

APPENDIX ONE

Winchester District Local Plan Review (Revised Deposit) Proposal & Explanatory Text for Broadway/Friarsgate

The Broadway/Friarsgate area in central Winchester, comprises the Bus Station, medical buildings, Sainsbury's supermarket, Kings Walk, Friarsgate multi-storey car park and the former Post Office sorting office. The area currently contributes little to the architectural and historic character of the City. The development of the area will provide the opportunity to revitalise this part of the town and to provide a mix of uses appropriate to it, with high quality urban design and architecture that enhances the town centre.

The area under consideration is bounded by Friarsgate to the north, Middle Brook Street to the west, Silver Hill and part of Broadway to the south and Bucket Lane and the Brook Street culvert to the east. The site is in the centre of Winchester where Proposals E.3 and SF.1-SF.3 apply. Kings Walk and the Middle Brook Street parts of the site are within the Primary Shopping Area, where Proposal SF.4 applies. The site is within the Winchester Conservation Area and most of the site is in the floodplain of the River Itchen.

New Proposal

Development proposals for a mix of uses including housing, shopping, leisure, and possible civic, cultural and community facilities will be permitted on approximately 2 hectares of land between the Broadway and Friarsgate, as identified on Inset Map 45, provided that they:

- (i) incorporate an appropriate mix of uses that reinforce and complement the town centre, including housing, retail and other town centre uses;
- (ii) provide a new bus station, retain the existing street market and provide sites for the relocation of existing healthcare facilities, the Post Office, taxi rank and other important facilities in the area;
- (iii) provide the main vehicular access to the multi-storey car park and service areas from Tanner Street, with the closure of Silver Hill to through traffic, except where access is required for servicing;
- (iv) incorporate the design principles set out in the draft Broadway/Friarsgate Planning Brief, retaining and enhancing key views and providing a series of linked public spaces;
- (v) include a satisfactory archaeological assessment in accordance with Proposal HE.1;
- (vi) provide public art within the scheme and a 'percent for art' contribution in accordance with Proposal DP.12;
- (vii) make an appropriate contribution to the improvement of the public realm on the site and in the surrounding area, in particular Friarsgate, Middle Brook Street, and the Broadway;
- (viii) provide appropriate on and off-site highway works and traffic management arrangements to accommodate a new bus station and associated revised bus routes and stops in the town centre;
- (ix) incorporate adequate flood protection measures in accordance with Proposals DP.10 and DP.11;
- (x) include an Environmental Impact Assessment and Transport Assessment;
- (xi) accord with Proposals DP.3, HE.1, HE.5, the draft Broadway/Friarsgate Planning Brief and other relevant proposals of this Plan.

The Council has prepared a Planning Brief for the site in conjunction with key stakeholders, which has been published for public consultation. This Brief builds on an earlier draft that was subject to public consultation in June 1999. It also

incorporates the findings of the 'Future of Winchester Study' (see paragraphs 11.2 – 11.8 of this Plan), where relevant. Development should be in accordance with the principles outlined in the Brief and potential developers should be guided by the Brief when formulating their proposals. The Council will expect developers to establish and maintain a constructive dialogue with all stakeholders throughout the design and construction of the development.

The development should significantly extend the range and quality of retail provision in the town so as to complement and reinforce the shopping function of the town. Retail provision should reflect the floorspace needs in central Winchester for convenience and comparison goods as identified in the Winchester Retail Study 2002. The site should ideally accommodate all of the identified need for additional town centre comparison floorspace and the majority of the identified need for convenience shopping.

Residential provision should assist in bringing life and security to the centre and help to reduce the need to travel. The housing should be integrated with the other uses on the site and should meet the requirements of the Plan regarding housing mix and affordable housing provision. The site is likely to have capacity for a substantial amount of residential accommodation and is therefore included as a residential allocation within Table 2 of the Plan (Housing Supply from Allocated Sites).

The site provides an opportunity for increasing the range of indoor leisure facilities in the town centre. The Council is currently undertaking an assessment of leisure needs, which will identify the need for indoor leisure provision in central Winchester and the likely form and scale that this should take. In advance of the results of this study, any proposals will be required to demonstrate a need for provision and that the requirements of the 'sequential test' (PPG6) have been followed.

A new bus station is required on the site. Developers will need to work closely with bus operators and the County Council to achieve a modern passenger-friendly station.

The site is likely to be of archaeological importance and redevelopment offers the opportunity to investigate the archaeology and history of the area. The importance of this central site, within the Conservation Area, means that a scheme of the highest architectural quality is required. The Council will expect an enhanced public realm comprising linked public spaces of attractive and varied materials incorporating public works of art. Public links to the Itchen should be opened up and enhanced.

Drainage is an important issue on the site. There are several open and culverted watercourses running through it and the eastern part of the site is within the floodplain of the River Itchen. Accordingly, a Flood Risk Assessment and adequate protection measures will need to be agreed with the Environment Agency (see Proposals DP.10 and DP.11).

Appendix Two

Environmental Impact Assessment

A Guide to Procedures (Appendix 5 - Office of the Deputy Prime Minister)

Appendix 5: Checklist of matters to be considered for inclusion in an environmental statement

This checklist is intended as a guide to the subjects that need to be considered in the course of preparing an environmental statement. It is unlikely that all the items will be relevant to any one project. (See paragraphs 31 and 32 of the main text.)

The environmental effects of a development during its construction and commissioning phases should be considered separately from the effects arising whilst it is operational. Where the operational life of a development is expected to be limited, the effects of decommissioning or reinstating the land should also be considered separately.

Section 1

Information describing the project

- 1.1 Purpose and physical characteristics of the project, including details of proposed access and transport arrangements, and of numbers to be employed and where they will come from.
- 1.2 Land use requirements and other physical features of the project:
 - a. during construction;
 - b. when operational;
 - c. after use has ceased (where appropriate).
- 1.3 Production processes and operational features of the project:
 - a. type and quantities of raw materials, energy and other resources consumed;
 - b. residues and emissions by type, quantity, composition and strength including:
 - i. discharges to water;
 - ii. emissions to air;
 - iii. noise;
 - iv. vibration;
 - v. light;
 - vi. heat;
 - vii. radiation;
 - viii. deposits/residues to land and soil;
 - ix. others.
- 1.4 Main alternative sites and processes considered, where appropriate, and reasons for final choice.

Section 2

Information describing the site and its environment

Physical features

- 2.1 Population - proximity and numbers.
- 2.2 Flora and fauna (including both habitats and species) — in particular, protected species and their habitats.

- 2.3 Soil: agricultural quality, geology and geomorphology.
- 2.4 Water: aquifers, water courses, shoreline, including the type, quantity, composition and strength of any existing discharges.
- 2.5 Air: climatic factors, air quality, etc.
- 2.6 Architectural and historic heritage, archaeological sites and features, and other material assets.
- 2.7 Landscape and topography.
- 2.8 Recreational uses.
- 2.9 Any other relevant environmental features.

The policy framework

- 2.10 Where applicable, the information considered under this section should include all relevant statutory designations such as national nature reserves, sites of special scientific interest, national parks, areas of outstanding natural beauty, heritage coasts, regional parks, country parks and designated green belt, local nature reserves, areas affected by tree preservation orders, water protection zones, conservation areas, listed buildings, scheduled ancient monuments, and designated areas of archaeological importance. It should also include references to relevant national policies (including Planning Policy Guidance notes) and to regional and local plans and policies (including approved or emerging development plans).
- 2.11 Reference should also be made to international designations, e.g. those under the EC `Wild Birds' or `Habitats' Directives, the Biodiversity Convention and the Ramsar Convention.

Section 3

Assessment of effects

Including direct and indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the project.

Effects on human beings, buildings and man-made features

- 3.1 Change in population arising from the development, and consequential environment effects.
- 3.2 Visual effects of the development on the surrounding area and landscape.
- 3.3 Levels and effects of emissions from the development during normal operation.
- 3.4 Levels and effects of noise from the development.
- 3.5 Effects of the development on local roads and transport.
- 3.6 Effects of the development on buildings, the architectural and historic heritage, archaeological features, and other human artefacts, e.g. through pollutants, visual intrusion, vibration.

Effects on flora, fauna and geology

- 3.7 Loss of, and damage to, habitats and plant and animal species.
- 3.8 Loss of, and damage to, geological, palaeontological and physiographic features.
- 3.9 Other ecological consequences.

Effects on land

- 3.10 Physical effects of the development, e.g. change in local topography, effect of earth-moving on stability, soil erosion, etc.
- 3.11 Effects of chemical emissions and deposits on soil of site and surrounding land.
- 3.12 Land use/resource effects:
 - a. quality and quantity of agricultural land to be taken;
 - b. sterilisation of mineral resources;

- c. other alternative uses of the site, including the 'doing nothing' option;
- d. effect on surrounding land uses including agriculture;
- f. waste disposal.

Effects on water

- 3.13 Effects of development on drainage pattern in the area.
- 3.14 Changes to other hydrographic characteristics, e.g. groundwater level, water courses, flow of underground water.
- 3.15 Effects on coastal or estuarine hydrology.
- 3.16 Effects of pollutants, waste, etc. on water quality.

Effects on air and climate

- 3.17 Level and concentration of chemical emissions and their environmental effects.
- 3.18 Particulate matter.
- 3.19 Offensive odours.
- 3.20 Any other climatic effects.

Other indirect and secondary effects associated with the project

- 3.21 Effects from traffic (road, rail, air, water) related to the development.
- 3.22 Effects arising from the extraction and consumption of materials, water, energy or other resources by the development.
- 3.23 Effects of other development associated with the project, e.g. new roads, sewers, housing, power lines, pipe-lines, telecommunications, etc.
- 3.24 Effects of association of the development with other existing or proposed development.
- 3.25 Secondary effects resulting from the interaction of separate direct effects listed above.

Section 4

Mitigating measures

- 4.1 Where significant adverse effects are identified, a description of the measures to be taken to avoid, reduce or remedy those effects, e.g:
 - a. site planning;
 - b. technical measures, e.g:
 - i. process selection;
 - ii. recycling;
 - iii. pollution control and treatment;
 - iv. containment (e.g, bunding of storage vessels).
 - c. aesthetic and ecological measures, e.g:
 - i. mounding;
 - ii. design, colour, etc;
 - iii. landscaping;
 - iv. tree plantings;
 - v. measures to preserve particular habitats or create alternative habitats;
 - vi recording of archaeological sites;
 - vii measures to safeguard historic buildings or sites.
- 4.2 Assessment of the likely effectiveness of mitigating measures.

Section 5

Risk of accidents and hazardous development

- 5.1 Risk of accidents as such is not covered in the EIA Directive or, consequently, in the implementing Regulations. However, when the proposed development involves materials that could be harmful to the environment (including people) in the event of an accident, the environmental statement should include an indication of the preventive measures that will be adopted so that such an occurrence is not likely to have a significant effect. This could, where appropriate, include reference to compliance with Health and Safety legislation.
- 5.2 There are separate arrangements in force relating to the keeping or use of hazardous substances and the Health and Safety Executive provides local planning authorities with expert advice about risk assessment on any planning application involving a hazardous installation.
- 5.3 Nevertheless, it is desirable that, wherever possible, the risk of accidents and the general environmental effects of developments should be considered together, and developers and planning authorities should bear this in mind.