

Winchester District Local Plan Examination 2025

Matters, Issues and Questions

Hearing Statement from City of Winchester Trust  
(Reference Number BHLF-AQTS-326P-4)

April 2025

Matter 6: Winchester Site allocations

**Policy W7 Central Winchester Area Regeneration**

The City of Winchester Trust's Response to Question 1

QUESTION 1 states

Would part of this site allocation be carried forward from the extant Plan or would it include a new allocation? In either case would the Plan make this clear.

A Supplementary Planning Document (SPD) for the Central Winchester Regeneration was adopted by the Council in June 2018. The SPD set out a Vision, Objectives and Planning and Urban Design Framework for the future development of the Central Winchester Regeneration Area (para 1.1.1). The SPD does not include a masterplan.

Jigsaw, a consortium, were appointed by Winchester City Council in March 2023 to carry out the regeneration and development of the Central Winchester Area.

Jigsaw submitted a Development Delivery Plan (DDP) to Council's Cabinet on 10 March 2025 which was approved.

The 194 page DDP sets out the project stages for the regeneration programme.

An indicative programme on page 8 shows that a masterplan is going to be prepared during the course of this year (2025).

Section 10 on Planning and Delivery shows on page 190, two indicative phases of development. Phase A is the Kings Walk Block bounded by Middle Brook Street, Silver Hill, Tanner Street and Friarsgate. Phase B covers the bus station, Coitbury House and the site of the former Friarsgate Medical Centre.

The area of these two phases represent a much reduced area for regeneration and development than the regeneration area shown bounded by a red line on page 8 of the adopted SPD.

Policy W7 needs to be amended to accord with the changes being proposed in the approved Development Delivery Plan.

## **Policy W8 Station Approach Regeneration Area**

The City of Winchester Trust's Response to Questions 4 and 5

### **Question 4**

Question 4 states: Would the policy ensure appropriate co-ordination to manage movement, particularly trains, buses, pedestrians and cyclists to connect key locations in the town centre, in accordance with the Winchester Movement Strategy, given its potential role in reduction of transport emissions in the District helping to reach the target of net zero emissions by 2030?

The Trust's response to the Regulation 19 consultation referred to the omission of buses in the policy. The policy therefore needs to be amended to include provision for them and this mode of travel and to require adequate space near the station for buses from within Winchester and from the surrounding settlements to stop and collect and deposit passengers.

This question refers to the policy ensuring appropriate co-ordination to manage movement. The Trust believes appropriate co-ordination requires a whole of Winchester approach, which would be achieved if the Winchester Movement Strategy is developed. As this is relevant to other developments in Winchester and will help in the reduction in car use and the adoption of more sustainable travel modes, the requirement for the Movement Strategy to be progressed into a plan should be included in one of Winchester policies in the Local Plan; SP D2, Design Principles for Winchester Town would be an appropriate one.

### **Question 5**

Question 5 states: Paragraph 12.90 sets out requirements for a masterplan. Are those adequately reflected in policy and if not would the policy be effective?

In June 2023 Winchester City Council adopted a document describing the use and content of concept master plans which is part of the evidence base. The policy and supporting text would be clearer when referring to a master plan if this is to follow the provisions of the June 2023 document.