Public Document Pack

Winchester City Council

Decision Maker	Councillor Learney (Cabinet Member for Housing and Asset Management)
Date and Time	Tuesday, 10th March, 2020 at 9.30 am.
Venue	King Charles Hall, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

1. **Disclosure of Interests**

   To receive any disclosure of interests from Members and Officers in matters to be discussed.
   Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.

BUSINESS ITEMS

2. **Public Participation**

   – to note the names of members of the public wishing to speak on items for decision
   Note: members of the public wishing to speak about a particular agenda item are required to register three working days in advance if they wish to speak at a Cabinet Member Decision Day. Representations from the public will normally be taken during the appropriate item (after the Cabinet Member's introduction (and any comments from the leading officer) and before representations from visiting councillors.

Members of the public and visiting councillors may speak at decision days on a specific item due for decision, provided they have registered to speak three working days in advance. Please contact Democratic Services by close of business **on Wednesday 4 March 2020** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

3. **Visiting Councillors Representation**

To note any request from visiting councillors to make representations on an item for decision.
Note: Councillors wishing to speak about a particular agenda item are required to register three working days in advance if they wish to speak at a Cabinet Member Decision Day. Councillors will normally be invited by the Chairman to speak during the appropriate item (after the Cabinet Member's introduction (and any comments from the leading officer) and any public participation).

4. **Central Winchester Regeneration - Progress Update and Open Forum Feedback (DD6)**
(Pages 5 - 64)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

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Monday, 2 March 2020

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

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DD6

DECISION TAKER: CLLR LEARNEY – CABINET MEMBER FOR HOUSING AND ASSET MANAGEMENT

REPORT TITLE: CENTRAL WINCHESTER REGENERATION - PROGRESS UPDATE AND OPEN FORUM FEEDBACK

10 MARCH 2020

Contact Officer: Veryan Lyons Tel No: 01962 848596 Email: vlyons@winchester.gov.uk

WARD(S): TOWN WARDS

PURPOSE

This report updates on progress on the Central Winchester Regeneration (CWR) scheme with the CWR Supplementary Planning Document (SPD) (2018), climate emergency declaration (2019) and council plan 2020 – 2025 as key guides to delivery.

In summary, the current work involves producing a clear development framework which can then implement the aims and objectives of the SPD in a cost effective manner.

This report notes feedback received from the recent Open Forum held in February 2020 and the actions flowing from that engagement event.

RECOMMENDATIONS:,

1. That, following the Central Winchester Regeneration Open Forum on 17 February 2020, the Cabinet Member for Housing and Asset Management;

    a. Notes progress on the project towards implementing the SPD as outlined in this report. The vision and objectives of the SPD can be seen at appendix F

    b. Notes the content of the presentation shared at the Open Forum on 17 February.

c. Notes the feedback given at that Forum

d. Instructs the project team to consider the comments made during and after the Open Forum (appendix D and E) and feedback at the next Open Forum on how they have been used to assist with scheme development. A summary of the comments can be seen at paragraph 8.15.

e. Instructs the project team to pause planning for refurbishment work on Coitbury House and consider options for the building in the emerging CWR development framework scheme.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 The Council Plan states that the over arching priority for the next 5 years is tackling the climate emergency and creating a greener district and that this needs to be embedded in delivery of council services.

1.2 The key priorities for services in the plan are;

a) Homes for all

b) Living well

c) Vibrant local economy

d) Your services, your voice

1.3 Progress on the Central Winchester regeneration supports these priorities by working to deliver a vibrant new mixed use scheme that will be creative and innovative to reach the net carbon zero targets of 2024 and 2030. The SPD details aims and objectives for the scheme and a planning and urban design framework which are in alignment with the council plan priorities.

1.4 The scheme will deliver towards the homes for all priority through the residential element of the development and support a vibrant local economy by working to fill the gap of affordable and flexible commercial space, enhancing the evening economy offer and creating an area aimed at attracting the young and creative talent in the City.

1.5 The open forum meetings provide an opportunity for residents, businesses and stakeholders to contribute to and comment the proposals as the project progresses.

2 FINANCIAL IMPLICATIONS

2.1 Central Winchester regeneration project currently has allocated budget of £663,000 all of which is either spent or committed.

2.2 In order to progress through to an agreed development framework, a further £105,000 has been approved in CAB3211 Medium Term Financial Strategy, Budget and Council Tax 2020/21. This will enable feasibility studies, surveys, soft market testing, legal work and public engagement to take place.

2.3 The longer term financial impacts and options will be considered as the development framework emerges and the delivery strategy adopted will reflect both scheme viability and affordability to the council as major landowner.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 There are no legal or procurement implications at this stage although as soft market testing and feasibility studies are undertaken on the preferred scheme, consultancy advice will be required.

3.2 Any procurement required as the scheme progresses through to delivery will be conducted in line with the Council's Contract Procedure Rules.

4 CONSULTATION AND COMMUNICATION

4.1 The Central Winchester Regeneration Open Forum was held on Monday 17 February. The purpose of the Open Forum was to share progress and current work towards a development framework for the central Winchester site and to encourage attendees to comment and feedback on content shown.

4.2 This report provides feedback on the Open Forum.

4.3 An update on progress was given by JLL using the presentation attached to this report at appendix A.

4.4 Attendees were able to inspect, discuss and comment on the content shared at the Open Forum.

4.5 For those unable to attend, the content has also been shared on the council website and where there has been the opportunity to view and add comments on Citizen Space.

4.6 The feedback and actions will be used to assist in the detailed work to finalise the development framework.

4.7 All members, key stakeholders and those registering to receive updates on the project progress were informed about the Open Forum and invited to attend.

4.8 The Open Forum panel, see paragraph 8.3, assist the Cabinet Member in the pubic engagement process for the project.

5 ENVIRONMENTAL CONSIDERATIONS

5.1 In accordance with the SPD, the Council Plan and Council's Carbon Neutrality Action Plan, work on the central Winchester regeneration scheme is considering the impact, opportunities and objectives as the preferred scheme option is developed. This includes consideration of the carbon emission impact of development, transport implications, and other environmental and sustainability issues.

5.2 Expert advice is being obtained through the council's strategic consultants, Jones Lang LaSalle (JLL). More locally WinACC are engaged through the Open Forum panel.

6 RISK MANAGEMENT

6.1 The risk register for the central Winchester regeneration project is attached at appendix C.

7 OTHER KEY ISSUES

7.1 All information gathered from sign in sheets at the Open Forum is handled in accordance with current data regulations.

8 SUPPORTING INFORMATION:

8.1 **Open Forum**

8.2 The Central Winchester Open Forum was held on the 17 February 2020. The Cabinet Member for Housing and Asset Management is lead Member for the project and chairs the meeting.

8.3 Supporting the Chair in the engagement process for the project is a panel comprising a cross party group of Members and members from key stakeholder organisations:

a) Winchester Business Improvement District,

b) WinACC

c) Hampshire Cultural Trust

d) Cycling UK and Cycle Winchester

8.4 The open forum meeting was given an update on progress on the project by JLL, the council's strategic consultant, who are working with the council to deliver the CWR scheme.

8.5 Objective 1 of the SPD is for a vibrant mixed use quarter of the city. The approach being taken is to devise a development framework that implements the SPD and that meets some of the strategic "gaps" for the city economy. Based on that gap analysis the CWR site lends itself well to:

(i) Retention of the younger generation – 25 to 34 year olds

(ii) Enhancing the student experience

(iii) Employment and workspace creation

(iv) Enhancing the night time economy

(v) Affordable homes and smaller units

(vi) Provision for activities to attract families

(vii) Opportunities to promote overnight tourism

8.6 To assist with this work three themed scheme scenarios were presented for comment. All scenarios were based on the vision and objectives of the SPD which is the planning policy guidance for the CWR area. This sets key parameters within which the council is working to develop a deliverable and affordable scheme.

8.7 The scenarios can be seen at appendix A and were;

(i) Business not as usual – a commercially led scheme

(ii) Homes for all – a residentially led scheme

(iii) Destination Max – a culturally led scheme

8.8 The schemes were testing what the CWR site could be with a different balance of uses within the specified parameter ranges set out in the SPD.

8.9 All scenarios were based on the vision and objectives of the SPD which is the planning policy guidance for the CWR area. This sets key parameters within which the council is working to develop a deliverable and affordable scheme.

8.10 Options considering the level of retention of existing buildings have been explored in the scenarios in response to the Climate Emergency Declaration and action plan. In summary new construction generally emits more carbon to the atmosphere than repurposing existing buildings.

8.11 Attendees at the meeting were able to view the content, discuss the scheme scenarios with council members, officers, JLL and members of the panel, and leave comments.

8.12 The display boards from the meeting can be seen at appendix B.

8.13 The comments from the meeting were collated and briefly fed back to the audience in summary.

8.14 The comments collated at the meeting and subsequently on line, can be seen at appendix D and E.

8.15 The key themes from comments on the scenarios were:

a) Broad support for many of the elements of all three scenarios and support around the aim to cater for the younger generation.

b) Many expressed a desire for the council to ‘get on and do something’.

c) High levels of support for the Business not as usual scenario and many also supported the view that the emphasis should be on providing workspace to allow for creative and start up businesses.

d) Some support for the residential element of Homes for All but many felt it would be a wasted opportunity if more of the leisure and cultural uses were not included. Also some concern about lack of open public realm

e) High levels of support for many elements of the Destination Max scenario, the covered market and cultural uses in particular, but some feeling there should be more residential and some raised the question of viability of a scheme with a lot of cultural uses.

f) Many expressed the desire for a fully accessible scheme with pedestrian and cycle routes through it and that there should no car parking in the centre.

g) Some comments stressed the importance of the SPD guidance, around heights, pedestrian/cycle priority and links to the wider city in particular.

8.16 All comments will be considered as the development framework is refined and this will be shared at the next Open Forum in summer 2020.

8.17 Next steps for the project are:

Period	Action
February 2020	Project team to collate all comments and work with JLL to review and consider them as the development framework is refined.
March 2020 – June 2020	Work on the detail of the development framework will continue and, in tandem, work on viability will be carried out
March 2020 – June 2020	Evaluate and establish the potential approach to delivery
Summer 2020	Central Winchester Open Forum to share the development framework and emerging delivery approach
Summer 2020	6 week engagement period to share the development framework and emerging delivery approach with wider audiences. This is to include presentations to targeted audiences, public drop in sessions, stakeholder meetings and social media campaign. A draft engagement plan will be developed and the Open Forum panel consulted on that plan prior to the engagement period starting

September 2020 – October 2020	Open Forum prior to decision making process on development framework and delivery approach.
Autumn 2020	Cabinet approval of development framework and delivery approach
Autumn 2020 onwards	Dependant on delivery approach, next steps may include; • Design guide • Phasing • Plot allocation and site preparation • Planning • Disposal/delivery agreements (inc leases/sale/JV/partnerships)

8.18 **Other project updates**

8.19 Movement and accessibility

a) The council is working closely with Hampshire County Council (HCC) to align the development framework on the preferred CWR scheme with progress on the Movement Strategy studies and action plan.

b) As a priority, we are working with HCC and the bus operators on options for the bus station relocation.

c) Atkins (HCC term consultant) are carrying out the stage one feasibility study which looks at several options that work for the regeneration of the site, the wider movement strategy and bus operators.

d) Outputs from the first phase study are expected in spring 2020 and these will be fed in to the work on the preferred scheme.

e) Our close working relationship continues in all areas of the emerging studies under the Movement Strategy as accessibility is a key consideration for the CWR site.

8.20 Archaeology

8.21 Following the decision in 2019 to start early investigation work across the site, progress and the timeline for this work is as follows:

Period	**Actions**	**Status**

March 2019	Approval to scope out work needed for early investigations on site.	Complete
April 2019	Detailed scoping study was under taken with specialist consultants to ascertain the details, timescales and costs of the required work.	Complete
July 2019	Project review panel endorsed the decision to carry out the work	Complete
August 2019	Formal approval to carry out the work detailed in the study and funding agreed by Cabinet	Complete
September 2019 – December 2019	Detailed consultants brief drawn up in collaboration with specialists from Historic England and input from independent archaeologist Patrick Ottaway. There is only one other known city in the UK where similar work has been carried out and it is important to call on expert advice.	Complete
January 2020	Procurement documents drawn up in line with EU procurement regulations	Complete
February 2020	6 week tender process begins	On target
April 2020 – May 2020	Evaluation of bids takes place followed by appointment of preferred consultant	On target
May 2020	Successful consultant commences contract	On target

8.22 Coitbury House

a) Plans to refurbish Coitbury House were shared at the Open Forum in September. These include;

(i) Opening up the internal floor plates and reworking the internal lay out to modernise services and WCs and maximise lettable space to appeal to potential tenants.

(ii) Re working the western end of the building to transform the entrance and reception area and provide a focal point for the building.

(iii) Re working the roof to increase internal floor space and improve the profile and roof scape.

(iv) Replace the external fire escape with an enclosed stair case.

b) The viability of that scheme was not affordable and that, together with a lack of tenant demand and uncertainty around what the final CWR scheme is going to look like, meant that it was sensible to pause work and consider the options around Coitbury House as part of the wider scenario work.

c) The cost of carrying out the refurbishment work shared at the September Open Forum is estimated at between £2.5m and £3.7m. Any investment in this building requires careful consideration to ensure that there is an acceptable return on investment, and that the end use is a good fit with the overall development framework.

8.23 Retention and refurbishment of Coitbury House was not specifically a part of the SPD plan. Options for the building are now being considered in work being done on the development framework which will be shared at the next CWR Open Forum, likely to be in summer 2020.

8.24 Meanwhile Uses

a) The meanwhile uses study commissioned at the beginning of 2019 was concluded as scheduled in the spring 2019.

b) The study explored options to deliver a meanwhile uses destination on the vacant area of the bus station and looked at;

(i) Demand of a scheme by potential end users and tenants

(ii) Opportunities and constraints around the site

(iii) Mix of uses and number of units required

(iv) Look and feel of a potential scheme

(v) Costs and timescales involved in delivering a scheme

c) The study showed that a meanwhile uses scheme could be very successful on the proposed site but the timescale and cost involved to establish the site proved to be far greater that originally estimated.

d) Investment in the region of £1.5 m would be needed to ensure the right quantity and mix of uses to make the space a destination that would attract footfall. Timescales to deliver and operate the site to get a return on that investment would be upwards of 5 years.

e) Findings of the study were considered at the project review in August 2019 and a decision was made not to proceed with the study area but

to look at how the exciting elements of that study could be brought in to other areas of the site.

f) Work being carried out on the preferred CWR scheme option includes how to incorporate meanwhile and interim uses to the wider site and proposals will be shared at the next CWR Open Forum.

8.25 Lower section of the High Street and Broadway

a) Plans for the transformation of this area were shared at the open forum in September 2019 and comments were overwhelmingly supportive.

b) Colleagues at HCC are finalising that report and we will then be ready to implement phases of work when timing and funding allows.

c) Funding remains a barrier to delivery at this stage, even with the phasing option, but avenues are being explored around bidding for grants and external funding as well as, in due course, applying for CIL funding. It is likely that these improvements will be delivered incrementally over time.

d) Proposals for the CWR site and proposals for the Broadway study area will align and be complementary.

e) The proposals have also been shared more widely with colleagues at HCC to make sure all concerned are fully aware of the aspirations for the study area as work continues on the movement strategy action plan.

8.26 Central Winchester regeneration SPD, the local plan and the Vision for Winchester

a) It is recognised that, as part of the local plan refresh, various studies are being carried to identify future needs around town centre uses, housing and education.

b) In addition to these studies, a new Vision for Winchester is being developed. The aim of this document is to outline aspirations for how the city develops and grows over the coming years and the work is being overseen by the Winchester Town Forum.

c) It should be noted that project teams, member groups and consultants working on the studies and documents are working together to ensure that the contents align.

8.27 Property matters

a) Old Friarsgate Medical Centre – the building has been bought from the previous owners by the council, made safe with hoardings and other

security measures, and final legal matters are being concluded in relation to dilapidations.

b) High street properties – the council has bought four properties 158-160 and 164 - 165 High Street, either side of the bus station entrance.

(i) Discussions continue between the council and the tenants on day to day landlord and tenant matters.

(ii) The council is carrying out improvement work to the exterior of the vacant units to enhance the appearance while the longer term use is decided. The long term plans for vacant units will complement the those uses identified in the emerging development framework.

c) New doctors' surgery – the council is working closely with a number of key parties including the St Clements GP practice, the West Hampshire Clinical Commissioning Group, and the District Valuer to finalise lease documentation and build plans for the new doctors surgery on Upper Brook Street to enable the GP practice to relocate.

d) The council will be meeting with key landowners on the development site over the next few weeks.

9 OTHER OPTIONS CONSIDERED AND REJECTED

9.1 That the contents of this report are not considered at the Cabinet Member Decision Day.

9.2 Failure to consider the contents of this report and formally recognise the outputs does not contribute to the council objectives of openness and transparency.

9.3 This has therefore been rejected.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

CAB3186 - 28 August 2019 Funding for Central Winchester Regeneration Archaeology

CAB3211 - 12 February 2020 Medium Term Financial Strategy, Budget and Council Tax 2020/21

Other Background Documents:-

None

APPENDICES:

Appendix A: CWR Open Forum Presentation

Appendix B: CWR Open Forum Boards

Appendix C: CWR Risk Register

Appendix D: CWR Open Forum 17 02 20 –comments

Appendix E: CWR Open Forum 17 02 20 – comments via WCC website

Appendix F: CWR SPD Vision and Objectives

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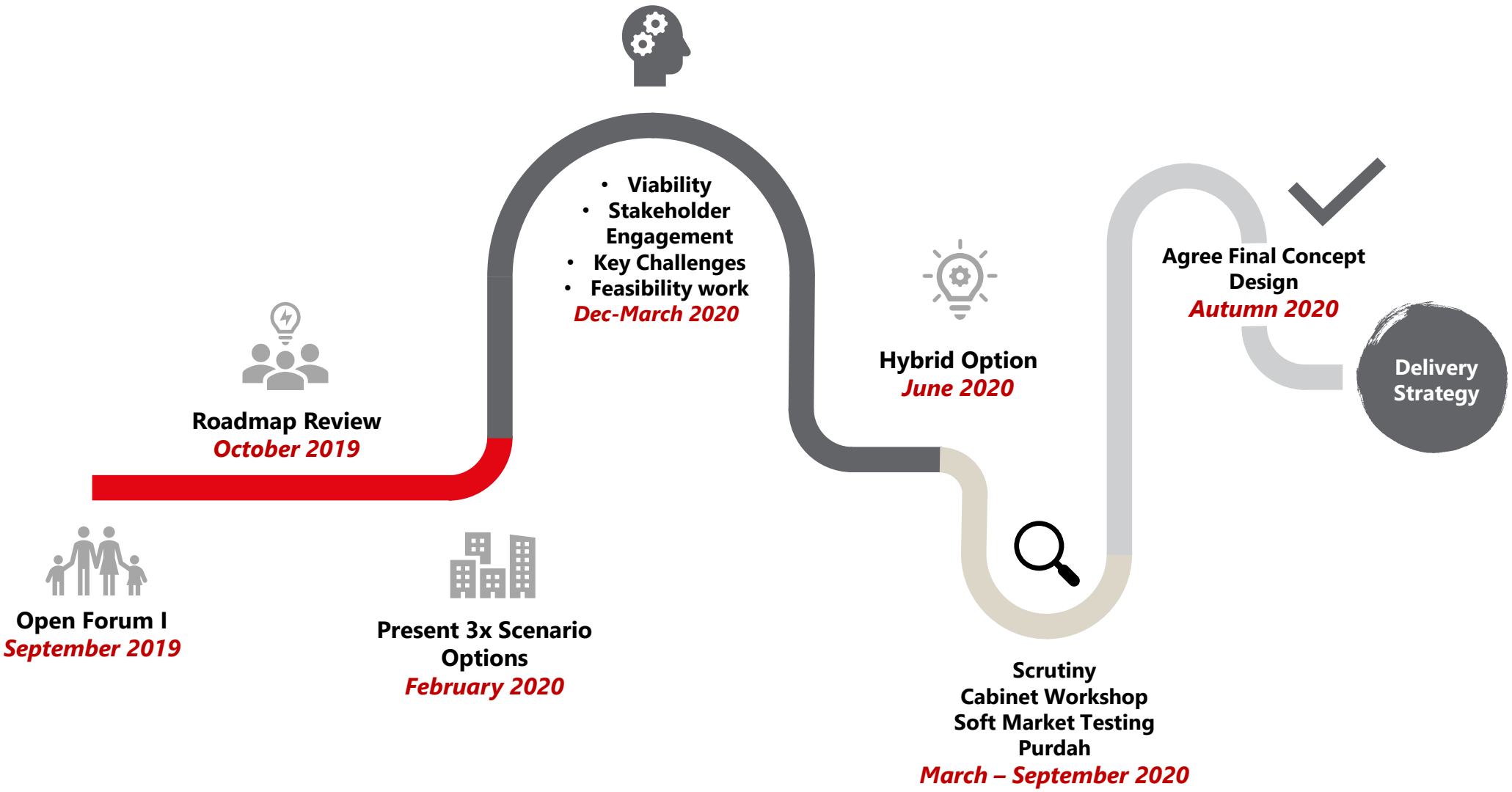
Appendix A

Central Winchester Regeneration

Open Forum – 17th February 2020

The journey so far



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Open Forum Feedback – September 2019

Main themes:

- Mixed use environment with links to creative industries
- High quality public realm: Trees, places to sit, green space
- Transport solution: Car free, pedestrianised, cycle routes

Additional themes:

- Cinema
- Independent retail
- Covered market
- Creative convention space
- Enhance the evening economy
- Event and festival space
- No parking in the centre
- Accessibility
- High air quality
- Place to build social networks
- Open Up Waterways
- Links with the universities
- Wayfinding from the High Street
- Family friendly

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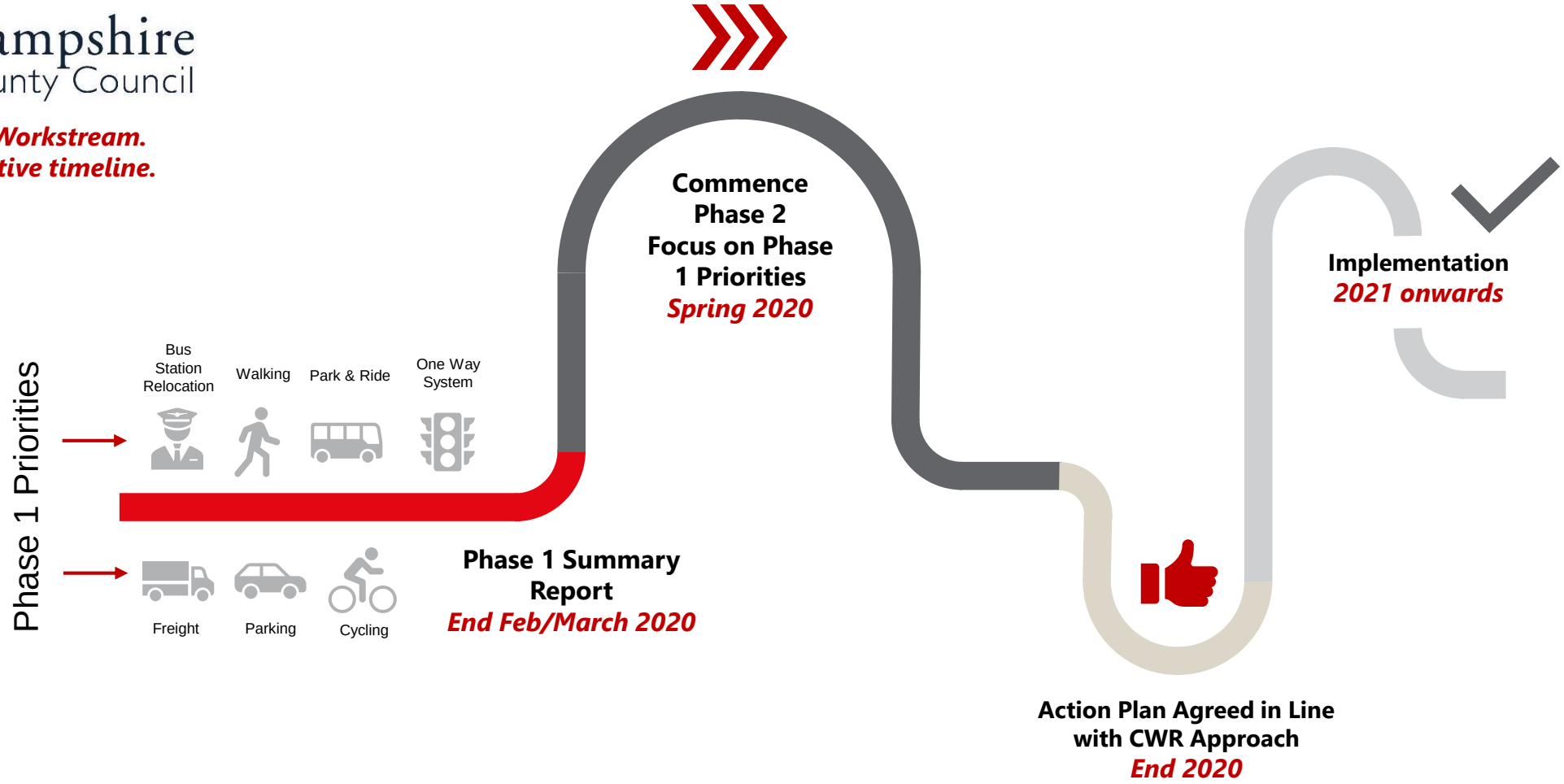
Movement Strategy Timeline

Hampshire County Council

HCC Workstream.
Indicative timeline.



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Review of Informal Cabinet Workshop

JLL

Must Haves

- Carbon Neutral
- High Quality Public Realm
- Live, Work, Play
- High Quality Design

Desirables

- Independent Trade/Market
- Multi-generational living
- Event Space
- Open Up Waterways
- Space for Start-Ups
- Meanwhile Uses

CWR SPD & Sustainability

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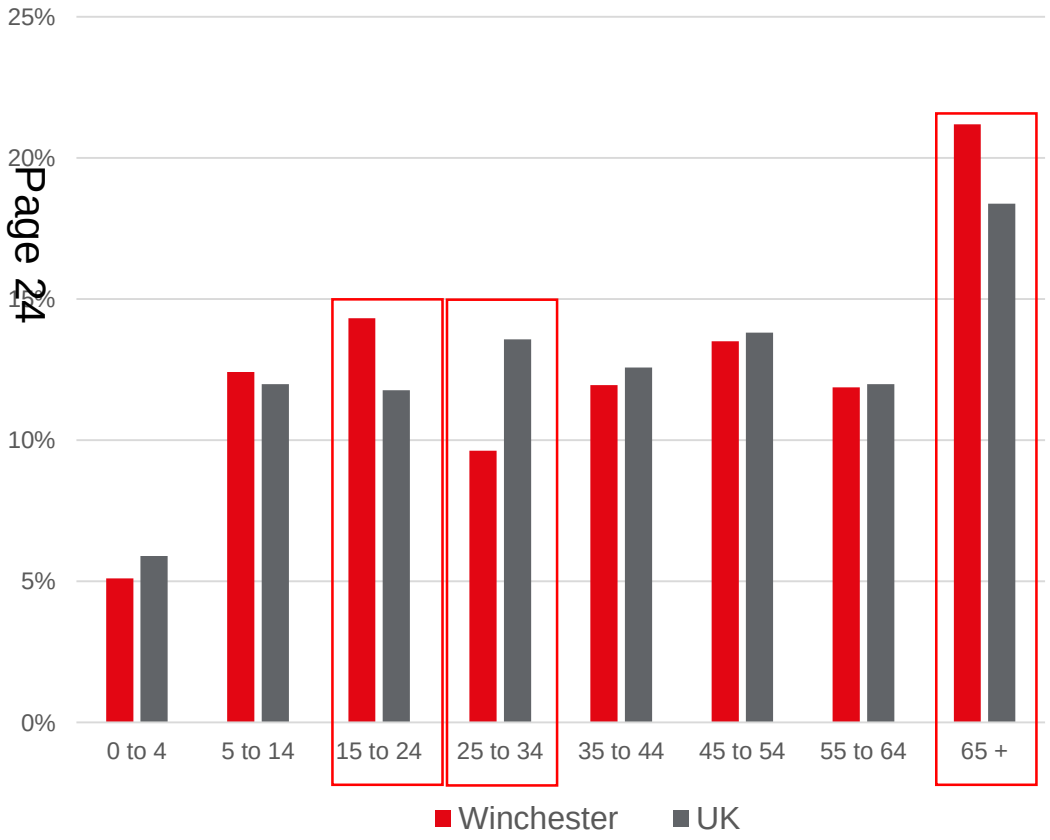
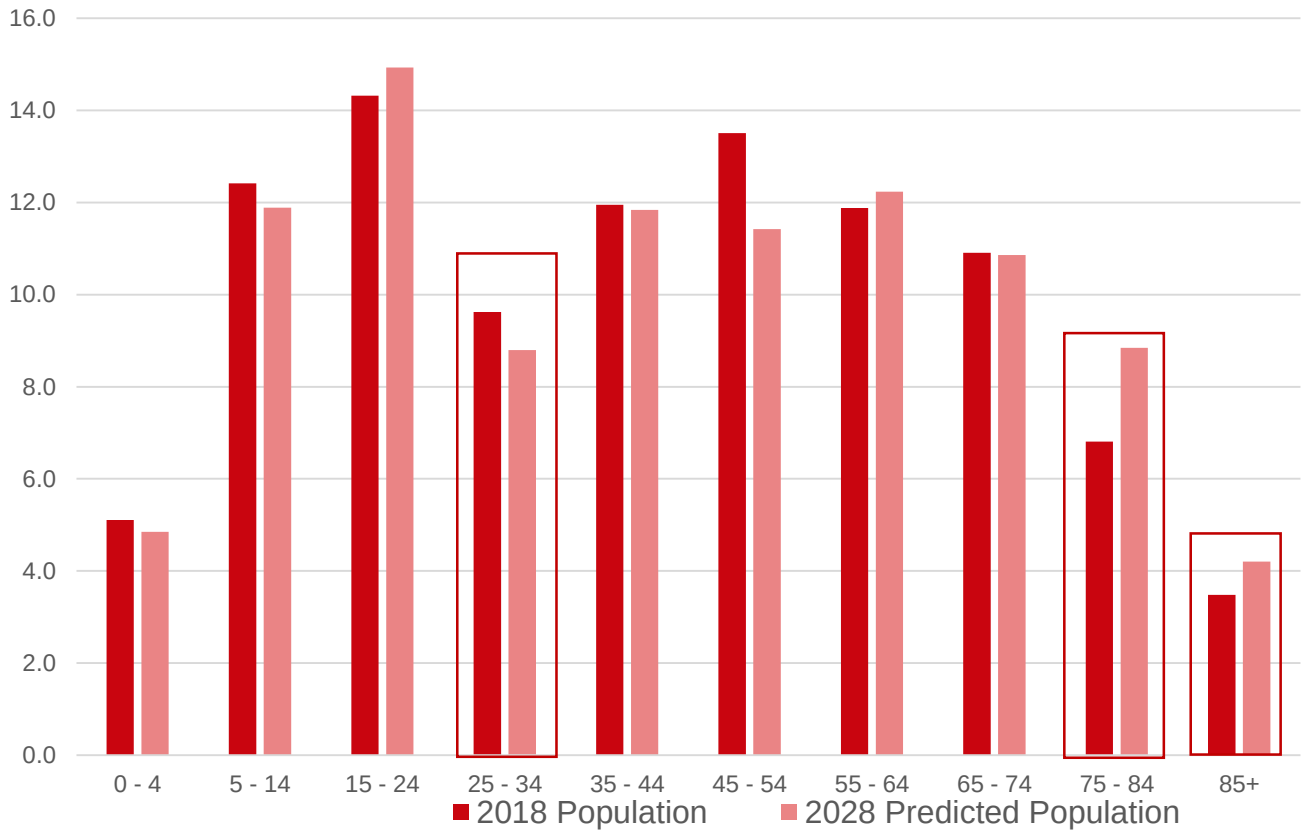
Initial Findings - Age Structure and Population Projection

2018



Projected 2028



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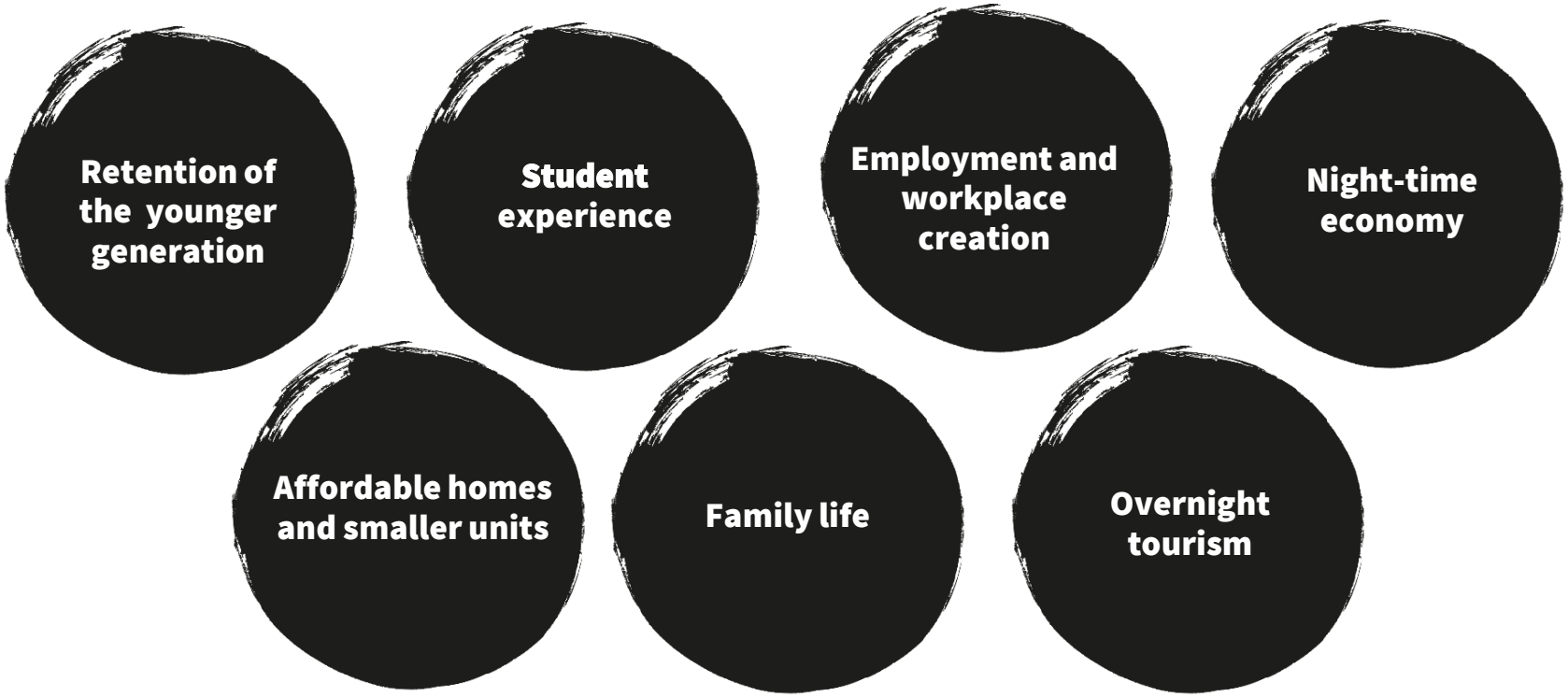
City Gaps and Central Winchester Regeneration



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Key Challenges

Finance	Current income (PA): c. £1.3m Expenditure (PA): c. £250k Cost of borrowing (PA): c. £350k Land assembly: c. £10m
Archaeology	c. £250k to establish baseline position Further cost to be established
Bus station relocation	c. £5-10m (high level estimate)
Coitbury House – Retain and Refurbish V Demolish? Potentially more appropriate buildings- Kings Walk	Retain and refurbish: c. £2.5m - £3.7m
Meanwhile / interim use	c. £1.25 - £1.5m

In addition to the above, the proposed public realm works to the lower section of the High Street and Broadway have been costed at c. £10m, with a phased approach.

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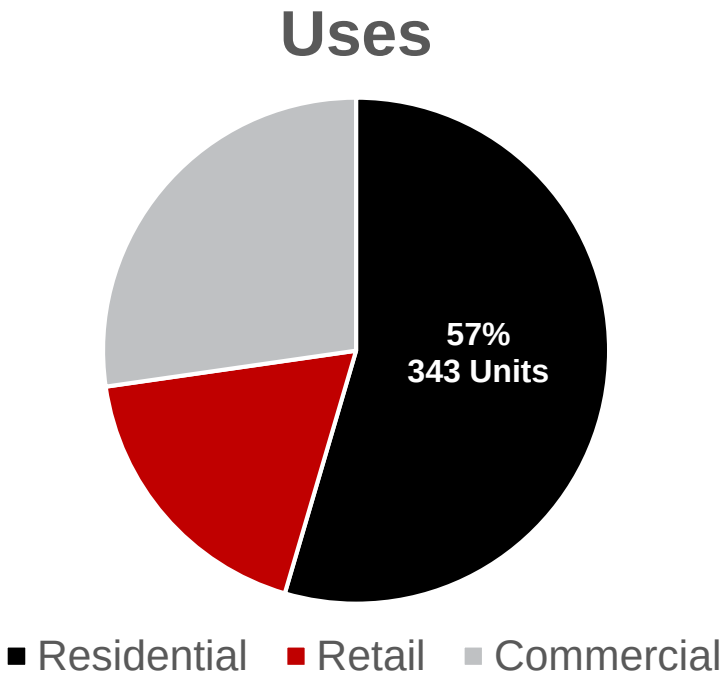
Baseline – SPD /JTP Scheme

Option	Residential	Offices	Museum	Retail	Mixed Use	Parking
Unit/Space	325 - 343 units	7,000 – 9,000 sq ft	0 – 23,000 sq ft	31,000 sq ft	18,000 sq ft	214 - 258 spaces



- Viability challenges
- Use mix does not deliver what people want to see
- The scheme is very dense
- Limited public realm
- Includes car parking - sustainability challenges

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Scenario Testing

Option 1 "Business Not-As-Usual" (Option Will Test *Minimum* Demolition)	Option 2 "Homes For All" (Option Will Test *Maximum* Demolition)	Option 3 "Destination MAX"
Co-working/ flexible workspace	Diverse Residential Floorspace	Focus on delivering destination uses
Campus-style occupation	Co-living / Multi-generational living	Museum/Cultural Centre incorporating: *History and Heritage, Archaeology, The Arts*
Independent trade hub	Care and retirement offering	Event space
Curated retail and F&B offerings	Premium residential units	Cinema and Leisure Opportunities
Affordable housing / Build to Rent	Affordable Housing	Covered Market
Hotel	Hotel	Hotel
Strong links to the Universities	Complimentary uses (gym, F&B, flex-office)	Private and affordable housing
Integrate 'Meanwhile Uses'	Family space /Children's play area/	Links to Universities and cultural groups
High quality public realm	Integrate 'Meanwhile Uses'	Integrate 'Meanwhile Uses'
Generate an income for WCC	High quality public realm	High quality public realm
Wayfinding and sustainable travel links	Generate an income for WCC	Generate an income for WCC
	Wayfinding and sustainable travel links	Wayfinding and sustainable travel links

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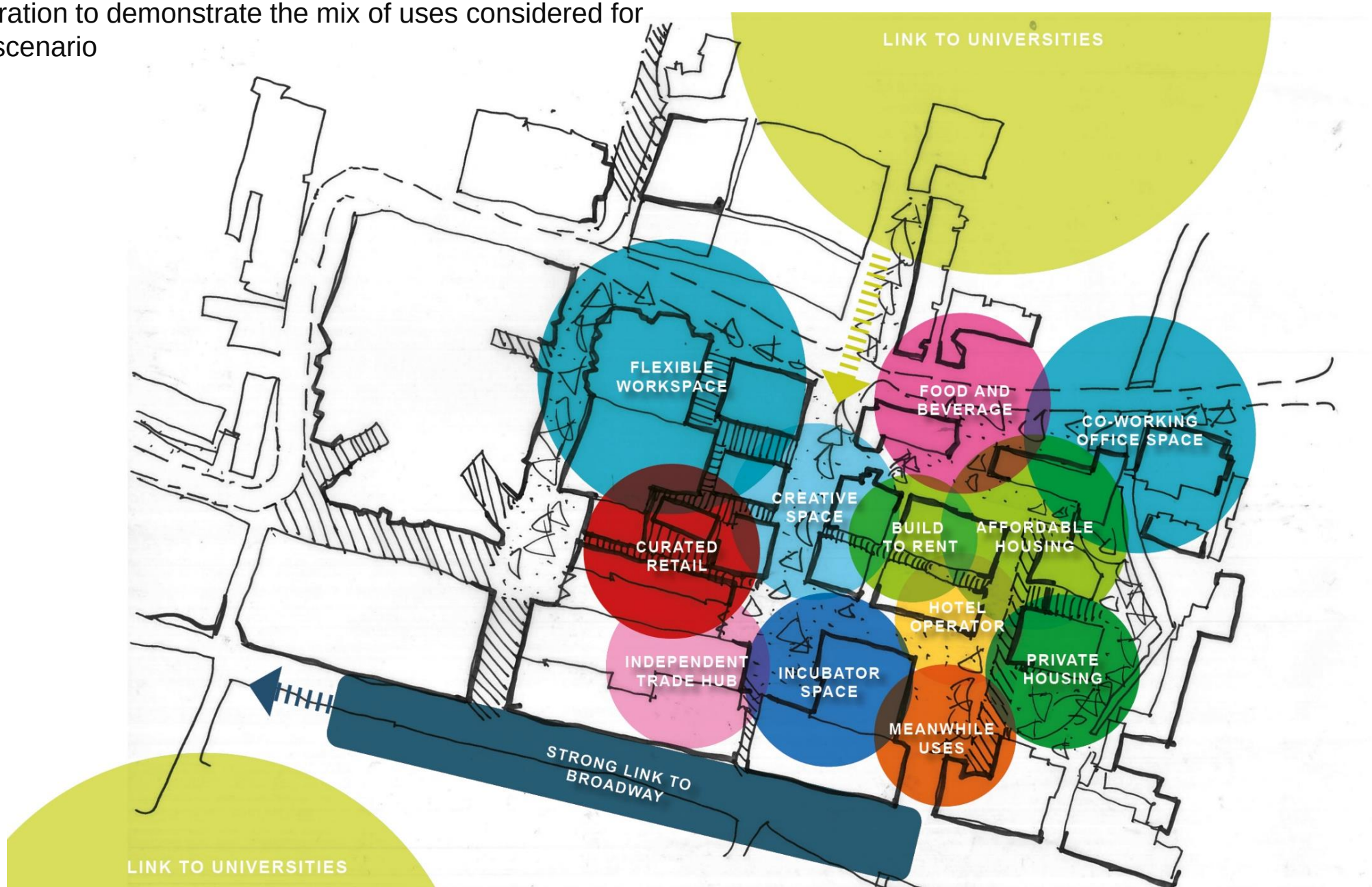
Scenario 1 – Business Not As Usual

Illustration to demonstrate the mix of uses considered for this scenario

ARUP



Scenario 1 – Business Not As Usual

ARUP

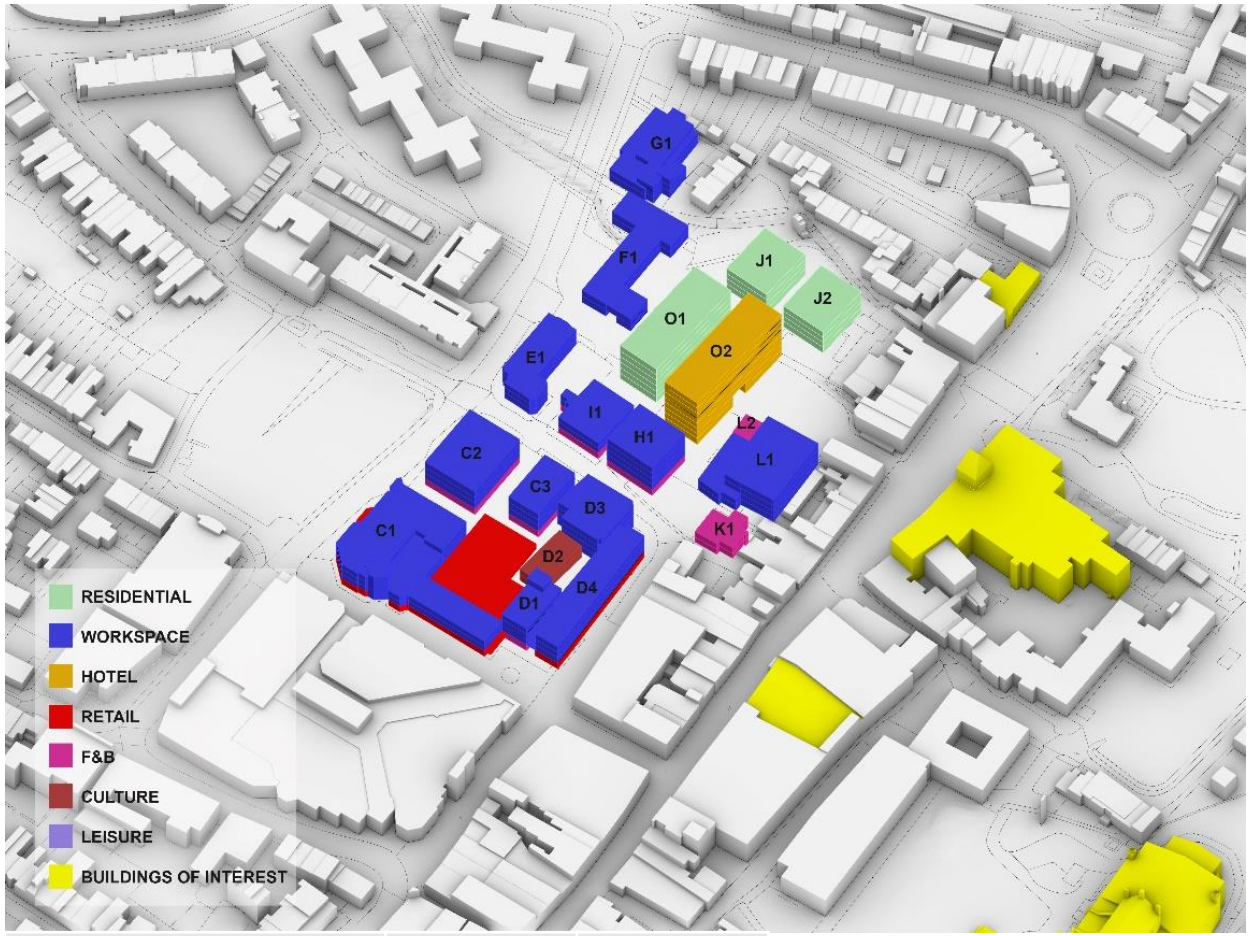
Total area = **28,281 sqm**

Building retention

EXISTING BUILDING RETAINED

PROPOSED BUILDING

Massing model showing mix of uses



WORKSPACE	**14,039** SQM	**151,119** SQFT
F&B	**1,758** SQM	**18,921** SQFT
RETAIL	**2,228** SQM	**23,980** SQFT
RESIDENTIAL	**6,087**SQM	**65,518** SQFT
HOTEL	**3,855** SQM	**41,492** SQFT
CULTURE	**315** SQM	**3,385** SQFT

Scenario 2 – Homes For All

Illustration to demonstrate the mix of uses considered for this scenario

Scenario 2 – Homes For All

Total area = **34,043 sqm**

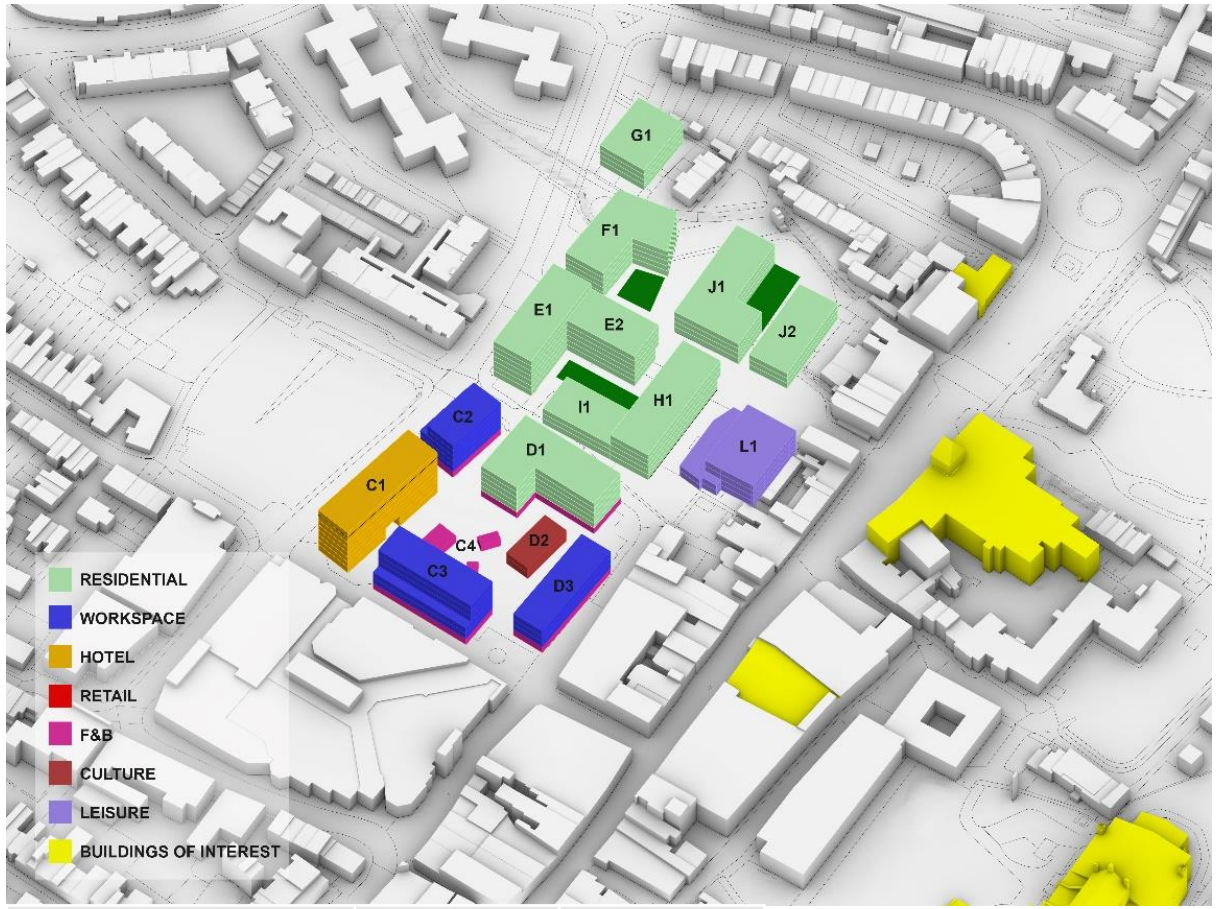
ARUP

Building retention

EXISTING BUILDING RETAINED

PROPOSED BUILDING

Massing model showing mix of uses



WORKSPACE	**4,715** SQM	**50,751** SQFT
LEISURE	**2,169** SQM	**23,349** SQFT
F&B	**1,947** SQM	**20,952** SQFT
RESIDENTIAL	**21,044** SQM	**226,519** SQFT
HOTEL	**3,854** SQM	**41,483** SQFT
CULTURE	**315** SQM	**3,385** SQFT

Scenario 3 – Destination Max

ARUP

Illustration to demonstrate the mix of uses considered for this scenario

Scenario 3 – Destination Max

Total area = **29,991 sqm**

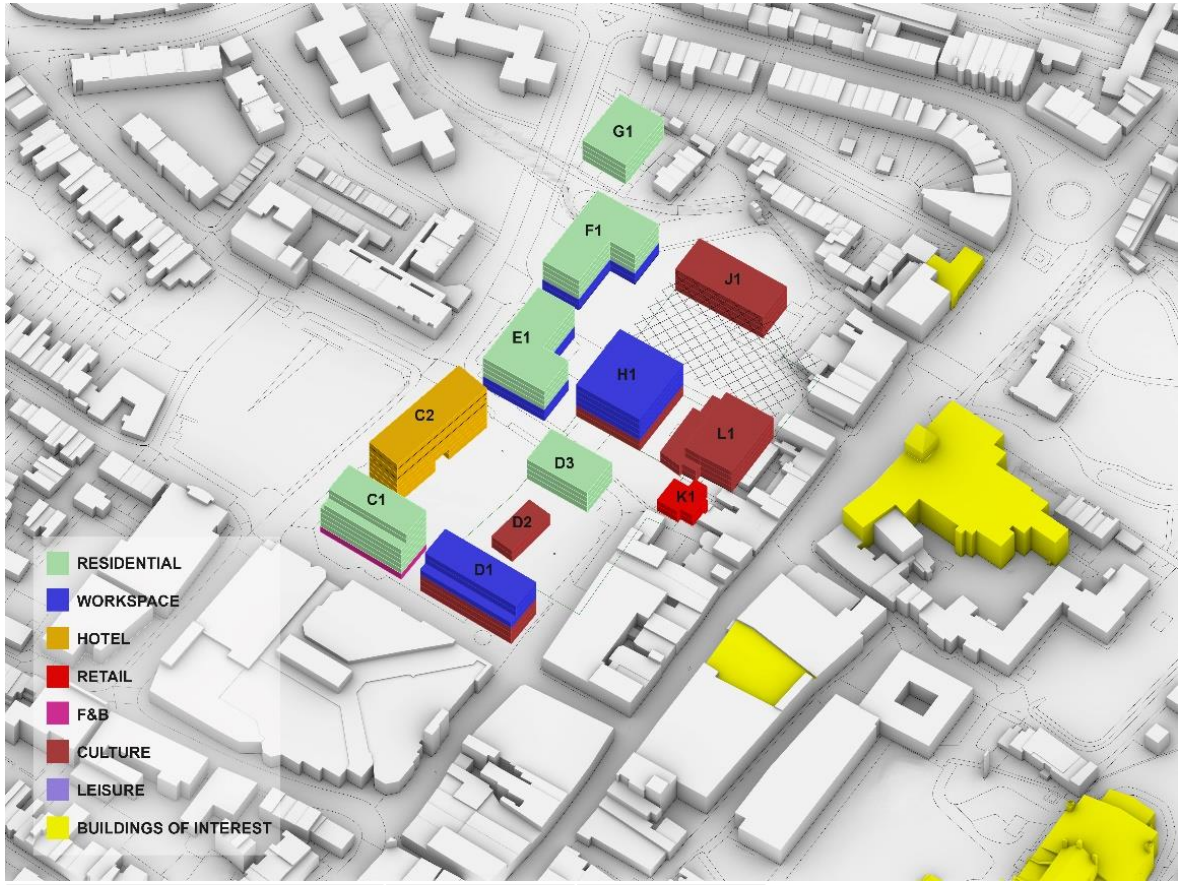
ARUP

Building retention

EXISTING BUILDING RETAINED

PROPOSED BUILDING

Massing model showing mix of uses

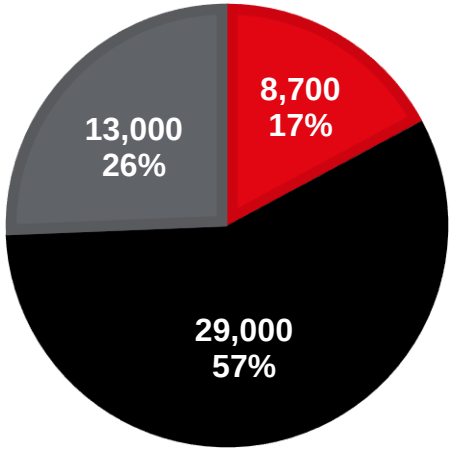


CULTURE	**6,960** SQM	**74,913** SQFT
HOTEL	**3,855** SQM	**41,492** SQFT
COVERED MARKET	**1,747** SQM	**18,802** SQFT
F&B	**434** SQM	**4,666** SQFT
WORKSPACE	**5,954** SQM	**64,088** SQFT
RESIDENTIAL	**10,913** SQM	**117,463** SQFT
RETAIL	**130** SQM	**1,400** SQFT

Comparison Summary – Uses

JTP interpretation of SPD

Percentages of uses (GEA)



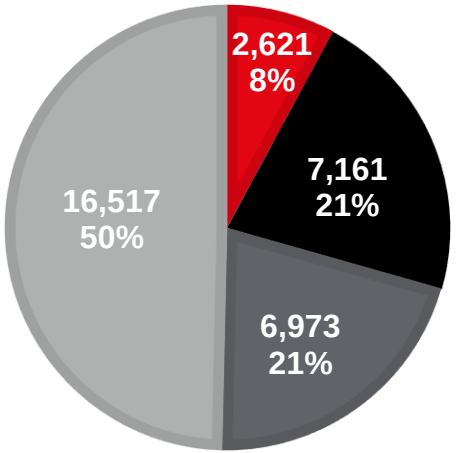
TOTAL 50,700SQM GEA
258 Car parking space

Key

- RETAIL
- RESIDENTIAL
- MIXED USE
- WORKSPACE

OPTION 1 – Business Not as Usual

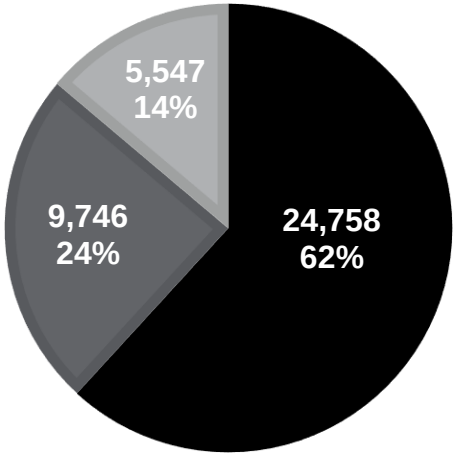
Percentage of Uses (GEA)



TOTAL 33,272 SQM (GEA)
Car parking: 17 Disabled spaces (non residential)

OPTION 2 – Homes for All

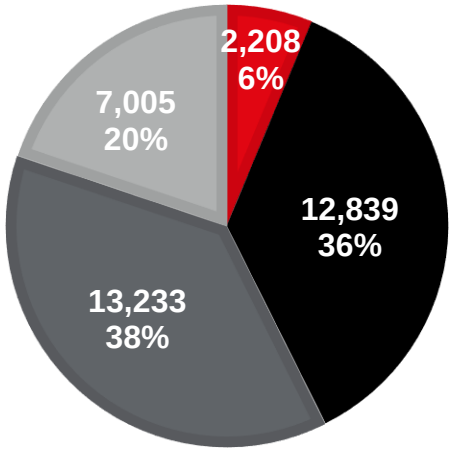
Percentage of Uses (GEA)



TOTAL 40,051 SQM (GEA)
Car parking: 13 Disabled spaces (non residential)

OPTION 3 – Destination Max

Percentage of Uses (GEA)



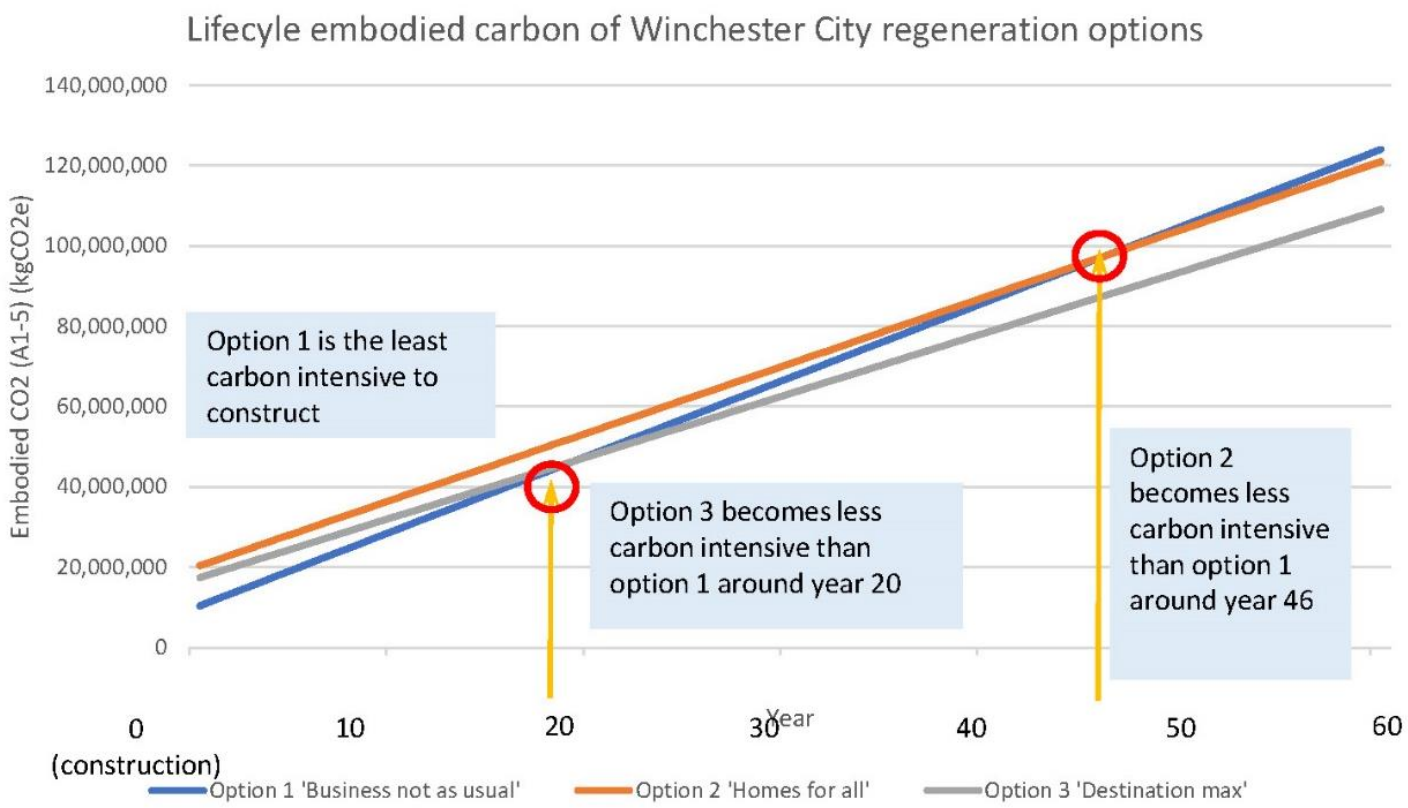
TOTAL 35,284 SQM (GEA)
Car parking: 13 Disabled spaces (non residential)

Through the sustainability lens:

ARUP

Net Zero Carbon commitments:

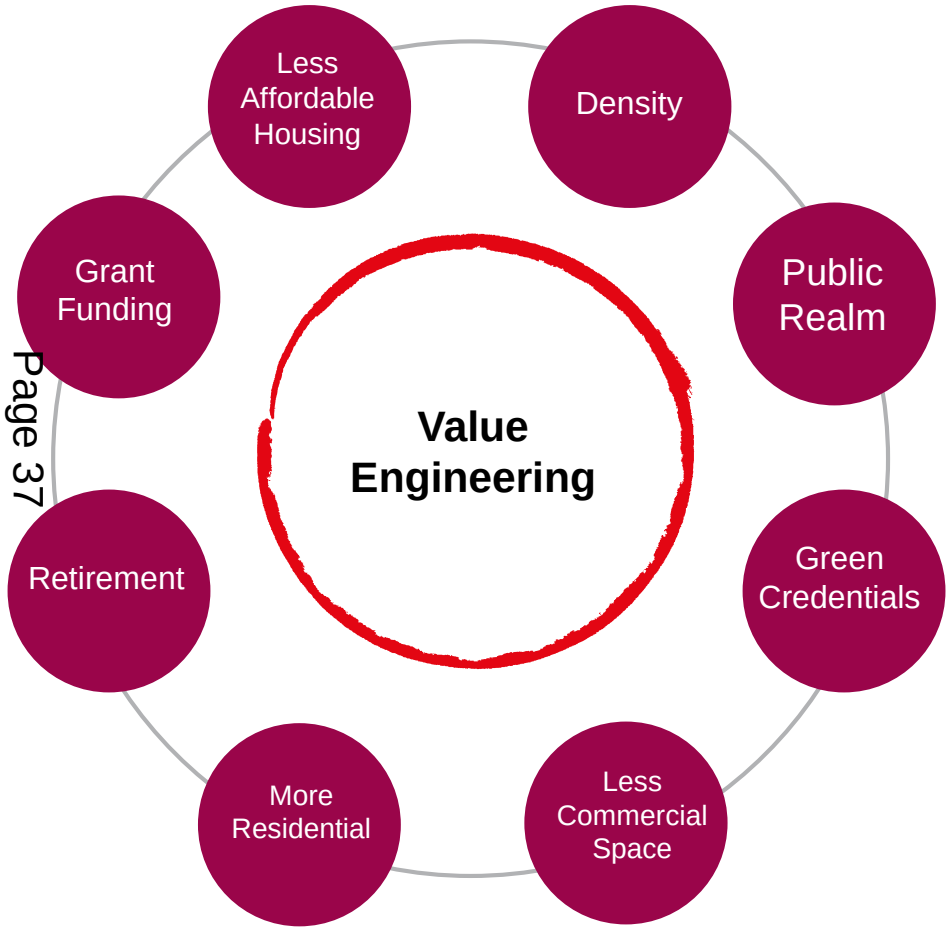
UK = 2050
WCC = 2030



This analysis has been conducted using benchmark data

Each option is being judged against Net Zero Carbon commitments and WCC's ambitions.

Value Engineering – moving towards the hybrid



- None of the options meet the JTP density
- The delivery/disposal method will need to be considered
- The feasibility, type and quantum of land uses will be tested with market specialists before being adopted into the hybrid option

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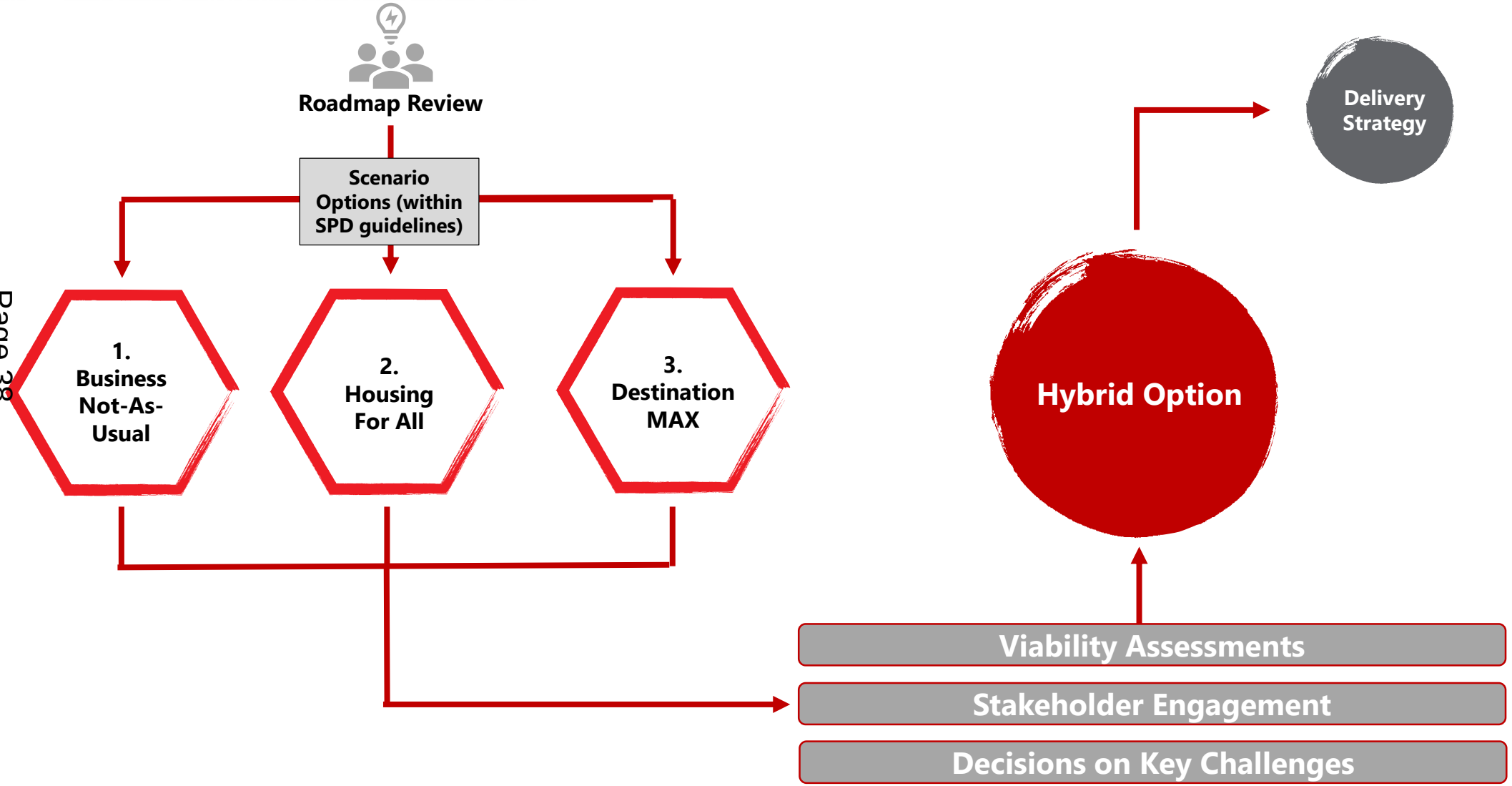
Next Steps Moving Towards Hybrid Option



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OPTION 1

Business not as usual

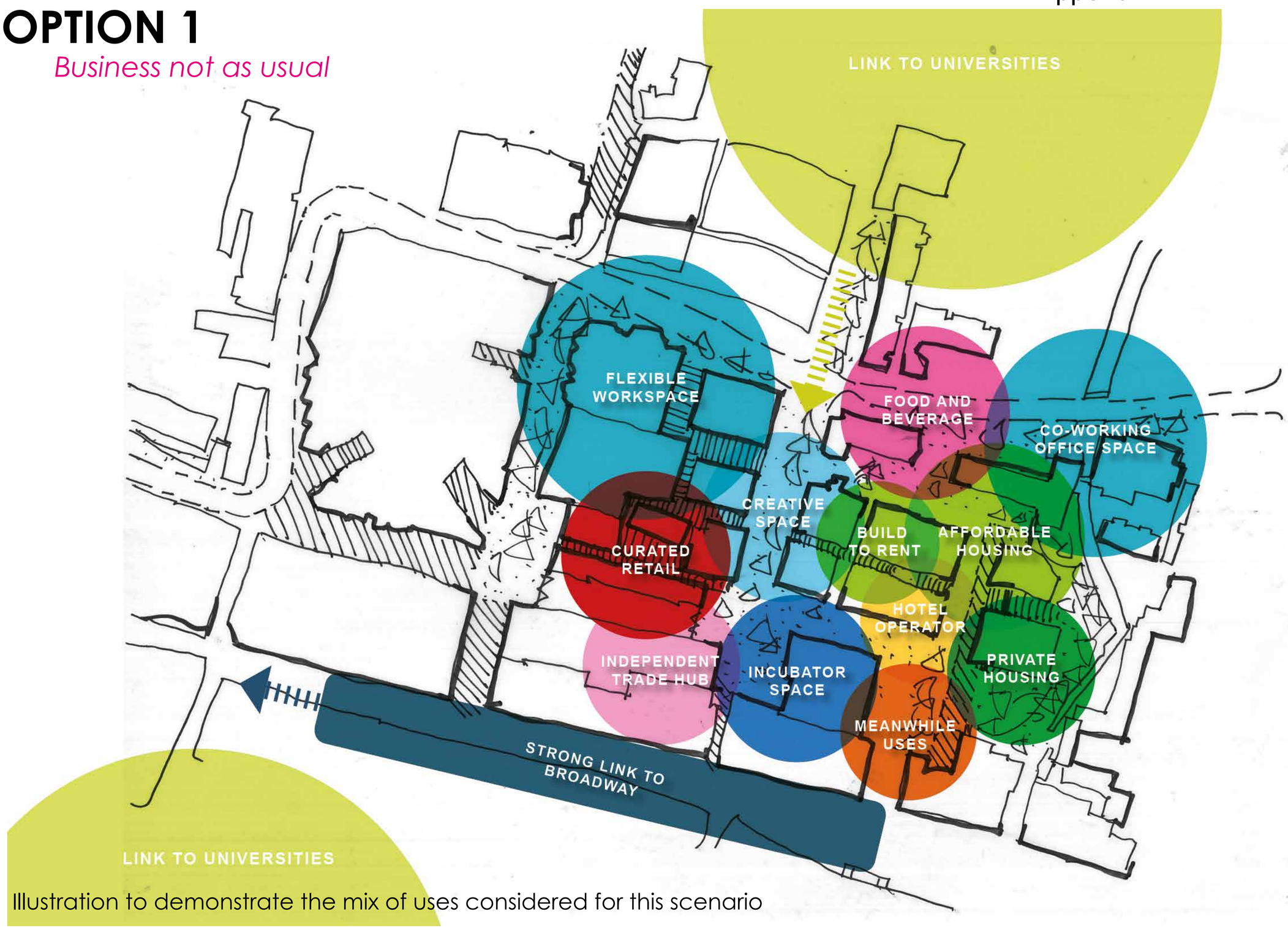
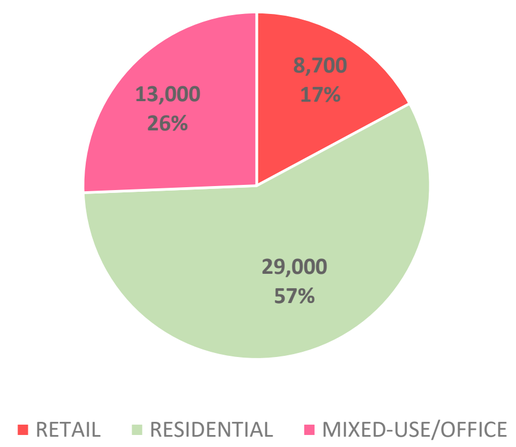


Illustration to demonstrate the mix of uses considered for this scenario

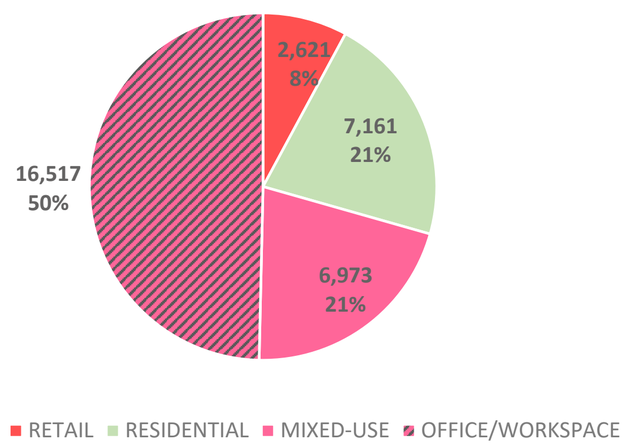
**SPD mixed-use consists of leisure, culture, hotel F&B AND commercial/office use*



SPD QUANTUM

TOTAL (GEA) 50,700SQM

****SPD mixed-use consists of leisure, culture, hotel F&B AND commercial/office use***



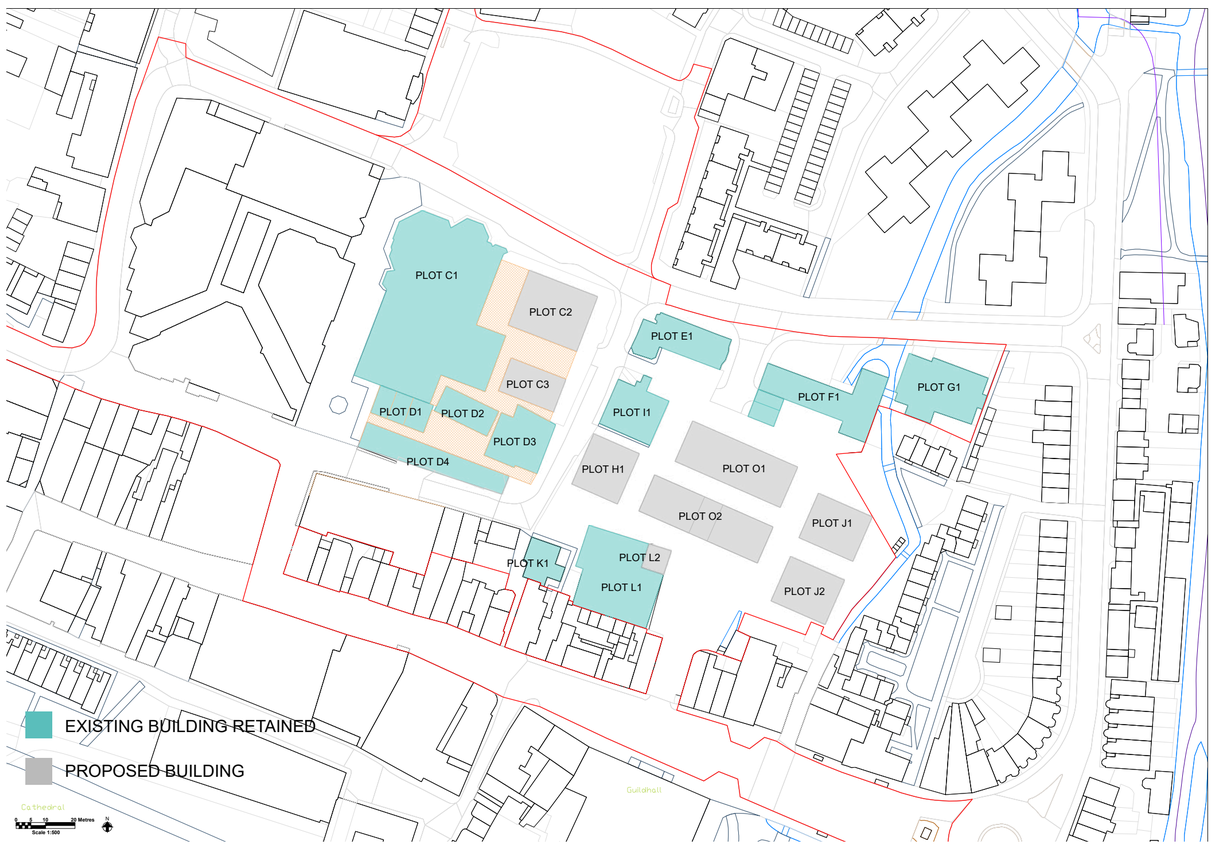
OPTION 1 QUANTUM

Total area (GEA) 33,272 SQM

**** Option 1 mixed-use consists of leisure, culture, hotel and F&B. It excludes commercial/office use***

** Option 1 mixed-use consists of leisure, culture, hotel and F&B. It excludes commercial/office use*

Massing and land use



Building retention

OPTION 1

Business not as usual

WORK

WE WORK | SHANGHAI

PAINTWORKS | BRISTOL

DIGITAL FABRICATION

SUPERMACHINE STUDIO | THAILAND

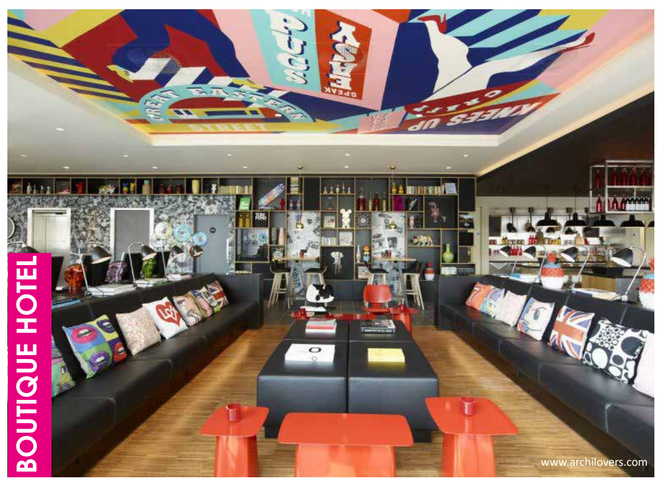
STUDIO SPACES

ARTWORK AND LIGHTING

LIVE

MILDMAY | LONDON

RIVERMARK | USA

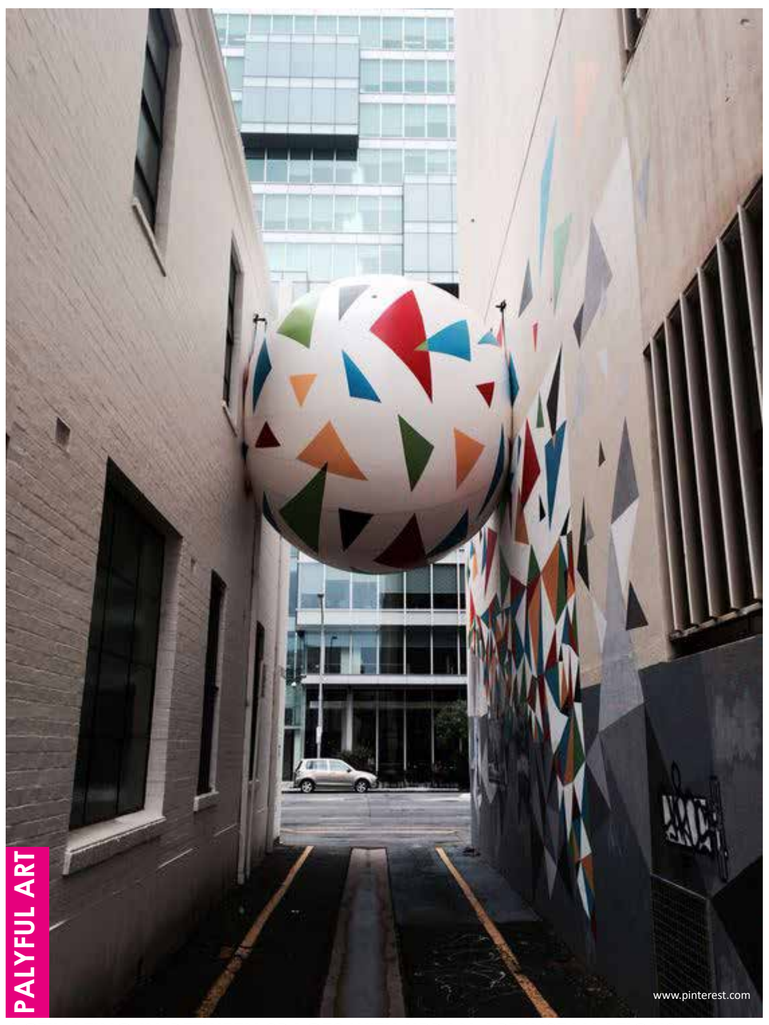


CITIZENM | LONDON

PLAY

VERTICAL LIVING GALLERY | THAILAND

CREATIVE LIGHTING ON BUILDING FACADES



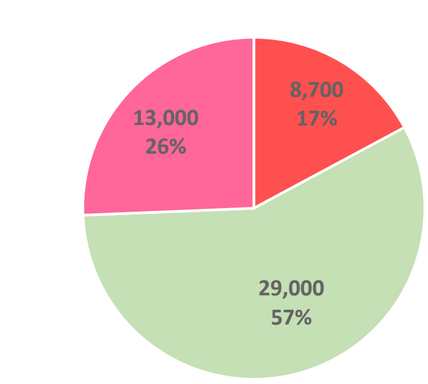
ACTIVATING IN-BETWEEN SPACES WITH URBAN ART INSTALLATIONS

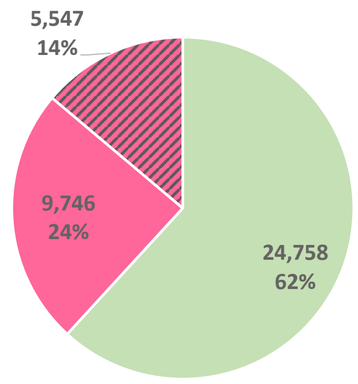
OPTION 2

Homes for all

Illustration to demonstrate the mix of uses considered for this scenario

**SPD mixed-use consists of leisure, culture, hotel F&B AND commercial/office use*





** Option 2 mixed-use consists of leisure, culture, hotel and F&B. It excludes commercial/office use*

SPD QUANTUM

TOTAL (GEA) 50,700SQM

****SPD mixed-use consists of leisure, culture, hotel F&B AND commercial/office use***

OPTION 2 QUANTUM

Total area (GEA) 40,051 SQM

**** Option 2 mixed-use consists of leisure, culture, hotel and F&B. It excludes commercial/office use***

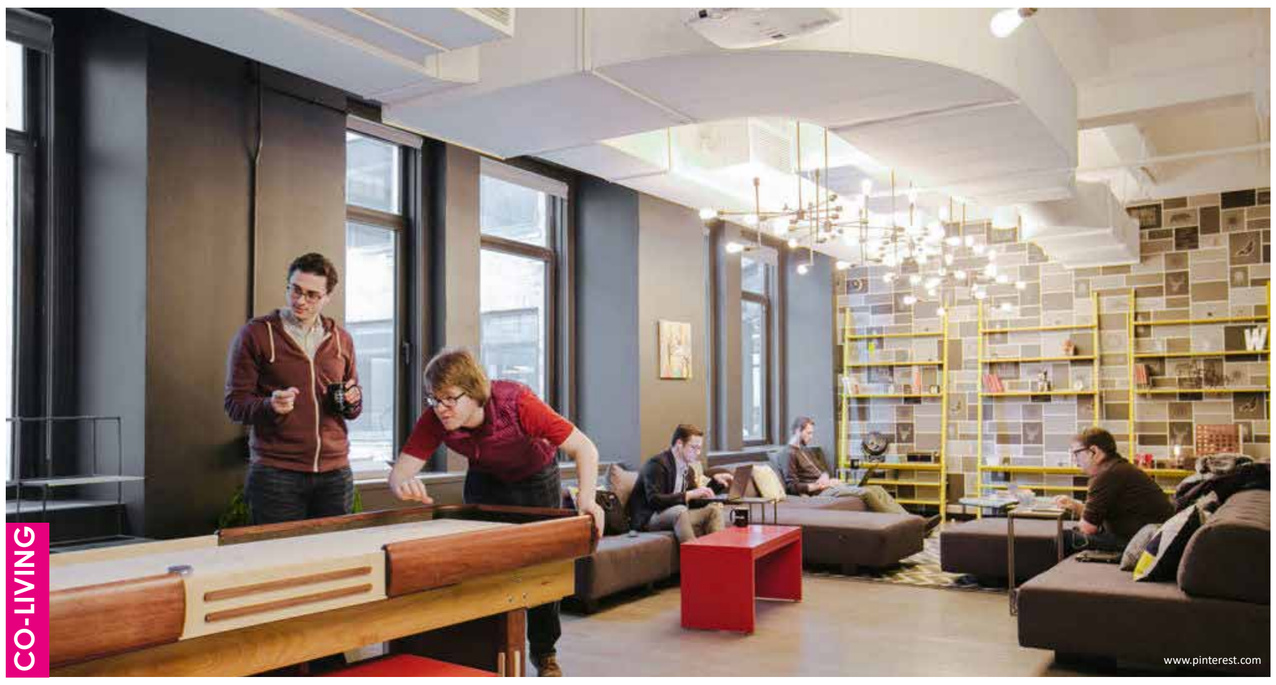
Massing and land use

Building retention

OPTION 2

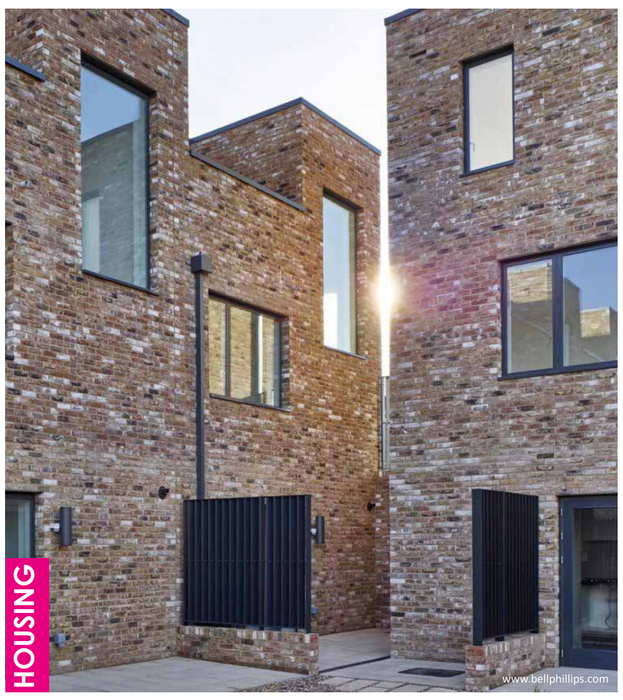
Homes for all

IROKO HOUSING | LONDON

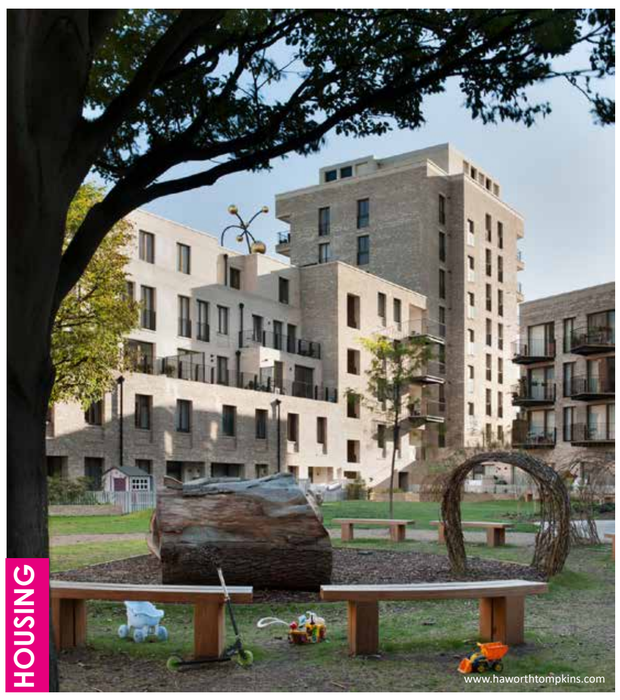


WE LIVE | NEW YORK

LIVE



BRICK HOUSING | LONDON



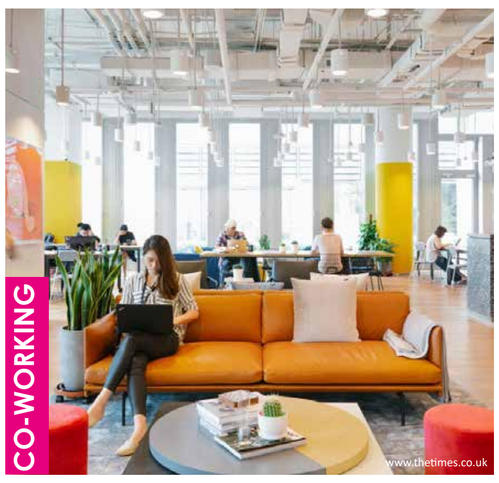
SILCHESTER HOUSING | LONDON

TIETGEN STUDENT HOUSING| COPENHAGEN

WORK / PLAY

BEEKMAN PLAZA | MANHATTAN

DOMINO PARKS | NEW YORK



WE WORK | SHANGHAI

MARKET LANE | CANADA

B2 BOUTIQUE HOTEL + SPA | ZURICH

LUMIERE | LONDON

OPTION 3

Destination MAX

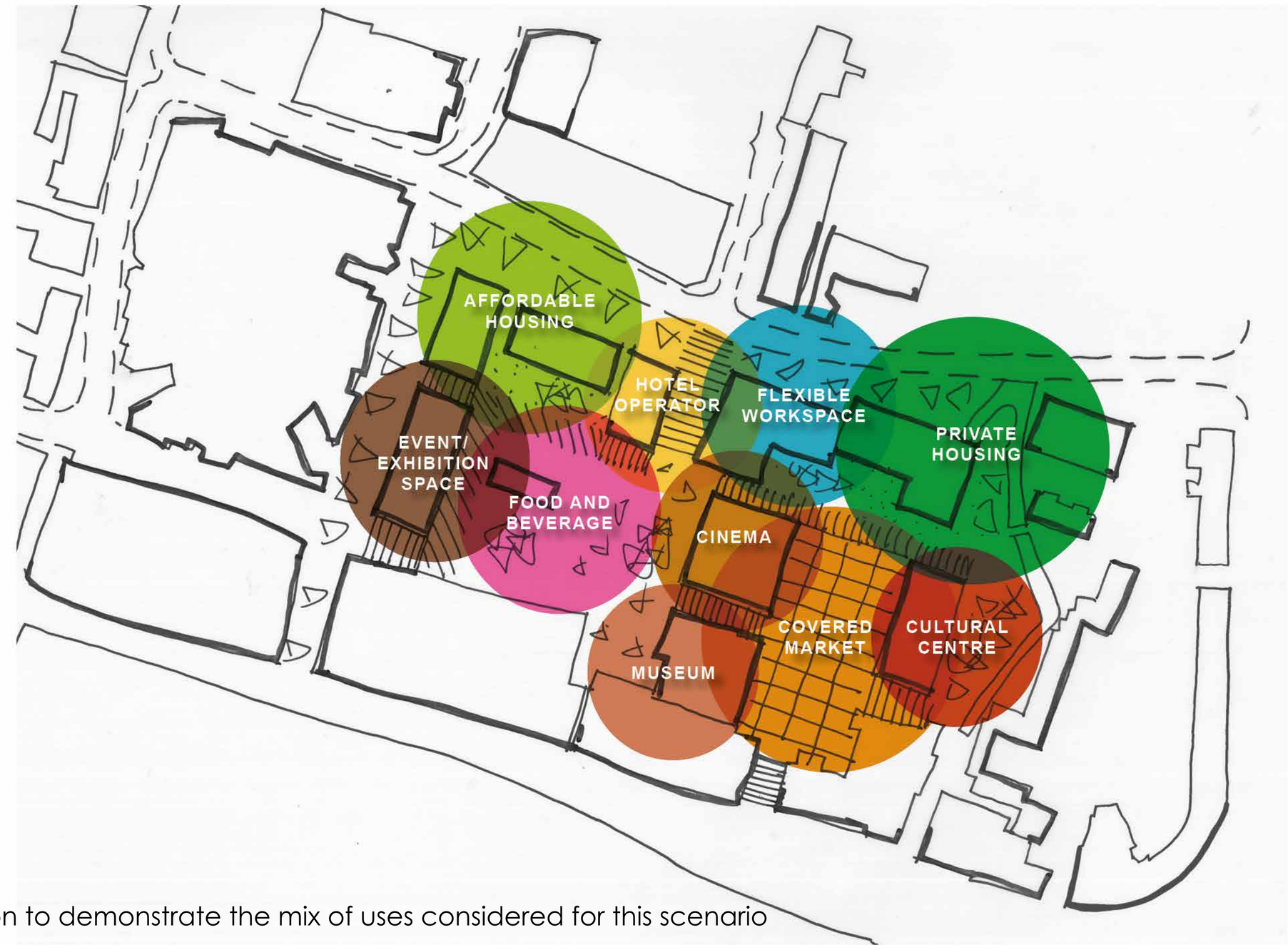
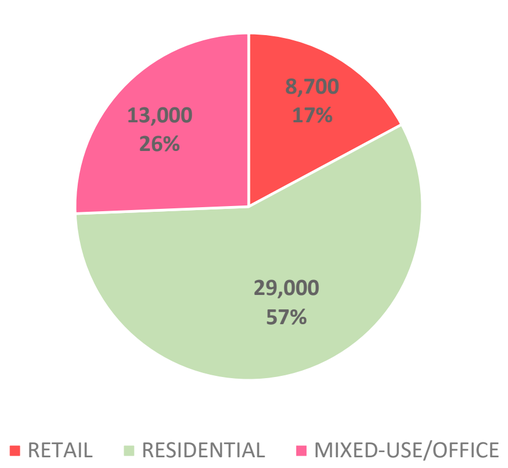


Illustration to demonstrate the mix of uses considered for this scenario

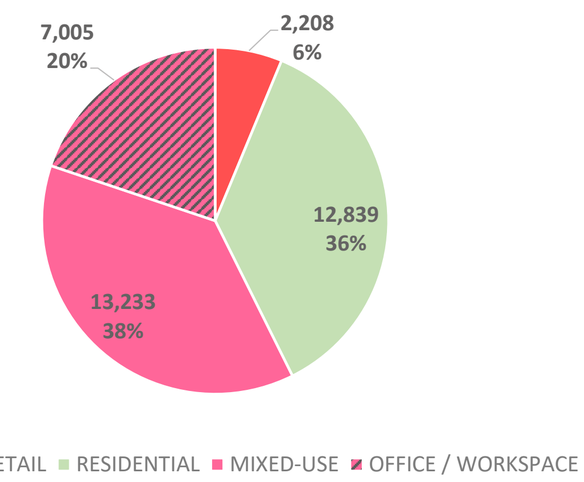
**SPD mixed-use consists of leisure, culture, hotel F&B AND commercial/office use*



SPD QUANTUM

TOTAL (GEA) 50,700SQM

****SPD mixed-use consists of leisure, culture, hotel F&B AND commercial/office use***

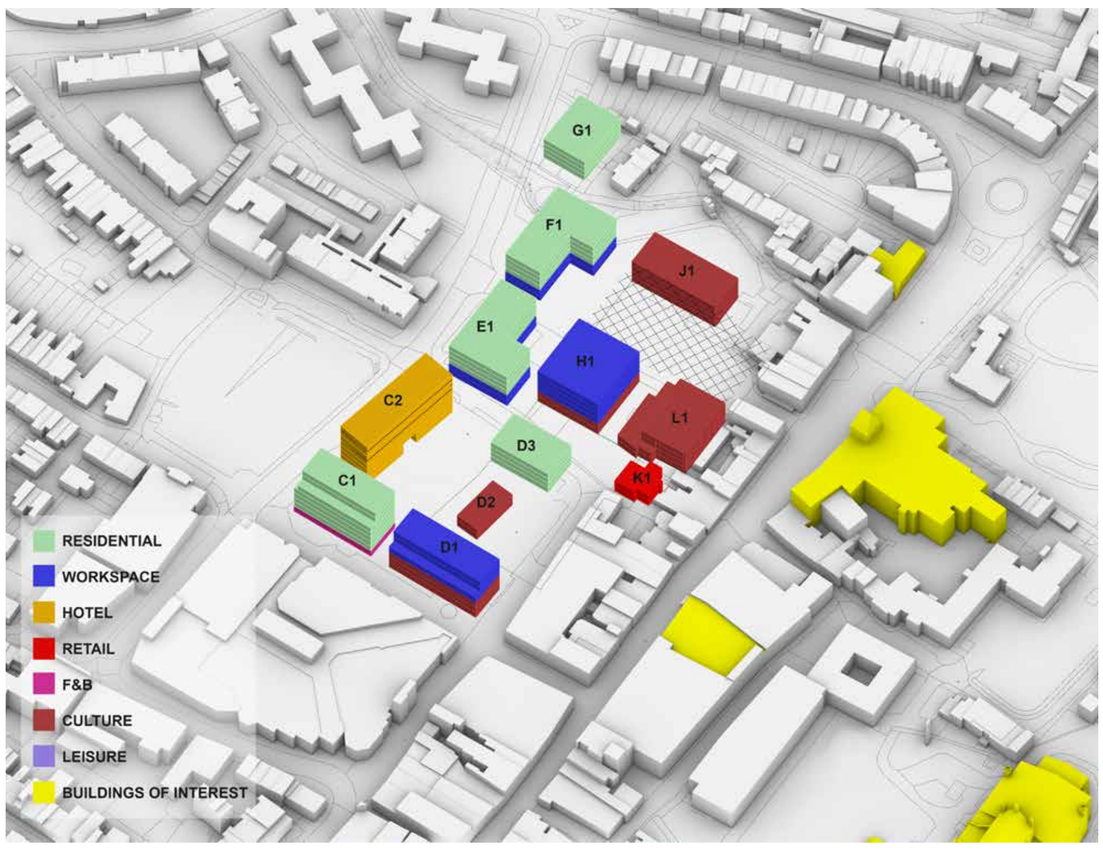


** Option 3 mixed-use consists of leisure, culture, hotel and F&B. It excludes commercial/office use*

OPTION 3 QUANTUM

Total area (GEA) 35,284 SQM

**** Option 3 mixed-use consists of leisure, culture, hotel and F&B. It excludes commercial/office use***



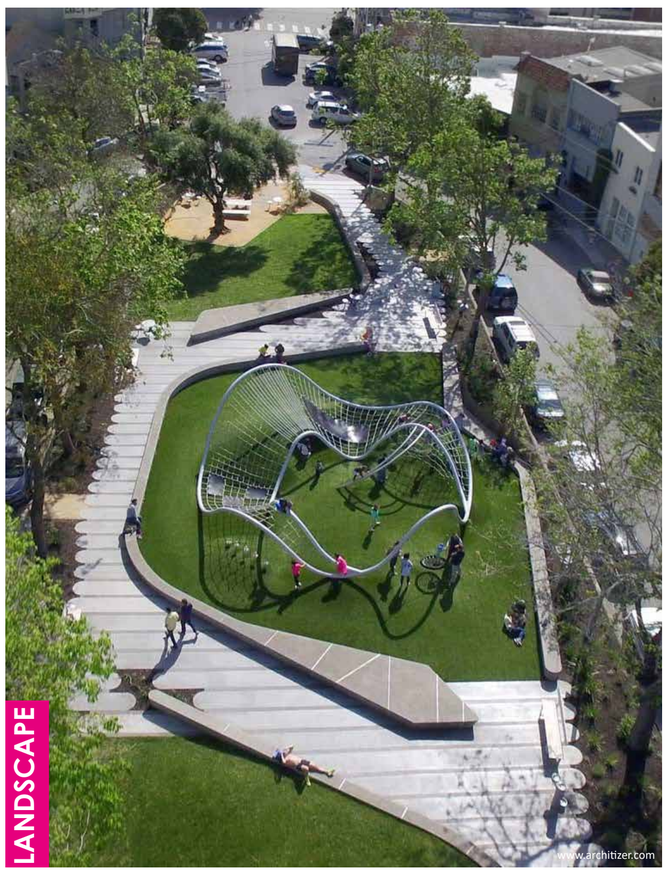
Massing and land use

Building retention

OPTION 3

Destination MAX

HALLSVILLE QUARTER | LONDON



SOUTH PARK | SAN FRANCISCO

OUTDOOR FURNITURE | NEW YORK

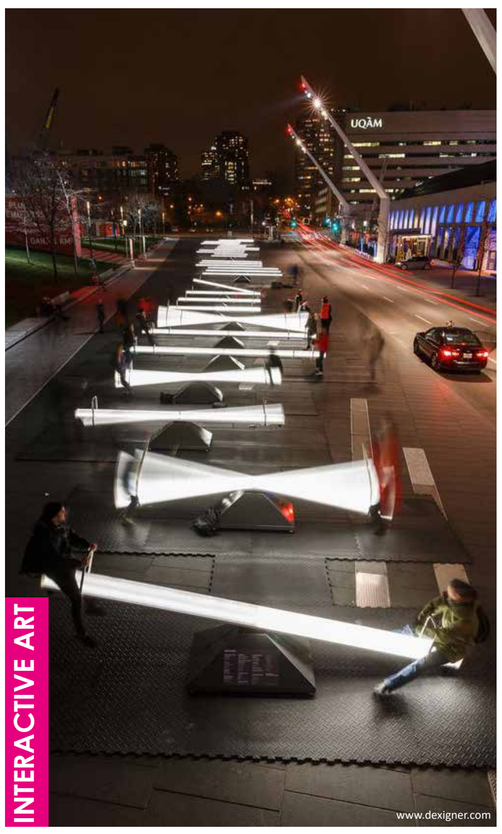
POP-UP CINEMA | PORTUGAL

ST NICHOLAS MARKET | BRISTOL

THE FIELDS | LOS ANGELES

LIVE / CULTURE

MUSEUM QUARTER | VIENNA



LUMIERE |LONDON

WE THE CURIOUS | BRISTOL

Risk Register – Key:

Likelihood Rating

It is unlikely that in many cases the probability of a risk occurring can be calculated in a statistically robust fashion as we do not have the data to do so. However, as an indicator, the likelihood is defined by the following probability of a risk occurring:

Likelihood	Probability
Highly Unlikely	1% to 25% chance in 5 years
Unlikely	26% to 50% chance in 5 years
Likely	51% to 75% chance in 5 years
Highly Likely	76% to 100% chance in 5 years

Risk Proximity

The score for risk proximity supports the Council in focusing on certain risks that may occur soon and ignore risks that will not occur in the near future. This enables risk management to be more efficient.

A number of between 1 and 4, where 1 means the risk is about to occur within the next 3 months and 4 means the risk is not likely to occur within the next year is provided.

Risk Proximity Score	Time scale
1	Occurring within the next 3 months
2	Occurring within the next 6 months
3	Occurring within the next 1 year
4	Unlikely to occur within 1 year

Financial Impact

The financial impact to the Council is an important consideration, however this should be viewed alongside the likelihood of the risk occurring and not assumed to be inevitable.

The scoring of the financial impact relates to the cost to the Council if that risk were to occur, however it should not relate to the cost of managing or mitigating the risk.

The financial impact is scored as highly likely it would be prudent for the Council to ensure that it has set aside an adequate financial provision. The financial impact is scored as follows:

Financial Impact Score	Time scale
£	£1 – £20,000
££	£20,0001 - £200,000
£££	£200,001 - £2,000,000
££££	£2,000,001 plus

Impact Rating
The following table provides the definitions which should be used when determining whether a risk would have a Low, Moderate, Major or Significant impact

	Low (1)	Moderate (2)	Major (3)	Significant (4)
Financial	Less than £20K	£20k or over and less than £200K	£200K or over and less than- £2MK	£2M plus
Service Provision	No effect	Slightly Reduced	Service Suspended Short Term / reduced	Service Suspended Long Term Statutory duties not delivered
Health & Safety	Sticking Plaster / first aider	Broken bones/illness Lost time, accident or occupational ill health	Loss of Life/Major illness – Major injury incl broken limbs/hospital admittance. Major ill health	Major loss of life/Large scale major illness
Morale		Some hostile relationship and minor non cooperation	Industrial action	Mass staff leaving/Unable to attract staff
Reputation	No media attention / minor letters	Adverse Local media Leader	Adverse National publicity	Remembered for years
Govt relations	One off single complaint	Poor Assessment(s)	Service taken over temporarily	Service taken over permanently

Central Winchester Regeneration Risk Register

Risk Number: 1			**Risk Owner: Project Executive**			
Risk Title: Failure to implement an appropriate delivery strategy for the CWR area as set out in the SPD						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Failure to develop appropriate delivery strategy Political instability	Failure to deliver comprehensive redevelopment of CWR Loss of trust in the Council abilities to deliver Reputational/political damage to the administration Damage to the local economy	Mitigate: 1) Maintain cross party political and community support to move the project forward 2) Continue to engage with key landowners, partners and stakeholders 3) Ensure aspirations of the SPD are met when developing designs and considering planning applications 4) Continue to monitor and adapt the project plan	Highly Unlikely	Significant	2	£££££
Immediate actions?		Target Date	Residual Risk Score			
			Likelihood	Impact		
Continue to work with JLL to develop appropriate delivery strategy		Autumn 2020	Highly Unlikely	Significant		

Risk Number: 1.2			**Risk Owner: Project Executive**			
Risk Title: Failure to secure external funding						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Lack of confidence in Winchester City Council in the market / with developers	As above	1) Continue to engage with key partners and stakeholders	Unlikely	Significant	3	£££££

National economic conditions Proposals not considered viable		2) Develop Winchester marketing approach targeted at inward investment 3) Ensure development proposals realistically assessed for viability				
Immediate actions?		Target Date	Residual Risk Score			
			Likelihood		Impact	
Continue to work with JLL to develop appropriate delivery strategy		Autumn 2020	Unlikely		Significant	

Risk Number: 1.3		**Risk Owner: Project Executive**				
Risk Title: Lack of cooperation from landowners						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
WCC cannot secure landowner support to deliver aspirations of the SPD	Failure to deliver cohesive redevelopment of CWR	Mitigate: 1) Continue to engage with key landowners and occupiers	Likely	Moderate	4	Unknown at this stage
Immediate actions?		Target Date	Residual Risk Score			
			Likelihood		Impact	
Implement stakeholder management plan Work with JLL to ensure stakeholders are appropriately engaged		Autumn 2020	Likely		Moderate	

Risk Number: 1.4	**Risk Owner: Project Executive**
Risk Title: Insufficient internal resources to manage work streams	

Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Insufficient resourcing in WCC project team Insufficient capacity and skills in other Council departments	Delay in project programme Errors occurring where there are gaps in knowledge / expertise	Mitigate: 1) Continue to closely monitor capacity within the project team 2) Seek external expertise where required 3) Continue to monitor and adapt the project plan, including resources component 4) Have clear milestones and priorities for the project team	Likely	Moderate	2/3	£-££

Immediate actions?	Target Date	Residual Risk Score	
		Likelihood	Impact
At the earliest opportunity, make other teams aware when their input will be required and for how long Regular monitoring meetings with HoP and Senior PM	Ongoing	Likely	Moderate

Risk Number: 1.5	**Risk Owner: Project Executive**
Risk Title: Perceived conflict of interest between Council as landowner and local planning authority	

Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Inconsistent or unpopular planning decisions Lack of transparency	Reputational damage Potential challenge	Mitigate: 1) When making decisions be clear on the capacity in which the Council is acting 2) Continue to act in an open and	Likely	Moderate	4	Unknown

		transparent manner where legally permitted 3) Adhere to approach laid out in the SPD distinguishing relationship between WCC and the LPA				
Immediate actions?		Target Date	Residual Risk Score			
			Likelihood		Impact	

Risk Number: 1.6		**Risk Owner: Project Executive**				
Risk Title: Development proposals arising from the SPD are not financially viable						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Insufficient testing of viability Market changes Unrealistic expectations for the scheme	Development cannot go ahead as set out in the SPD	Mitigate: 1) Undertaking high level testing of viability, engaging specialist consultants where required 2) Continuing engagement with WCC members and other key stakeholders 3) Develop ambitious, high quality and realistic development proposals with viability and funding considered at an early stage together with design	Likely	Significant	4	£££££
Immediate actions?		Target Date	Residual Risk Score			
			Likelihood		Impact	
Continue to work with JLL to develop appropriate proposals, testing viability and engaging other specialist consultants if and when necessary		Autumn 2020	Unlikely		Significant	

Risk Number: 2	**Risk Owner: Project Executive**

Risk Title: Lack of progress on bringing vacant buildings in to use – upper floors at Kings Walk, Coitbury House (refurbishment currently on hold) and Friarsgate MC

Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Postponement current refurbishment proposals to ensure a comprehensive final CWR scheme Ongoing negotiations around dilapidations Buildings in poor state of repair Lack of finance to carry out work Lack of market demand Lack of a comprehensive scheme proposal	Buildings remain in their current state and possible blight on CWR site Council continues to pay business rates and maintenance Reputational damage as buildings continue to remain unused Lack of options to receive income	Mitigate: 1) Continue to progress proposals for the CWR site with JLL 2) Pursue the dilapidations claim as a priority 3) Explore options to secure interim or short term tenants to bring activity to the area	Likely	Moderate	2	££-£££

Immediate actions?	Target Date	Residual Risk Score	
		Likelihood	Impact
Begin to soft market test and carry out feasibility studies around interim uses for the site.	March 2020	Unlikely	Moderate

Risk Number: 3	**Risk Owner: Project Executive**

Central Winchester Regeneration Risk Register

Risk Title: Failure to implement plans to improve the Lower High Street Re-paving and Broadway

Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Plans for the wider development of the CWR site and movement of the bus station result in a decision not implement concept design Failure to secure funding	Expectations raised by the work currently commissioned up to end of RIBA stage 2 could result in reputational damage	Mitigate: 1) Liaise with Highways Authority, JLL and Transport Planners	Unlikely	Moderate	2	£

Immediate actions?	Target Date	Residual Risk Score	
		Likelihood	Impact
Liaise with JLL and Transport Planners When appropriate explore funding opportunities	Ongoing	Highly Unlikely	Moderate

Risk Number: 4 | **Risk Owner: Project Executive**

Risk Title: Data collected is insufficient / unreliable and therefore of little value to potential developers

Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Unexpected environmental influences or	.	Mitigate:	Unlikely	Low	4	£££

failure of equipment	Potential financial loss to WCC and delay to the programme	1) Seek specialist expertise to help form appropriate recommendations for investigations 2) Continue to JLL as SPC, with regards to land value				
Immediate actions?		Target Date	Residual Risk Score			
			Likelihood		Impact	
Ensure expertise is in place throughout the set up and monitoring so any issues can be identified quickly and dealt with appropriately		Ongoing	Highly Unlikely		Low	

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Option 1

- Socially inclusive community space.
- Covered market, activity toys, walking routes, green areas, creative space.
- Good connectivity to university, not too houses heavy, option 3 provides better balance.
- Mixed use and the art and culture allows us to stand out more.
- Strong emphasis on creative and cultural opportunities to be encouraged, along with office/workshops for non-profit/social enterprises and start-ups. As part of mix use, residential should veer towards the affordable/social housing and avoid risk of it becoming trendy and expensive type housing.
- Elements of option 1 and 3 could work constructively together around the central theme od CREATIVITY as a driver of place making and distinctiveness. But beware of a hybrid becoming a 'chickening out' of a bold, distinctive plan that masks Winchester out as an exciting, contemporary destination.
- Work with existing cultural providers such as Hat Fair and the new Design Festival to test out/deliver creative meanwhile uses.
- The greenest building is the one that already exists (quote from govt. commission)
- Not appropriate images – no understanding of place.
- Winchester already iconic and with a 'grand' from its past, how will this advantage be used?
- Parallel study 'The vision for Winchester is commissioned'; how will these studies feed into each other.
- Some affordable creative spaces studios/retail small.
- Mixed use good. More retail to increase footfall.

Option 2

- I like the mix of housing, open space needs to meet needs of residents and those walking/cycling through.
- I don't see how you can create truly affordable housing here at a meaningful scale, especially if you want to make money?
- Concern that affordable housing becomes student accommodation (i.e second homes).
- 'Affordable' housing will not add anything to the high street.
- I worry that the lack of parking is incompatible with housing or a 'right-time economy' (all option).
- Look at Norwich not Central London.
- No understanding of Winchester in the SPP.
- Perhaps housing would be better constructed in the airspace above car parks? Middle Brook Street, St Peters etc.
- Shouldn't be a bus station on car park – use for redevelopment. Want to open up space – like demolition.
- Who does affordable media in Winchester?
- Why are these comparisons with Manhattan/Shanghai/London etc. (re: work/play) what is a ***** in comparison. **(Sentence unreadable)**
- Why a low density right in the city centre? Need to maximise.
- Have you considered the flood plain, i.e no housing at ground level.

- Do it plot by plot not comprehensive – richness. To suit the city not driven by profit.
- Homes all will create a dead area at night and not serve the needs of the city. The housing will not work as major resource.
- Social not 'affordable' housing. 80% of internet rent is not affordable. Beware of developer led build to rent.
- Too much non-public realm.
- The SPD talks **** streets – doesn't **********. What heights are we showing? **(Sentence unreadable)**
- Not on vibrant, dormitory feel 'a dead place' too much resi.
- This feels like a big wasted opportunity for such a central site – we need to use it for bold and distinctive place making rather than residential.
- Activation of ground floor in resi areas – café, local shops. 6 storeys is too high. Music places very much needed.
- Need P+R to support zero car parking – hotel and leisure etc. currently have to drive in if they stay overnight. Need genuinely affordable housing.
- Great living without the wider cultural and retail facilities is going to be a half baked cake.
- This option will create a dead space in the centre of the city.
- How are you going to consult on all 3 options.
- Reduce 'exclusivity' and increase 'inclusive' on high street. Excellent example is Godalming championed by Arthouseunlimited.org and also creating Meath Charitable Trust. Two high street units offering excellence in their presentation and purpose – shops and destination units in themselves against a backdrop of social, inclusion employment and skill development – could Winchester have its own version.
- Lack of retail in quarter still not become a lively area well incorporated into city centre.
- How does that embrace the culture of Winchester?

Option 3 – Destination Max

- Not Winchester option 3 example image.
- ********** **(Sentence unreadable)**
- Covered market not good pub realm or viable.
- What do you mean by public realm?
- Dense flats in big blocks not appropriate.
- Can we discuss a) density, b) sense of place.
- No 1 The Broadway as top of public realm.
- Very little would make me want to walk through.
- Could market 'booths' be in the centre of retail and cultural spaces rather than standing alone?
- We need the city to be a destination. In a trip advisor world these make us stand out.
- Demographics not ****** can't use stats to understand. **(Sentence unreadable)**
- Performance space = flexible for all types of music (and other performances) and other events – leave to other cultural and creative spaces/uses.
- Nothing for young people to do early afternoon – evening.
- Best option due to diversity of activities served. It is the city centre, so should be active with many and interesting possibilities.
- Option 3 better balance of housing and other uses. To ensure a vibrant space.

- What is happening about the meanwhile uses?
- Covered ********** - not so much. Flexible ********** for pop up stalls and temp markets. **(Sentence unreadable)**
- Do cultural markets work? I see many are closing but what are the factors?
- Nature of cultural offering hugely costly + Anglo Saxon heritage centre a very questionable concept due to lack of artifacts etc. too little retail.
- Please can focus be on new art/projects being made for/with people of Winchester. Not all history-focused.
- The future of vibrant city centres will depend on how strong the experience is and how much fun and interaction people have so this scheme is worth the investment.
- Compare Altrincham for market re-use.
- Arts and culture at core of development great. In terms of affordable housing, we should consider arts leaders as key workers alongside others.
- Music space + much more. Flexible space, raked seating (stonable)
- Two things that featured very large in OTP's public engagement **********. Economically the site must draw visitors in by trading on Winchester Heritage and culture and the areas of the site must be geographically dictated by opening up the walkways including a pocket park and riverside walk at the eastern end. If either of those things are forgotten, there will be wide spread public dismay. Also, the bus/coach station is surely a temporary problem. We should be thinking of the advantage of driverless electric vehicles both for private vehicles and deliveries to businesses.
- Please distinguish between 1. Covered market; stalls ********** possible for other uses outside market hours. 2. Indoor market (St Nicholson Bristol) fully enclosed, secured out of hours. Much more expensive to build and operate. **(Sentence unreadable)**
- Are you engaging with young people about this, including the 50% who don't go to university.
- Covered market – much needed – need to be huge. It would clean the high st of stalls, clean up the paving. A much nicer experience for stallholders and customers.
- What is your definition of 'making money'? option 1 would/could generate WCC revenue. Option 2 would/could generate WCC capital sum. Option 3 would/could generate greater secondary/tertiary social and economic benefits. Value is what needs to be measured.
- Winchester needs to tap into its cultural experience potential. There will be no denying that Winchester will keep pulling in people, we need to make sure that we have a mixed purpose venue that can be used all year round by everyone. Example – families + older people events in the daytime – younger and under 40 in evening + late night.
- Short term pain = Long term gain. Need ot think to future of generating income Winchester Cathedral is on the £10 out of all the cities we've been lucky enough to showcase Winchester vibrant history. Don't worry about the short term income generation it will come in the future.
- Museum/ cultural attraction must be included.
- 'Indoor' market. ********** example. **(Sentence unreadable)**
- Why are we debating a covered market again?
- Retail 'market stall' food + beverage 'Victoria' London. Landsec
- Affordable housing numbers must not be reduced.
- Missing from the scenarios is any kind of appraisal on how it will impact on other parts of the city, e.g. how likely will a cinema bring the closure of the existing cinema – and if so,

would that be okay? It cannot be assumed that everything is a simple addition to the city with no downsides.

- Could the 'plastic realm' perhaps include play spaces – e.g. play fountains with seating areas, areas that are skate-able. Could option 3 (or 1 or 2) have roof gardens? In other words, achieve many different things with the same space = max value.
- Could option 3 have a greater density with a bit more housing + workspaces so generating a stronger finance return? Include family/youth oriented culture + leisure options, flexibility = intergenerational houses.
- Barbican – Waitrose – Fixed stalls – Pop up user.
- Why are the layouts like they are? Where is the place making, they can become set in stone! We need an urban design frame work.
- The SPD was based on a clear methology that despite words is not being followed.

CWR Open Forum - Comments from the website 18 - 23 February		
Response ID	**Date**	**Comment**
ANON-9SMT-Y7CX-R	20/02/20	I think the covered market is essential in the new proposal. I would also like to see an archaeological museum to reflect Winchester's heritage. 250k doesn't seem much to ensure a comprehensive archaeological survey etc. Perhaps apply to English heritage for extra funds or some other body to help explore this more. It would be sacrilege to concrete over any foundations where there are important findings. I didn't see anything about the type of architectural style being proposed. I would like to think that we could harness the red brick and flint style of buildings that pepper Winchester. Bath has it absolutely right by following their traditional heritage of Bath stone. We need to follow their lead and create a Winchester style that is in future prevalent in all new buildings to to make the town gel. I would support getting rid of coitbury house. It's nothing special. For goodness sake buy the brooks centre and knock it down. Why ever the council didn't buy it when it came up in the last few years. Sack the people in the council who hadn't the vision to see this was a real opportunity for Winchester
ANON-9SMT-Y7C2-J	20/02/20	JLL has a strap line of Achieving Ambitions - they didn't at the open forum. Other than the welcome news that the archaeological survey is going out to tender (a 3 month process?), all we seemed to have, despite many power point slides, is a less good rehash of the SPD, and the excellent work of JTP. We do not need endless consultant reports, using up scarce resources which takes away funds for actually doing something on the ground. Most of us in the audience went through a rather exhausting of options with JTP, which produced a viable way forward seemingly. Why cannot the Council move forward, rather than sheltering behind endless consultant reports? Also, the chairing of the meeting was not what the audience expected - it was clumsy, did not offer much time for discussion, and seemingly will rely on a scanty amount of postits. Please, please can we not have some real action with joined-up thinking, or do we have to wait for the Local Plan Part 2 to point the way ahead.
ANON-9SMT-Y7C5-N	20/02/20	Whilst option 3 seems to do the most in terms of valuing Winchester's intrinsic value and unique selling point - a city full of heritage there seems to be no correlation between the options presented and your carbon neutrality action plan. You yourselves state that you wish to see the "creation of green open spaces, and the inclusion of green roofs and green corridors" in order to "contribute to the mitigation of and adaptation to climate change." . And you further state that in the future new schemes should be used "as an opportunity to deploy environmental technology and green design as exemplars in the market place and attract investment." None of the options seem to be creating these green corridors, and in fact the waterways which make Winchester so special appear to have been hidden. It is also worth noting that steel and concrete alone account for over 8% of carbon emissions globally. so surely if 'carbon neutral' developments are your priority it is essential the regeneration plan needs to include a proper assessment of the benefits of refurbishment.
ANON-9SMT-Y7C9-S	20/02/20	Destination Max would provide town centre interest for all and considerable scope for inclusive use. This would support the whole community and also bring trade to the town centre as everyone now just goes to larger cities to enjoy their covered markets, community projects, creative installations etc. The success of the hat fair would also be supported.
ANON-9SMT-Y7CZ-T	22/02/20	The Central Winchester Regeneration, and choosing a clear and bold direction of travel for it, is a one time only opportunity. Its location and its critical importance to creating a desirable destination to visit and to compete in a distinctive way with other places adds to the significance of this decision. It does feel that this decision is being made without a clear and ambitious place making vision for the city. However during every consultation across the last three years the following key drivers have risen to the surface: Creativity Young People and their retention in the City A desirable and distinctive destination to visit and stop over in as well as to live and work near. If these are indeed the key drivers then you must take the brave decision and go for option 3 - Destination Max. Yes it is the most challenging in investment return terms, particularly over the medium term - but long term it will pay you back in spades. It is the right long term decision for the future of Winchester and its young people including those yet to be born. Play to the Crowd.

ANON-9SMT-Y7C7-Q	22/02/20	I think the 'must haves' from the SPD are still right, and JLL has hit on the right 'city gaps'. In particular, the lack of an offering for children/families, teens and young adults in the city centre is very striking. Winchester lacks many of the facilities and services that you find for these cohorts in other small cities and market towns (including many far smaller than Winchester). CWR seems an ideal opportunity to redress this imbalance. In addition, Winchester doesn't really play to its key strength – its heritage. The Cathedral and Winchester College dominate, while many other interesting features of the city's heritage remain neglected. More could be made of the city's rich history (including by exposing some of the archaeological remains and artefacts in the CWR area) and this would enhance the city as a destination for tourists as well as a source of local pride and identity for residents. I believe there is a way to make the most of this heritage while at the same time bringing the city 'up to date' in terms of its cultural, leisure, retail and employment offer. Option 3 seems a good starting point for this. It contains many elements that people in Winchester have been asking for, for years, if not decades - e.g. a cinema that doesn't cost nearly £15 a ticket, a music venue / performance space - as well as some elements that play to the heritage of the area (e.g. the 'museum'/ history attraction and cultural centre). However, I can see that the residential element, in particular, will need to be enhanced to make the scheme viable from a developer's perspective (even if that developer is the City Council itself). I honestly don't think the CWR area is the place for affordable housing (if by that you mean social rent). The site isn't large enough to make a dent in the need for this type of housing (or, indeed, for 'extra care' or 'warden assisted' housing for the elderly). It would be better to be honest about why residential is part of this scheme - to make it viable - and then concentrate on offering lots of small 1 bed apartments that are suitable for first-time buyers, as well as some larger, high-end penthouse apartments that can command a higher price tag. Include a few live/work spaces that can be rented by local artists and creatives - perhaps one or two could be offered on a reduced rent for 'artists in residence' who commit to producing art/sculpture for Winchester's public spaces? On this basis, my overall suggestion would be to start with Option 3; extend some of the residential plots you have on your plan (e.g. C1, E1 and F1); create public spaces that encourage play (e.g. sculpture that can be climbed on or skated on, fountains that can be jumped in (like those in Granary Square near Kings Cross in London and many other places, including the New York square in the image you included), paths and seating areas with skateable elements alongside the river, etc); incorporate F&B outlets with outdoor seating opportunities linked to the public realm; use the roofscape - e.g. a public green-roof garden on top of one of the buildings, roof terraces for penthouse flats and a rooftop bar and terrace as part of the hotel (this creates additional public space and unique leisure opportunities that make the most of this site and its potential views over the city centre towards the cathedral - not all public space has to be at ground level). The heights of the office/workspace buildings should be slightly lower to allow for these views from the hotel, residential and cultural/leisure buildings. In other words, increase the density of Option 3 and make the most of the roofscape to generate more 'bang for the buck'. I do feel that the overall scheme should be assessed according to three dimensions in terms of its viability - its potential to generate a capital receipt to the developer (and the City Council, given it owns many of the buildings), its potential to generate some ongoing revenue to the City Council (from rent of its own buildings, rates, car parks etc), and its potential to generate wider economic and social benefits (including secondary and tertiary expenditure by those coming into the CWR area as a 'destination' and then doing other things). So more of a 'value for money' analysis than just a 'viability' assessment from a
ANON-9SMT-Y7CP-G	23/02/20	Is this an "online survey"...? It is merely a comments page. I was rather baffled by the Open Forum on Feb 17th - and more than a little weary of the seemingly never-ending CWR discussions. When "post-it" notes were presented at the interval I had had enough! Many of us spent an entire weekend a couple of years back discussing the CWR site with the JTP team after which the SPD was produced - which is now adopted policy. How much more can this site be discussed? I did feel that the JLL presentation disregarded the SPD somewhat - potentially excluding some of the key features of the SPD - and I hope this isn't a fast track to a lesser scheme. Culture and Heritage must remain at the core of the proposal and I did feel that this was being sidelined, which would be a huge error. Winchester's USP is its heritage, and this must be front and centre of any scheme in this part of the city.
ANON-9SMT-Y7CU-N	23/02/20	Social enterprises and start ups need office space that can be accessed on short term leases, including for just a few hours a week. This type of space is currently provided by the Incuhive/ Action Hampshire partnership in Staple Gardens. Some also need affordable kitchen space - ideally with direct access to customers, others need studio/ demonstration space.
ANON-9SMT-Y7CE-5	23/02/20	I think Winchester needs a vibrant arts/ artisan sector that will attract people from far and wide. We do not more bland high street shops and chain restaurants. We need to attract the independents and the innovative. We could also do with some space given over to food halls (see https://www.timeout.com/london/restaurants/londons-best-street-food-markets-and-food-halls , https://wales247.co.uk/a-new-6000-ft%C2%B2-street-food-venue-will-open-in-pembroke-dock-this-summer/ and https://www.ygegin.com/

ANON-9SMT-Y7CS-K	23/02/20	This 'consultation' period, lasting a mere five days after a meeting which those who work found it impossible to attend, is inadequate. Does the Council really want to hear the views of the public, and will they affect the current process in any material way? The consultation document is extraordinary. It criticises the SPD, which was formulated over two years with extensive public consultation and many cross-party committee meetings, and with the expert assistance of JTP. The SPD was formally adopted as WCC policy on 20th June 2018. The mix of uses, the opening up of the waterways, the shape of the proposed development, the preservation of existing buildings like Coitbury House, the old Antiques Market and Woolstaplers' Hall, were all agreed. Viability studies were conducted and desktop surveys were prepared and taken into account - such as the CWR Flood Risk Assessment [Wallingford HydroSolutions 2017], which the Environment Agency approved ("Opening up of watercourses is in accordance with EA policy and may enhance the amenity value"). The final SPD was informed by the joint HCC/WCC Winchester Movement Strategy. Meanwhile uses were actively being discussed, with three sub-committees nearing final decisions over revenue-achieving temporary/semi-permanent uses for the Bus Station, the Broadway and Coitbury House. We were well on the way to discussing delivery options. It was with this aspect of the regeneration of central Winchester that we considered a Strategic Development Adviser should be engaged. It now appears that we have gone backwards, with a wholesale (and no doubt expensive) revision of the SPD, a reassessment of priorities (omitting the opening up of the waterways in all three possible scenarios), the realignment of building 'plots' and uses and making use of land which isn't even part of the current land assembly. Why is this exercise happening? What purpose does it hope to achieve? Will we ever see the centre of our lovely, historic City brought to life with excellently designed and appropriate buildings, desirable homes, walkways/cycle routes along open waterways and a thriving economy arising out of an imaginative business and cultural offer?
ANON-9SMT-Y7CK-B	23/02/20	It would be great to bring Winchester up to date with some sort of meeting place/social hub for all generations within this plan. Food stalls, affordable retail space for independent/small businesses - something fun and vibrant. The high street is rapidly losing its charm :(
ANON-9SMT-Y7CA-1	23/02/20	This is a total farce and waste of taxpayers money. The SPD was agreed. The mixed use agreed. The opening up of waterways agreed. The opening up of archaeology agreed. The public spoke. These three plans bear no resemblance to what was agreed over a long consultation. Worse still nothing here refers to the Climate Emergency. Have you been in a time warp?
ANON-9SMT-Y7CD-4	23/02/20	The project needs more trees and green space to help combat global warming. The waterways should be opened up not least as a safety valve fir the main river. To stop flooding. There needs to be more art space too.
ANON-9SMT-Y7CR-J	23/02/20	More time would very useful
ANON-9SMT-Y7C4-M	23/02/20	We need to have green spaces and trees. It is not clear from the plans how the climate crisis is being addressed. In earlier plans the water ways were going to be exposed- these are a unique feature of Winchester and could bring nature into the heart of the city. Also there has been inadequate time for responses from the public.
ANON-9SMT-Y7CQ-H	23/02/20	What do u have planned with this with regards to the climate emergency? How will this project improve the local environment? Where are the green spaces for community use? What is the plan for the waterway?
Email	24/02/20	I object to the latest Silver Hill development plan, on the basis that there are no green spaces, no opening up of the waterways, no sign that WCC has factored in climate change/emergency - just as in the case of the new leisure centre at Bar End where, I understand, gas boilers are being installed rather than using renewable energy. Silver Hill must be a development for the 21st century and beyond, reflecting changing retail demands with online shopping, and with a strong a social/cultural/community hub. Surely the Council has learned a lesson from the architectural eyesore that is the Brooks Centre and the retail disaster it has been, totally devoid of vibrancy, ambience, character and local appeal. Surely the Council see from the success of the markets, independent shops, pop ups, etc that these are all far preferable to big characterless brands, many of which are struggling: Debenhams, John Lewis, M&S, etc. Winchester does NOT need another shopping centre, with people being encouraged to drive here - with that I include Park and Ride. That is an irresponsible, and anachronistic approach, especially as WCC has acknowledged the existence of a climate emergency. Unless public transport, the traffic and pollution problems are addressed first, Silver Hill will just be another predictable, out of date development. This is a huge opportunity for Winchester to do something brave, different and outstanding, reflecting the urgent need to fully embrace climate change. There are so many examples all over the country of beautiful town centres ruined over decades by appalling developments granted planning by local councils. WCC need to listen to the experts: master planners, environmentalists, independent architects and the people, not to developers or the political groups within the Council. Otherwise Silver Hill will just become another Brooks Centre.

Email	25/02/20	The CWR open forum last week was, in my opinion, a very poor attempt at participation with an audience of committed residents who had spent considerable time in the excellent participation exercises done by JTP, resulting at an agreed SDP. What we were given, again in my opinion,was a less good rehash by JLL of ground that had been rather thoroughly gone over several times before. The result was very little progress, except for the welcome news that the archaeology survey work has gone out to tender, and that the somewhat grandiose proposal for revamping Coitbury House has been shelved as being too expensive. And, thus, as often has been the case, no forward progress towards development has been achieved, after some 20-odd years. Is the Council shy about getting its feet wet, and starting some real work? Three suggestions for getting really started: 1. Clear weeds, scrub, unwanted trees along the Lower Brook - a volunteer work party supervised by the Wildlife Trust could do this for free. Then plant interesting trees to form a shady walk eventually along the Lower Brook (as shown in the SDP). Then, bite the bullet, and have the old decrepit Friarsgate Surgery demolished, and that section of the Lower Brook cleaned up and improved - helping flooding relief in times of need, too. 2. Actually get to work on improving and putting in pedestrian-friendly paving on the Broadway and Lower High Street, and linking up King Alfred's statue with the rest of the city. His grave may be lost, but that is no excuse for not treating his very visible statue properly. 3.Fulfill a promise made by the former Leader of the Council at the time of the completing the SDP, and that is to seriously consider a better location of the much used, much valued bus station. That is, I suggest yet again, on the site of the rather poorly refurbished Friarsgate car park. Why make people cross a busy Friarsgate to catch the bus, when they could have the bus station close to where they shop, and close to where any activity in the CWR would eventually be?

Introduction
CWR SPD

JLL

In all of our workstreams, we have had regard to the Central Winchester Regeneration Supplementary Planning Document, adopted June 2018. The policy is described in the box below and the nine key objectives of the SPD are adjacent:

POLICY WIN4 SILVER HILL MIXED USE SITE
Winchester District Local Plan Part 2 – Development Management and Site Allocations
Adopted April 2017

Development proposals for a comprehensive mixed-use development within the area known as Silver Hill as shown on the Policies Map, will be granted planning permission provided that detailed proposals accord with the Development Plan and demonstrate how proposals for all or parts of the site will accord with the following principles and achieve the form of development intended by this allocation as a whole:

(i) provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential, community/civic uses, and other town centre uses
(ii) proposals should include a high quality design response
(iii) respect the historic context, and make a positive contribution towards protecting and enhancing the local character and special heritage of the area and important historic views, especially those from St Giles Hill
(iv) enhance the public realm
(v) improve pedestrian and cycle access
(vi) provide a high quality landscape framework
(vii) include proposals which accommodate buses and coaches, improve conditions in the Broadway, and remove traffic from Silver Hill (except for servicing). Appropriate car parking should be provided and proposals should include any on or off-site mitigation measures identified through the Transport Assessment
(viii) include an archaeological assessment to define the extent and significance of any archaeological remains and reflect these in the proposals, as appropriate
(ix) include a Strategic Flood Risk Assessment, with suitable mitigation measures

1. Vibrant Mixed-Use Quarter
A new city quarter for Winchester offering a wide range of uses that will complement and not compete with the existing city quarters, further enhancing the city's retail and cultural/heritage offer. Consistent with the NPPF, which promotes competitive town centre environments that are locally distinctive; LPP2: WIN2: Town Centre and WIN4: Silver Hill, which requires an appropriate mix of uses that reinforce and complement the city centre.

2. Winchesterness
Local distinctiveness, in keeping with the historic context whilst providing for 21st Century needs of residents, workers and visitors. Drawing upon the rich heritage and culture that makes Winchester unique, and in line with NPPF requirements for local distinctiveness. Reference should be made to policies within the LPP2 including WIN3 – Views & Roofscape, DM15 – Local Distinctiveness, and DM27 – Development within the Conservation Area. The High Quality Places SPD provides detailed analysis and principles for development of the public realm and buildings within Winchester.

3. Exceptional Public Realm
A network of streets and spaces, which may seek to incorporate the reintroduction of water features to capture the spirit of the place and to reinforce the local street pattern, as well as performing their principal function which is to channel water effectively through the area especially in times of flood. The Public Realm Framework of this SPD outlines aspirations for the spatial network which aim to promote local trade through the delivery of spaces with activity and character. A high quality design response is expected, as outlined in LPP2 policy WIN4 and described in the High Quality Places SPD.

4. City Experience
Further enrich the distinctive brand of the city by creating a place of experience - offering retail, cultural/heritage, food, leisure and markets – as supported by national and local planning policies including the NPPF, LPP1: DS1 and WT1, LPP2: WIN4.

5. Sustainable Transport
A pedestrian and cycle friendly environment that encourages and promotes active travel, and reduces dependence on other modes of transport. A new bus hub that serves the city and supports more sustainable city-wide movement. Consistent with LPP1: CP10 which requires new development to be located and designed to reduce the need to travel, and for the local planning authority to seek to reduce demands on the transport network.

6. Incremental Delivery
A flexible framework of streets and spaces that enables and supports phased delivery, reducing risk and capturing variety. Within phased development implementation, there needs to be a consistent and coordinated approach to delivery of the public realm, following the guidance contained in this SPD. The creative use of land and buildings for meanwhile opportunities is promoted. Ensuring viability and deliverability of the development and uses coming forward, in line with NPPF.

7. Housing for All
Increase the city centre's residential capacity by providing a diverse range of housing typologies and affordabilities, including those suitable for the young and the elderly where possible and catering for a full spectrum of the community, consistent with the requirements of the NPPF and LPP1 policies CP1, CP2, CP3, and DM2.h NPPF.

8. Community
The development process should build on the community engagement undertaken to date, harnessing the enthusiasm and creativity of the community and ensuring that people of all ages and backgrounds are well represented, as required by NPPF, Local Plan and the Winchester District Statement of Community Involvement (January 2007).

9. Climate Change and Sustainability
New development should be designed to be resilient to the impacts of climate change, particularly flooding in this location, and to minimise its impact on climate change. High standards of sustainability should be achieved in accordance with LPP1 policy CP11, incorporating measures to minimise energy and water use, generate and store renewable energy.

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