

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 of 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.