



# BAR END DEPOT UPDATE



**Winchester**  
City Council

# WELCOME

Welcome to our drop-in session for residents, community groups and local businesses in the Highcliffe area. This session offers a chance for you to speak with representatives from Winchester City Council's team and offer feedback on our proposals for the future use of the Bar End Depot site.

The engagement follows previous extensive consultation including:

- **2015**  
Highcliffe Community Consultation
- **2016**  
Adoption of the Highcliffe Community Plan
- **2018**  
Bar End Consultation
- **2018**  
Adoption of the Bar End Design Framework
- **MARCH 2022**  
Community engagement on marketing process for Bar End Depot

Following public engagement in March this year, Stage 1 marketing was undertaken by the council and its agent Vail Williams, to establish market demand for the site.

We are now able to share the results from the marketing we have undertaken, in terms of the type of uses that have expressed an interest in the site.

Your feedback will be used to help inform our decision-making on potential uses for the site. We are grateful for your participation.



Bar End Depot site, from Bar End Road

## WE WOULD LIKE TO HEAR YOUR VIEWS

There are several ways to provide feedback on the information we are presenting:

- Speak to a representative of the team at today's session
- Complete and return a feedback form to one of our representatives
- Respond via our online feedback form which will be live until **8 December 2022**
- Post a completed feedback form to **Bar End Engagement, Estates Department, Winchester City Council City Offices, Colebrook Street, Winchester, Hampshire, SO23 8LJ**

Individual residents, businesses and community groups will also be able to make representations on any future planning applications for the site once these are brought forward.

# REALISING THE POTENTIAL OF BAR END

**The depot site forms part of the wider Bar End area.**

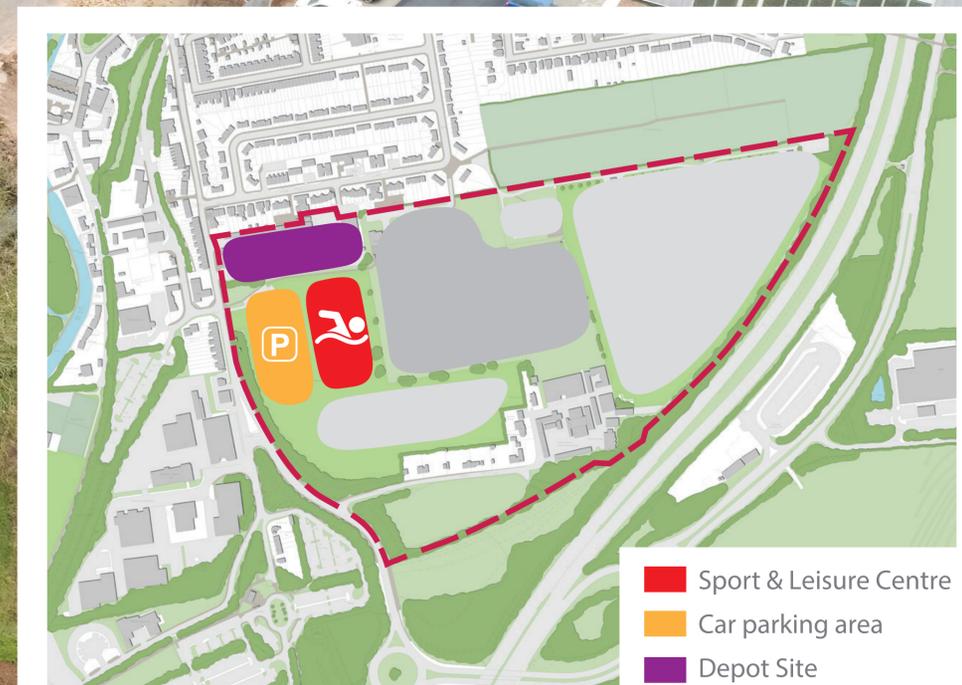
**COPIES OF THE BAR END DESIGN FRAMEWORK ARE AVAILABLE TODAY - PLEASE ASK A MEMBER OF THE TEAM FOR MORE INFORMATION**

Extensive previous public engagement to develop a design framework for Bar End took place between 2015 and 2018. This led to the delivery of a Community Plan and the adoption of the Bar End Framework with a shared vision, based on local feedback. We have already delivered part of that vision with the opening of the Winchester Sport & Leisure Centre in May 2021 which has been transformational in offering local people new swimming and hydrotherapy pools, a gym and a wide range of other leisure facilities.

We have also developed the Barfield Park & Ride which opened in March this year, which is playing a key role in helping to reduce the number of vehicles travelling through the city centre.

We are now focusing on realising the potential of the redundant depot. The site is currently vacant and no longer needed for this use. We want to deliver a development which best supports the interests of the local community, creates employment opportunities and offers value for money for the people of Winchester.

Aerial view of Bar End Depot site



# DEVELOPING THE BAR END DEPOT SITE

In our previous engagement with the local community on the future of Bar End, we have always been clear that any new uses of the depot site will be delivered in a way that:



Encourages a use that takes account of the site's proximity to the Winchester Sport & Leisure Centre



Provides a better footway link across the western boundary of the site to improve connectivity to the city centre to the north



Is designed with appropriate separation distances from the surrounding residential properties



Is sympathetic in its scale and in the massing of new buildings (see diagrams below) and in terms of its impact on daylight / sunlight to existing residential buildings



Incorporates a 'buffer' using the natural vegetation along the northern boundary of the depot site



Incorporates a food convenience store

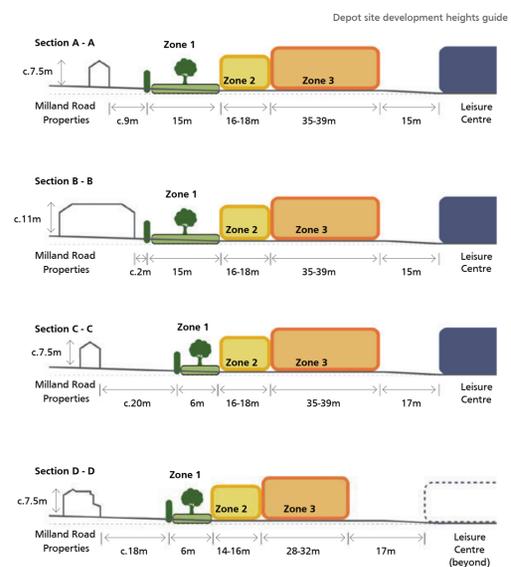


There would be a 'green' buffer zone between any new development proposed and properties in Milland Road. Sections A - D show the relationship in height between Milland Road properties and any new development.



**Key**

- Mitigation planting
- Zone 1 - Save for soft and hard landscaping, car parking and small scale storage structures. This is a 'no build zone', thereby creating an appropriate distance between existing Milland Road Properties and new buildings.
- Zone 2 - Building heights up to 12m
- Zone 3 - Building heights not to exceed the height of the leisure centre.
- Sport & Leisure Centre



# POSSIBLE USES FOR THE BAR END DEPOT SITE

**As your local authority, we are under an obligation to make best use of council-owned land and buildings.**

Over the summer, the council's agent reached out to nearly 2,000 national, regional and local business contacts - including developers.

This process led to almost 50 formal expressions of interest being received, and has identified many different uses that the site could accommodate.

**The uses that have come forward, via expressions of interest, are shown here.**



# POSSIBLE USES FOR THE BAR END DEPOT SITE

We have grouped uses into six categories and we are inviting you to indicate your preferences (1 to 6) on the feedback forms (with 1 being the use you would most like to see on the site).

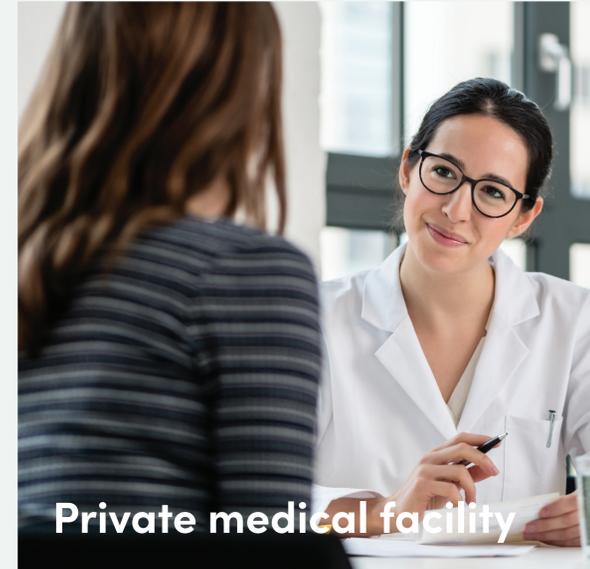
Bar End is a busy part of Winchester and we'd like you to think of the area in terms of all the people who live and work here, those passing through and those visiting to use particular facilities.

We are not able to share the names of the organisations which have submitted proposals as this is considered to be 'commercially sensitive' at this stage. Once a preferred bidder – or bidders – have been appointed, any future redevelopment of the site will then require a planning application and further public engagement. Any plans must take into consideration the Design Framework.



# POSSIBLE USES FOR THE BAR END DEPOT SITE

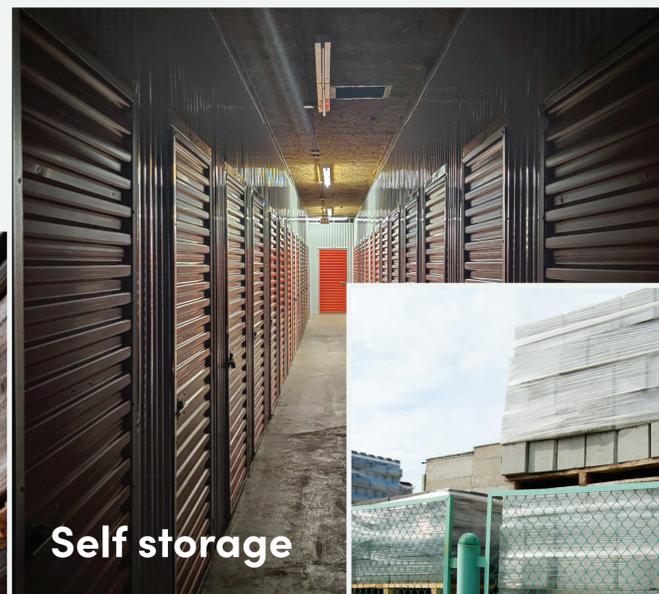
## 1. Residential



## 3. Healthcare



## 2. Light industrial



# POSSIBLE USES FOR THE BAR END DEPOT SITE

## 4. Retail

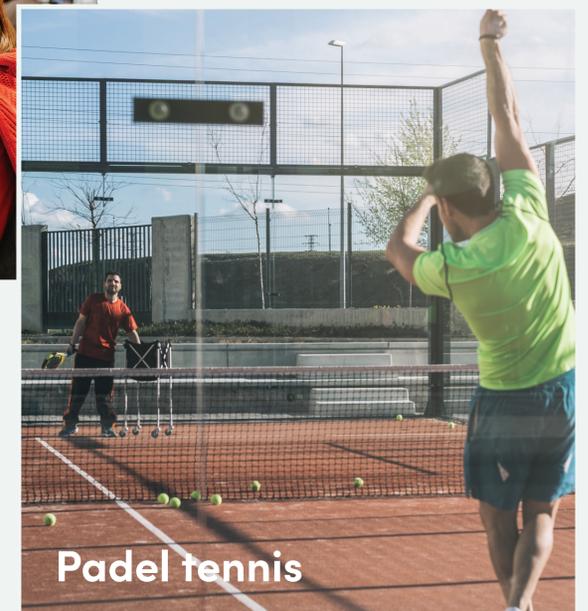


## 6. Mixed-use

The site has the potential for being redeveloped with several different uses alongside each other. It could, for example, support a foodstore outlet adjacent to a healthcare facility. Or else, it could be developed as predominantly residential with a shop and a healthcare clinic.

We are asking you, in general terms, which of the uses we have set out above you believe to be best for the site.

## 5. Leisure & fast food



# INDICATIVE TIMELINE



# GIVE US YOUR VIEWS

## There are several ways to provide feedback on the information we are presenting today by:

- Adding your thoughts to these boards using the post-it notes provided
- Speaking to a member of the team at today's session
- Filling in a hard copy of the feedback form and returning it to a member of the team
- Completing our online feedback form  
– this will be live until Thursday 8 December

## We would welcome your response to the following:

- How useful was the drop-in session and the information you saw today which was presented about the Bar End Depot site?
- Your preferences for the six use types ranked from 1 to 6
- Any other comments or observations

**This is a fantastic opportunity for Winchester and we very much hope that you will take the time to consider the options which are being proposed for the Bar End Depot site and share your views with us.**

Today's information is also available online via [winchester.gov.uk/bar-end-development](http://winchester.gov.uk/bar-end-development)



Existing condition of Bar End Depot site