

Introduction

CWR SPD



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: WTN2: Town Centre and WTN4: 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 WTN3 – 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 WTN4 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: WTN4.

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.