and creative. As a meanwhile use, a better alternative would be to repurpose shipping containers, which can be moved later, as successfully implemented at BoxPark Shoreditch.
11 Respondents	10, 15, 42, 71, 186, 194, 236, 282, 286, 300, 335	Timescale: <ul style="list-style-type: none"> • Start implementing change as soon as possible • Proposals for redeveloping this area have been in place for decades • Continued procrastination may seriously damage the city's prosperity • Take your time. • Time to take a back step and review the impacts of the pandemic is urgently required - I think there needs to be another review of how best to consider looking at the needs for a changed world. • No matter what response the council gets from the people of Winchester almost nothing will change and the development will roll on as set out in the consultation survey.
1 Respondent	10	Drainage: <ul style="list-style-type: none"> • Dredge rivers, widen wastewater sewers, of top priority
17 Respondents	26, 45, 71, 147, 176, 178, 187, 194, 201, 219, The City of Winchester Trust, 275, 287, 300, 305, 335, Winchester	Design: <ul style="list-style-type: none"> • Need to ensure that vibrant streets and open spaces are clear, rather than tall buildings and no views as seen in plans • Protect Winchester's unique built heritage • 60's and 70's style buildings should be replaced by contemporary and flexible buildings using a variety of materials and forms –fitting in on the outside but providing open space inside that can change use if required • Do not build 'rabbit hutch flats' and apartments that are ugly and made of materials that are not hard wearing. Act to save the beauty of the city before it is too late. • Modern design is welcomed but should not dominate • Request that the area is split up and developed by a variety of architects and builders and if appropriate, individuals. • Go back to the SPD

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	Deserves Better	<ul style="list-style-type: none"> • Better than previous designs. • The Council has decided to retain King's Walk, a 'palace of ugliness', for decades to come • Misguided plans by the Council for Silver Hill are threatening the city's historic character and risk squandering its future • Single developer - will lose control • Not resolved critical issues including transport, the site's waterways, the Anglo-Saxon museum and the public realm • No proposals are offered about uses for the Woolstaplers' Hall and the future of St Clement's Surgery. • What is so awful about old people? Why is it a disaster for Winchester to have a population with more old people than the UK average? Is that data out of date? The schools are overflowing and more young families will be moving out of London if working from home remains an option as many think it will. • The design of each individual property might be modern but must enhance the centre of Winchester and do so into the middle distant future, say 200 years+ • The quality of the materials used is vitally important - the material must be ones which are known to withstand the passing of time and, if possible, be ones which improve with maturity - rendering should not be used, for example. • Slab sided buildings should be forbidden - the roofline of all buildings in an ancient town centre is a critical factor in assessing its attractiveness • The Brooks - the heritage and environmental benefits of opening them up is not being secured. How this work is carried out, and by whom, should be clearly defined. • Whilst we support the interim use of existing buildings at Kings Walk, the retention of such a poor quality building, for a decade or more, will continue to blight the whole area.
1 Respondent	26	Housing: <ul style="list-style-type: none"> • Many families in need of safe council housing
11 Respondents	44, 45, 67, 190, 269, 275, 301, 332, Winchester Deserves Better, 338	Consultation Material: <ul style="list-style-type: none"> • Needed provision of map with road names, North point and points of interest to orient the development's location within Central Winchester • Need to make reference to previous lessons learnt within Winchester's development • Surprised and disappointed that JTP, who did an excellent job in preparing the SPD, were not commissioned to carry their thinking and experience forward to the next stage. JLL seem not to have thoroughly studied to work of JTP. Re-treading the same learning exercise leads to public cynicism. • Decisions already appear to have been made. • There is only one reference to Covid-19 in the exhibition. It seems likely that the pandemic will accelerate the decline of the city centre, having an already visible impact on catering and retail with as yet unknown permanent changes to the behaviour of the community. It is therefore possible that the scale of regeneration may become much greater and the resources to carry out rather smaller. It would be very helpful to have some sense of the Council's game plan under those circumstances or at least an acknowledgement of the challenge and opportunities that might arise.

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		<ul style="list-style-type: none"> • It is a matter of grave concern that such poor quality information should be presented to the public garnished with vague and simplistic objectives. Our politicians and their consultants should be ashamed of this exhibition and the process described. • We have already had previous sets of plans produced by external major companies. Why is WCC paying for the same work to be done again three years later? • WCC is seeking consultation on a plan which does not resemble the SPD adopted two years ago - it is difficult to see any detailed parameters. • The written and drawn material is too vague and unsupported by evidence, to provide any confidence in the viability and coherence of the Council's proposal. • The information was very slick - but it did lack much of the essential detail to allow a fully informed opinion.
7 Respondents	75, 102, 109, 187, 249, 270, 318	<p>Consultation scope:</p> <ul style="list-style-type: none"> • Covid will mean the consultation process will be limited. The online meetings will only attract a small number of people. It is difficult to consult in a pandemic situation and this should be acknowledged. Do not pretend that the consultation is broad and wide. Keep an open mind, and plan engagement space during different phases of the development • Online consultation is the way forward - accessible to (almost) everyone from the comfort of their own homes. Ability to scrutinise the detail of plans more easily (than a PowerPoint) and ask questions in a safe forum. • WCC needs to wait until we can all come together again • Look forward to engagement and dialogue as work progresses • Please take the time to look at my feedback. • Manipulating the public consultation process and rushing it through over 'lockdown' and Christmas • Why is the consultation period not taken up to 12th February 2021 to make up for the lost Lockdown month? • There is a trust issue caused by statements made by the Council about how their proposal follows the SPD and about the public consultation over the last year. This wasn't a consultation.
11 Respondents	45, 46, 69, 70, 71, 99, 122, 175, 270, 331, Elemental Automotive Group Limited	<p>Development:</p> <ul style="list-style-type: none"> • Ensure to keep public engagement and dialogue • Would be better to have several developers or a community trust than a single commercial developer involved • Priority to be drawing all parties together, including the public, so that the end result really does get 'created by everybody'; accepting the City Council has only to be one of the players in the development process of the CWR project • Winchester has one of the highest concentrations of Architect practices outside of London and this should be utilised – involve consultants who know the city and involve a number of practices to diversify the designs • There are still some very crucial questions yet to be answered about HOW, and by whom, and adopted plan for the development would be handled. On past history, the citizenry of Winchester will continue to be suspicious, and there's also the long-standing problem of no strong 'city' (or town council) focus in an authority that has too often been led by the need to compromise

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		<ul style="list-style-type: none"> • I fail to see why the consultation process carried out by JTP and their recommendations have been completely ignored and dropped in favour of a completely scheme cobbled together by a commercial agent JLL. • From the SPD - at least we have learnt from the Silverhill mistakes. • How will you choose the right developer? WCC did not with Henderson. They would have more knowledge of the history of Winchester than the elected members and officers and would choose architects and designs which will benefit Winchester in the long term, not wish to make profit? • Why is the City Council choosing a developer who will be concerned with the profit he can make if a shareholder in the development, or fees if they are only advisers consultants. • If people are drawn to the city, because it is cultural, attractive, fun, engaging, relaxing... then they will also go to the shops. There should be no easy way to undertake this. It will be there for generations and should be undertaken with vision and integrity
7 Respondents	69, 125, 147, 163, 226, 261, 332	Implementation: <ul style="list-style-type: none"> • Incremental delivery important • Disappointing that in the two and half years since the SPD was adopted, so little genuinely productive work has been done. It was a mistake to terminate the role of JTP and to replace them with JLL • Stop the decay, repair and reflect the historical buildings, and permit the new building that is done to blend • Not confident that the WCC has the competence to pull this off on their own. They need the help and support of someone like JTP to steer them through it. • Every addition should be built to the highest possible standard in a traditional style. • Make this a special place to visit so it draws in people from across the south east/west • There are many gifted and knowledgeable Winchester residents who would gladly become involved in resurrecting the work of JTP and moving the Silver Hill development forward
6 Respondents	52, 79, 108, 138, 151, 338	Support: <ul style="list-style-type: none"> • Well considered and improved upon last proposal for area • This really has the potential to enhance Winchester • I support some of it - the idea of mixed usage, housing for young people, and areas where people can work and also areas of recreational use
4 Respondents	66, 186, 275, Elemental Automotive Group Limited	Opposition: <ul style="list-style-type: none"> • Do not want historic City drowned out by modern development - put it on the outskirts please. • WCC is going to make a nonsense out of what could and should be a real opportunity to put right the horrors of the past and bring historic Winchester back to being the great place to live and work it should always have been. • It is the case that some of the key individuals managing this project are the same as those who were responsible for the Council acting unlawfully in respect of Station Approach, a situation for which, as with Silver Hill in 2015, the Council has never apologised.

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		<ul style="list-style-type: none"> • Why are the individuals managing the current Silverhill development, who were responsible for the Station approach project, where the Council were acting unlawfully, still managing the Silverhill development? • The council, for reasons of ease and expediency, will fail to grasp the mettle and deliver the development that the people of Winchester deserve • The council will once again shirk the burden of responsibility and give a single developer the freedom to water down the plans to their greater financial benefit, and to the detriment of the civic ambition
5 Respondents	69, 71, 179, 335, 338	Cultural aspects of development: <ul style="list-style-type: none"> • Is there enough thought given to the idea of a cultural venue • Winchester can and should do more to celebrate its heritage • Public open space should be created which is inviting and artistically pleasing - a continental feature of city centres • The development needs to acknowledge the change in shopping habits and so needs to be planned with culture, the arts, and leisure very much in mind • I do not support another theatre. Put money into the existing one instead, and use the space here for more Council homes or somewhere for the homeless or starter homes for young people
8 Respondents	69, 187, 221, The City of Winchester Trust, 287, 300, 333, Winchester Deserves Better	Archaeology: <ul style="list-style-type: none"> • What archaeological work is being done now? • The Council is putting the site's priceless archaeology at risk, with only a limited investigation • There is a need for the archaeological findings to be assessed and the impact they could have on the siting of new buildings and their foundations and whether some finds are of sufficient importance to be displayed in situ. • The archaeology of Winchester is unique and probably its most important feature. Save it and display it and make jobs out of it. Look at York, they only have Vikings, we have Romans, Anglo-Saxons and everything afterwards - and probably pre Roman as well, and a well respected University Department. • Having looked at the virtual exhibition I have failed to find mention of the Anglo Saxon Winchester exhibition which was important at the start of this process of regeneration. I still believe it essential, and that it would be a major attraction to bring visitors, and to educate and interest residents.
14 Respondents	69, 71, 117, 131, 145, 195, 221, 308, 312, 329, 332, Elemental Automotive Group Limited, 335,	Overall proposal: <ul style="list-style-type: none"> • Unable to say I approve or disapprove as there is much that sounds good and much that sounds profit motivated for developers. • Any proposal will not please everyone • Very wary of grand overarching management proposals • 'Motherhood and Apple Pie' aspirations but not based on anything solid. Please go back to further detail existing proposals that money has already been spent on. We cannot afford any "not invented here" attitudes that want to start at the beginning again. • In the long-term, knock down the Brooks Centre and integrate an improved use of that space into the proposed plans.

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	Winchester Deserves Better	<ul style="list-style-type: none"> • The SPD should have formed the cornerstone for taking the development to this stage. It is difficult to comprehend how the Council has moved from such a positive position with public support and hope for the future of the City, to present the public with such a bland and uninspiring exhibition with no points of merit. • The aims and ambitions implicit in the SDP will not be delivered unless the delivery strategy is changed so that WCC retains control at least until the scheme is refined and detailed to a significantly higher degree. That requires development of meaningful specifications and design details that can be included in contracts placed with developers and contractors. • Build it for future generations • I would urge WCC not to make the same mistakes again - relying on selling off land to one developer and losing control of what is built. Silver Hill presents a wonderful opportunity to create a vibrant part of the city, full of variety, historical interest, cultural/music venues, restaurants/coffee shops, meeting places - not just retail outlets. • This project represents a fantastic opportunity to enhance Winchester and attract visitors both foreign and local. • A covered market would provide a permanent home for the market traders and maybe a performance/ meeting area. • A central concern is that the Council is relinquishing control of the project before many aspects, especially its public benefits, have been adequately defined and secured. No developer partner is going to invest in the project without assuming a controlling position and the ability of the council to manage the project after a contract is made very limited. • No scheme of scale or importance could hope to succeed without the benefit of a master plan. This should be prepared under the auspices of the Council not a developer.
2 Respondents	71, 121	Inspiration: <ul style="list-style-type: none"> • Take inspiration from Exeter's Princesshay redevelopment • Ensure you have young families in the development
5 Respondents	71, 270, 282, 328, Winchester Deserves Better	Movement: <ul style="list-style-type: none"> • More consideration needed for trains and rail e.g. use of a train park and ride service to increase sustainable public transport – people do not like waiting in traffic • Why have the Council not waited till the publication of the Movement Strategy before deciding on whether or not to sell the bus station? • Do not pursue a folly with not only the Middle Brook Street Carpark bus hub and station change as this is greatly impacts how travel and movement will really look like and could be an economic failure not only an eyesore and blight on the residents and visitors to the city centre.
2 Respondents	81, 161	Plan imagery: <ul style="list-style-type: none"> • Are you going to show us what the actual proposals will look like with the aid of computer generated images? • The pictures provided are a very generic thing and in no way really reflect what is being proposed
1 Respondent	84	St. Clement's Surgery: <ul style="list-style-type: none"> • What's going to happen to St Clements Surgery?
2 Respondents	85, Winchester	Buses:

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	Deserves Better	<ul style="list-style-type: none"> • Please always keep a central location for buses, even if it's not exactly a bus station - maybe similar to Eastleigh which also has a block with toilets there. Trying to catch buses in places like Southampton or Salisbury which have no central bus station, unless you happen to know which buses depart from and arrive at which stop - and where those stops are - you're reduced to standing at the nearest bus stop and asking random bus drivers if they know where you need to be. • Allowing buses to run through the site spoils the public realm and the regeneration concept. The future location of the bus station must be resolved by the Council.
1 Respondent	99	Sustainability: <ul style="list-style-type: none"> • The Council's Climate Emergency concern leading policy is great
2 Respondents	104, 242	Comparison to current state: <ul style="list-style-type: none"> • Needs to just get done...it is not going to be a good addition to the area but has to be better than constant delay and in-action. Even those hoping to make a 'quick-buck' of which there are many have lost interest! • The contrast between the development proposal to the current city centre might be a little too much.
10 Respondents	38, 53, 110, 116, 170, 174, The City of Winchester Trust, 270, 287, 332	Other: <ul style="list-style-type: none"> • Does not support changes to garden waste management becoming a charged service • Can smaller buses be used for buses to outside villages • Co-ordination of a local Charity working group to represent the sector • The website fails to run on Safari • Thank you for providing all this information and opportunity to find out more and give views. • Would welcome the opportunity to engage with WCC and to share my thoughts about a better approach for the redevelopment of Silver Hill as an experienced master-planner with significant experience of working collaboratively with landowners and developer partners. • That the proposals are the product of co-ordinated land use and transport planning. This can be achieved through the production of an Urban Design Framework for the City, within the Local Plan Review. The imperative for such a framework grows with the uncertainties surrounding the future of the UK economic climate and the need to determine the uses for land at Station Approach, the Cattle Market site in Andover Road, Sir John Moore Barracks at Flowerdown and River Park. This may entail a more flexible approach to the allocation of land for retail and employment, but less so for housing, leisure and cultural uses. • Why not select the board of City of Winchester Trust? • Disappointed by name change