

Consultation comments on Policy W7 – Central Winchester Regeneration

- Support - 4
- Neither support of object - 9
- Object - 14

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of Policy W7 – Central Winchester Regeneration		
Respondent number	Comment	Officer comment
ANON-KSAR-NKBD-G	Prioritise the river and planting trees	Points noted.
ANON-KSAR-N8GG-5 ANON-KSAR-N8GG-5	W7 Central Winchester Regeneration ("Saxongate" etc) is essential : (1) Ensure CUSTOMERS including TOURISTS have Transport drop-off points to QUICKLY reach the Winchester Retail sites that feed people and that are a major Winchester City Council money-earner. Ensure TOURISTS drop-off points can QUICKLY reach Winchester Heritage Tourist Sites like Cathedral and Christmas Market and Timber-Framed wood-beam Historic buildings - including some of the oldest Pubs/Taverns in England ("Eclipse Inn" is aid to be Haunted !). (2) Ensure W7 "Central Winchester Regeneration" ("Saxongate") ENHANCES attracting TOURIST and Resident Customers to Winchester's Historic Heritage Town Centre - Development needs to ENHANCE Hampshire's Historic Heritage centres in Appearance and in Style and in quality, and must not overshadow the Historic "Guildhall" and other Historic Heritage sites.	Points noted. These are all matters that will need to be addressed as part of the planning application process. Recommended Response: No change.

	(3) Needs the RIGHT Retail stores to ATTRACT Customers - usually selling products etc that Customers cannot find in Southampton "Westkey Plaza" and cannot find in Basingstoke "Festival Place" and etc.	
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Comments which neither support nor object to Policy W7 – Central Winchester Regeneration		
Respondent number	Comment	Officer comment
ANON-KSAR-NKYP-K	<p>Note that the old Antiques Market – rather than Woolstapler's Hall – is now known as The Nutshell.</p> <p>We would like to reiterate the importance of ensuring that the development of this site provides for leisure and heritage uses as well as housing.</p>	<p>Paragraph 12.56 has already noted this point. Recommended Response: No change</p> <p>Criteria iii has reflected this point. Recommended Response: No change</p>
ANON-KSAR-N8E7-K	<p>This area is critical to the future of the city of Winchester. It needs to be very carefully designed and needs to include mixed uses which will bring life into the city centre outside of shopping/restaurant hours. It provides an opportunity to locate national retailers in the new development which in turn provides opportunities for small individual businesses to be located on the high street bringing in more character to this important historical thoroughfare. The introduction of Tesco, Starbucks etc to the high street has lowered the character. This new development provides the opportunity to repair the high street and enhance its attractiveness to locals and tourists alike.</p>	<p>Agree – the site does need to be carefully planned as it is a key regeneration site in the city centre. Recommended Response: No change</p>
ANON-KSAR-NKJ6-A	<p>I support the development of the area as outlined in the SPD but this policy needs clarification and strengthening:</p> <p>ii. There is no masterplan for the whole site/area. Who will be responsible for generating</p>	<p>The city council has announced a developer partner for the site (Jigsaw Consortium). They will</p>

	<p>one and when? Following on from the SPD the generation of a masterplan/detailed urban design Framework was identified as the next step but has never happened. Clarification is essential.</p> <p>x. The SPD identified the Broadway as a hugely important public space with immense potential to contribute to the overall improvement of the city - something that has been reiterated in subsequent engagement. This policy needs to respond to the Vision for this area with vigour; it is fundamental to the regeneration of the overall site and any development needs to ensure that funding is made available to realise the Vision, and that effective partnership working is put in place to ensure this.</p> <p>Plans were being considered in 2018 to bring forward plans for the Broadway and as has been the case in other areas improvement of this important part of the public realm could have helped kick start the regeneration. I should still be seen as a priority and its importance needs to be highlighted.</p>	<p>be engaging with local residents and businesses to develop plans for the site which will be subject of public engagement. Jigsaw Consortium is committed to working closely with local people and businesses in Winchester throughout the life span of the project, bringing both social and economic value to the area. Recommended Response: No change</p>
<p>ANON-KSAR-N85J-P</p>	<p>Policy W7 lists the Winchester Central Regeneration Area as a new allocation, however at the Table under paragraph 12.4 it is acknowledged that this is a revised carried forward allocation (Silver Hill) from the Local Plan Review (adopted 2006) and as such Bloor consider that this should be included within the total numbers of dwellings carried forward on existing allocations.</p> <p>Further, Bloor support a brownfield first approach however raise concerns over the delivery of this site towards the start of the plan period as required under the prioritisation of brownfield sites as WCC has been trying to deliver this site for a significant time and as such it is possible for there to be unforeseen circumstances which cause further delay. In addition, as the site is a brownfield site it is not expected to deliver the same level of affordable housing as greenfield sites. Given the priority is to deliver affordable housing, there is a disconnect between the reliance placed on brownfield sites, including those that have not delivered any housing to date and greenfield sites that are more readily delivered and can provide higher levels of affordable housing.</p>	<p>Paragraph 12.56 already makes it clear that CWR is an existing Local Plan allocation that has been carried forward and updated as necessary. Recommended Response: No change.</p> <p>The city council has announced a developer partner for the site (Jigsaw Consortium). Now that a developer partner has been announced the phasing of the site in the Local Plan has been updated to take into account when this site will come forward for development. The site will need to demonstrate that it can deliver the same amount of</p>

	Further analysis of the above points is set out within the submitted (emailed) representations titled 'Manor Parks Regulation 18 Representations' and accompanying appendices.	affordable housing as any of site. Recommended Response: No change.
BHLF-KSAR-N8BQ-A Historic England	<p>We know that the historic environment is being considered by the proposed policy; however, we suggest also mentioning explicitly the Winchester Conservation Area and its heritage assets.</p> <p>Full doc in SP for mark ups -</p> <p>v. The proposals respect the historic context, and make a positive contribution towards protecting and enhancing the local character and appearance of Winchester Conservation Area and the significance of its heritage assets special heritage of the area and important historic views, especially those from St Giles Hill;</p> <p>xi. The proposals include an archaeological assessment to define the extent and significance of any archaeological remains and reflect these in the proposals, as appropriate;</p>	Point noted. Recommended Response: Change criteria v as follows: . The proposals respect the historic context, and make a positive contribution towards protecting and enhancing the local character and appearance of Winchester Conservation Area and the significance of its heritage assets special heritage of the area and important historic views, especially those from St Giles Hill;
BHLF-KSAR-N86Z-7	<p>NHS Hampshire and Isle of Wight ICB - Primary Care Response</p> <p>The GP surgeries that serve these potential sites are currently over subscribed by 10,900 patients of October 2022. The additional dwellings from the local plan will add a further 11,100 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 888 m2</p> <p>The ICB has invested significant revenue and capital funding from its limited budget into</p>	Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has

<p>the Winchester City practices to enable them to grow their infrastructure to meet local need.</p> <p>St Clements Surgery is being supported by the ICB to build new premises through a third party developer, which the ICB will fund through the rental reimbursement of the lease upon completion. This will provide 1003m2 of General Medical Services space, an increase of 283m2, and 78m2 of new Winchester City Primary Care Network General Medical Services space, in order to grow local primary care services to meet current demand, and up to 2,300 of additional population. This is based on the currently adopted Local Plan. Further capacity will be required to meet a significantly expanding population should the SHELAA sites be agreed and potentially developed.</p> <p>St Paul's Surgery have been supported in 2022/23 through an NHS Improvement Grant, to complete Phase 3/3 of their expansion plans, enabling the practice to create three new treatment rooms. Previous phases, some of which have been self funded, has enabled the Surgery to add three additional consultation rooms and a new waiting room. These capital investments have enabled the practice to grow with their increasing patient list, in line with the currently adopted Local Plan. Further capacity will be required to meet a significantly expanding population should the SHELAA sites be agreed and potentially developed.</p> <p>Friarsgate Surgery moved to purpose-built leased accommodation in 2009, which included additional space for the practice to grow into to meet additional housing development, including the multiple phasings of Barton Farm. Further capacity will be required to meet a significantly expanding population should the SHELAA sites be agreed and potentially developed.</p> <p>The three Winchester surgeries and PCN have been clear with the ICB that it does not feel able to absorb any further increases in population due to agreed development without significant further investment in primary care infrastructure. We are pleased to note: Ref policy W10: "Plans are being developed to improve health care provision in the wider area"</p> <p>Ref Policy W11: "The planning authority will permit the development and redevelopment of land within and adjoining the University of Winchester and Royal Hampshire County Hospital, as shown on the Policies Map, for development to consolidate, expand and improve academic provision, health care, student housing and residential development"</p>	<p>been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements.</p> <p>Recommended Response: No Change.</p>
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	<p>“Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements: Nature & Phasing of Development</p> <ul style="list-style-type: none"> i. A masterplan establishing a development strategy for the provision of improved health, education, student housing and residential development within the area ii. Priority should be given to retaining and improving academic and health provision, and providing student housing. Subject to these being adequately catered for, residential development or other appropriate uses will be permitted on suitable surplus land or buildings;” <p>Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in the following policies W1,2,3,4,7,8 and 9 to inform potential developers of the requirement for these impacts to be mitigated.</p>	
<p>BHLF-KSAR-N86T-1 Hampshire County Council (Transport)</p>	<p>Policy W7 – Mixed use development including 300 homes, retail, residential, leisure, and other town centre uses within the Central Winchester Regeneration Area This city centre site is a highly accessible location easily walkable to the High Street and retail core of the city centre and well served by bus services. The very accessible location should mean the site should have no or low on-site car parking provision (e.g. limited blue badge provision). To enable low car ownership lifestyles the provision of shared mobility schemes as part of the development should be provided. The layout of the development should be designed around encouraging active travel access and permeability. Shared space solutions or corridors with no vehicular access should be designed in which connect with existing footpaths and cycle links.</p>	<p>Agree which is main the reason why Regulation 18 LP has not included car parking standards. As part of the design process, developers will need to demonstrate that they have considered this key issue and they meet the requirements of Policy T1 and Policy T2. The points in relation to the layout of the development are covered by Policy D1. In view of this it is important to read the Local Plan as whole as sustainable and active travel and design issues are dealt with in a separate topic. In terms of blue badge provision, this is a very specific issue that can be dealt with as</p>

	<p>The initial masterplanning for the site envisages redevelopment of the current bus station site. It would be important that alternative on-street bus stand provision is designed to provide a high-quality environment for bus passengers. This should incorporate real time information and sufficient space to protect waiting bus passengers from wet and windy weather, as well as level boarding kerbs. Any provision of kerbside space for buses needs to include sufficient lay by space for bus layover. As part of future-proofing and de-carbonising bus travel, opportunities for electric bus charging will need to be considered. These could include opportunity charging through pads built into the road surface. The current bus station includes driver welfare facilities, so within the development, a like for like provision needs to be made close to the new bus stands.</p> <p>Any new retail space will need to have secure cycle parking for staff and customers incorporated into plans, as well as showers and lockers, to encourage cycling by staff to/from the site. The masterplanning stage should ensure exemplary facilities are provided to support sustainable travel.</p>	<p>part of the design process. As part of the design process, an applicant will be required to prepare and submit a Design and Access Statement that will have needed to consider and take into account all users' needs irrespective of gender, age or disability.</p> <p>This is a key issue that will need to be addressed as part of the planning application process with engagement with Stagecoach and HCC Highways. Recommended Response: No change.</p> <p>In terms of cycle storage, battery charging facilities for e-bikes this is all addressed under Policy T2.</p> <p>Recommended Response: No change.</p>
<p>BHLF-KSAR-N86M-T Hampshire</p>	<p>300 dwellings could generate up to 90 primary age pupils and 63 secondary. However, that depends on the type of housing proposed with flats, for example, unlikely to generate as many. The catchment schools serving this site are St Bede CE Primary and Westgate All through School. These schools are under pressure, so depending on the type of dwellings</p>	<p>Point noted. Recommended Response: Add new criteria. 'The proposals considers and addresses the need for</p>

County Council (Schools)	proposed, further consideration would be needed as to the mitigation for the educational impact of this development.	education provision (Primary and Secondary) to meet the needs of the development’.
BHLF-KSAR-N863-Z	The Council has also include two large sites within the urban area: Station Approach (Policy W8) and Central Winchester Regeneration Area, which are assumed to deliver 250 and 300 new homes, respectively. Persimmon welcomes the positive approach to the regeneration of brownfield sites within exiting urban areas, but would caution the Council about being overly optimistic regarding the site’s capacity and the ease of overcoming the planning and land constraints associated with bringing these regeneration sites forward (i.e. remediation, existing uses etc.). The delivery challenges that have been experienced in relation to the Station Hill site and Silver Hill are notable examples of where proposed development has failed to come forward in line with the Council’s delivery expectations.	Points noted. The phasing of these sites has reflected the information that has been given in the response to the Site Deliverability Assessment. Recommended Response: No change.

Comments which object to Policy W7 – Central Winchester Regeneration		
Respondent number	Comment	Officer comment
ANON-KSAR-NKUQ-G	This regeneration provides a unique opportunity for very limited development but instead to allow for green space providing a green corridor through the city which would connect existing green areas and provide a lung for the city. Visitors would be bowled over by the beauty and ambition of Winchester in this regard.	Points noted. This is a key regeneration site in the city centre and whilst there are no plans to create a green space as the North Walls recreation ground provides this space for local residents and visitors to enjoy, proposals for the site will need to come forward with a high quality multi-functional green and blue infrastructure (criteria vii) and improvements to the public realm (criteria vi). Recommended Response: No change.

ANON-KSAR-NKGQ-2	I am concerned that the character of Winchester as an English country town/city could be destroyed by inappropriate development and arterial roads. Central Durham, for example, has been decimated.	See above response. Recommended Response: No change.
ANON-KSAR-NKN8-G	Area would be better spent on regenerating retail and business, with an upgraded bus depot.	Points notes. These are all important matters that can be investigated as part of the redevelopment of this site. Some of this work has already been undertaken when the SPD was adopted by the Council. Recommended Response: No change.
ANON-KSAR-NKA4-Y	<p>Para ii) of Policy W7 Central Winchester Regeneration (page 359 of the draft plan) requires that, in order to receive planning permission, “the proposals relate to the whole of the allocated site or if less, do not in any way prejudice the implementation of the masterplan for the whole of the site”.</p> <p>I believe that this unsound because at the time the draft plan is being consulted upon, there is no masterplan for the whole of the site. There may be ideas and aspirations, but no clearly discernible masterplan.</p>	Points noted. However, the wording of criteria ii has been included for all of the large strategic site allocations. This is to ensure that they are dealt with in a comprehensive manner. As there are sound planning reasons for including this wording in this policy the inclusion of this criteria would not make the LP unsound. Recommended Response: No change.
ANON-KSAR-NKYT-Q	<p>All residential development here should be for social housing, with no car parking provision. This would help to ease the problems encountered by staff working in the hospitality centres or small 'convenience stores & supermarkets', so essential for a 'vibrant' city centre, who cannot afford to buy close to their work environment and have difficulty as public transport is rarely available early in the morning or late evening, when they start/finish shift work.</p> <p>Ideally the residential elements will be re-purposed rather than new build, as dwellings above shops or other buildings which are vacant or could be re-purposed at ground-floor level for small work/studio spaces or galleries/arts/crafts for display/sale.</p>	It is important to read the LP as a whole as this development proposal would need to be in accordance with the policy in the Homes for All topic on affordable housing. In terms of whether or not the residential development would be market, social housing or built and let by the city council this is a matter that would need to out of planning application process working with the council’s developer partner.

	<p>Other buildings within the area should be re-purposed rather than demolished with an 'eco-wrap' to ensure they comply with the highest standards of insulation & heating, to mitigate against the effects of climate-change. Large buildings, such as The Brooks should be re-purposed to include community/entertainment spaces, an indoor market, not only for food, but also for arts/crafts & other local goods & produce for sale daily. It would be good to include the now empty Debenhams store, for re-purposing, as has been done by Kendall council for their former Debenhams, now a 'hub' for a vibrant and locally based economy.</p> <p>Providing a range of small-scale establishments, as benefits what was once a thriving market town in an historic city, to provide 'stuff to do rather than only stuff to shop', which fits with the latest evidence from the Ordinance Survey/BBC report on the changing High St - less retail, more eating and drink establishments, beauty parlours and other services which cannot be done on-line, would also be appropriate for students, now increasing as Winchester has become an established University town. The large open space which was the Bus Station could be used for an open market as well as for open-air performances and events. The tarmac should be removed and permeable surfaces installed here as well as in the Broadway itself, ending with a 'park' around King Alfred's statue. Once the market stalls along the High St and Middle Brook St have been moved to new locations inside/outside as suggested, then access for pedestrians in particular will be improved. I would urge that cyclists are not permitted to 'share' pedestrian space in areas such as these which are narrow, especially as other routes for cyclists to cross or circumvent the city centre are available.</p> <p>Hopefully Winchester city centre will be car free before too long. I</p>	<p>Points noted but these are matters that will come out of the engagement and further work on the site as often it is not possible to repurpose buildings on a site. The Debenhams store is not located within the area of land that is covered by Policy W7.</p> <p>The need and demand for future retail and employment spaces are covered in the updated Retail and Town centre studies. As part of the design workshops that were used to help inform the content of the High Quality well-designed places and living well topic the Broadway was identified as a key opportunity area.</p> <p>Whilst these points are noted, making Winchester car free is unfortunately, beyond the</p>
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	<p>suggest that to ensure 'green corridors' and biodiversity across this predominantly built environment and to mirror the blue/green proposals to reveal some of the myriad of waterways which lie under the historic centre, all of the small open-air tarmac car parks dotted around the city centre, are transformed by lifting the tarmac and turning them all into small local parks, lined with trees and with verges/hedges marking their boundaries.</p>	<p>remit of the Local Plan. The Winchester Movement Strategy and the work to look at car parking usage and the need for an additional P&R at the SJM Barracks are all an integral component of this. Recommended Response: No change.</p>
<p>ANON-KSAR-NKJV-A</p>	<p>The Central Winchester Regeneration Area is an existing Local Plan allocation (WIN4) that is proposed to be carried forward. It is noted that this site was also allocated prior to the current Local Plan as Policy W.2 – Broadway/Friarsgate (Silver Hill) within the Local Plan Review (adopted 2006). It has still not been delivered. As a brownfield site it is not expected to deliver the same level of affordable housing as greenfield sites. Given the priority is to deliver affordable housing, there is a disconnect between the reliance placed on brownfield sites, including those that have not delivered any housing to date and greenfield sites that are more readily delivered and can provide higher levels of affordable housing. Consequently, the draft strategy needs to be altered so that there is a better balance between greenfield and brownfield.</p> <p>There are opportunities for growth beyond Winchester Town on sites such as Mill Lane, Wickham, which are not constrained, and which could readily be brought forward during the plan period. Furthermore, Land at Mill Lane, Wickham scores better than the Central Winchester Regeneration Area from a sustainability perspective within the Regulation 18 Integrated Impact Assessment Report (published October 2022).</p>	<p>The city council has announced a developer partner for the site (Jigsaw Consortium). Now that a developer partner has been announced the phasing of the site in the Local Plan has been updated to take into account when this site will come forward for development. The site will need to demonstrate that it can deliver the same amount of affordable housing as any of site. Recommended Response: No change.</p> <p>This is a site specific comment about an alternative site that is being promoted through the LP process rather than a specific comment against Policy W7 which is a key regeneration site that the city council is taking forward with a developers partner. Recommended Response: No change.</p>
<p>ANON-KSAR-N8NY-X</p>	<p>The last major redevelopment in Winchester (the Brooks Centre) was not a success. I think it likely that the proposed Central</p>	<p>CWR is a key regeneration site in the centre of Winchester that is being taken forward by the</p>

	<p>Winchester Regeneration plan will suffer the same fate. It would be better to undertake smaller and less ambitious projects.</p>	<p>city council. The policy has been carefully worded and there will be public engagement in order to ensure that the scheme delivers a well designed and inclusive place. Recommended Response: No change.</p>
<p>ANON-KSAR-NK2C-Y Southern Water Link here</p>	<p>We have made an initial assessment of this site and ascertained that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.</p> <p>Proposed amendment</p> <p>Accordingly, we propose the following additional criterion for Policy W7:</p> <p>Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</p>	<p>Point noted. Recommended Response: Include the following as an additional criteria to Policy W7: The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</p>
<p>ANON-KSAR-N8GA-Y</p>	<p>Please see the introductory comments to T1</p> <p>Suggested revised text. We will send a tracked changes version which will highlight the changes we are suggesting:</p> <p>vii. The proposals improve pedestrian and cycle access so that there is good safe direct access from all areas of the city, and that all detours caused by traffic circulation systems are circumvented; Within the 4.5 hectare area at least 0.55 mls of safe dedicated</p>	<p>Points noted. However, these are very specific measurements that no justification has been given to the inclusion of these figures in criteria vii. It is important to read the Local Plan as whole as sustainable and active travel is dealt with in a separate topic. This is a very specific issue that can be dealt with as part of the design process. As part of the design process, an applicant will be required to prepare and submit</p>

	<p>infrastructure should be provided for each of cycling /disability scooters, and walking.</p> <p>ix. The proposals make the provision for buses and coaches in a way that enables all bus services in the town and district to serve both central Winchester and the railway station with good passenger facilities at the boarding points and that enables full public transport connectivity for all services. Provision for coaches should include high quality passenger information and boarding facilities.</p>	<p>a Design and Access Statement that will have needed to consider and take into account all users' needs irrespective of gender, age or disability.</p> <p>This is considered to be overly perspective wording for inclusion in Policy W7. Discussions regarding the bus station will involve Stagecoach and HCC Highways who are considered to be best placed to advise on this matter. Recommended Response: No change.</p>
<p>ANON-KSAR-NKQN-9</p>	<p>Point (vii) is much too vague and weak. Change to:</p> <p>“(vii) The proposals improve both pedestrian and cycle access by increasing permeability of the city centre for cycling and walking, integrating into the network defined by the Winchester City LCWIP and Movement Strategy. The provision of direct, convenient, safe cycling and walking routes must be given priority over the desire to maximise building footprints.”</p>	<p>This is considered to be overly perspective wording for inclusion in Policy W7. It is important to read the LP as whole as matters such a cycling and walking are dealt with in other LP policies. As part of the design process it will necessary to demonstrate that the needs of pedestrian and cyclists have been taken onto account. Recommended Response: No change.</p>
<p>ANON-KSAR-N8V5-2</p>	<p>iv. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and public realm;</p> <p>-There is no mention of eco standards eg Passivhaus You need to add a policy about future proofing and eco standards. The bus station site has been an open public space for generations. you need to add a policy about retaining public open space in the area as it is in the vision and objectives.</p> <p>I object to the bus station being relocated because the train station is too far away and up a hill which is not convenient for people. it</p>	<p>It is important that the LP is read as whole. Policy CN3 deals with energy efficiency standards (which includes LETI energy efficiency standards). The design process (Policy D1) and the criteria in Policy W7 will address the need for public realm and muti-functional green and blue infrastructure. Recommended Response: No change.</p> <p>There are no further details at this stage in terms on the proposals for the bus station. As part of</p>

	would be better to keep the open space and improve the facilities at the bus station where it is now. It is near the shops and attractions, a level walk and a hub. it could be great with the addition of a cafe and waiting room a real asset in the heart of the city. It demonstrates that public transport is considered important and central to the vision. Moving it to the outskirts is a bad move.	the design process any proposals to relocate the bus depot will be fully consulted on as part of the design and development of the site. Recommended Response: No change.
BHLF-KSAR-N8BD-W	The site plan should be annotated to explain the areas in green and brown. The allocation confirms that planning applications should demonstrate compliance with the Supplementary Planning Document adopted in June 2018. It makes no reference to the need to prepare a masterplan, which the Trust believes is essential, or to comply with the content of the Movement Strategy and arrangements for buses and a bus hub/bus station in the city centre. Progressing the Movement Strategy becomes increasingly urgent. The Local Plan should advocate the creation of new public buildings, or conversion of existing buildings, such as Woolstaplers Hall, that will attract visitors, for example a Museum for the English Language, that has been promoted for a number of years. The CWR SPD refers at paragraph 3.7.12: “The Woolstaplers Hall could support...a larger cultural or heritage venue.” This is included in the Trust’s 2018 A vision for Winchester (vision 13 - A new museum is built that displays the role of Winchester in English Anglo Saxon history and development of the English language).	The site plan that was included in the Reg 18 LP is intended to designate the area of land that would be allocated for development on the Policies Map under Policy W7. The design process, which will involve community and stakeholder engagement, will include further maps/diagrams on how the existing area works and what areas of land can be redeveloped (constraints and opportunities). Unlike the other strategic allocations a considerable amount of work went into producing the SPD and this work will need to worked up in further detail including an analysis of the existing buildings on the site. Recommended Response: No change.
BHLF-KSAR-N8BE-X Environment Agency	See SP for colours Comments Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information	Further work has been undertaken with the support of the EA and HCC as the Lead Flood Authority on preparing a Stage 2 SFRA and site sequential and exception test – these reports are available on the LP website. Work has been undertaken with the support of EA to make changes to Policy W3 to address the EA representation. Recommended Response: Please see wording changes to the Policy.

	<p>7. Central Winchester Regeneration (new site) Mixed 400 dwellings Based on the information currently available, the site raises some environmental concerns that need to be addressed. Further work will be needed to show how these issues can be satisfactorily addressed to ensure no environmental impacts.</p> <ul style="list-style-type: none">• FZ 2 & 3,• main river- River Itchen• Principal Aquifer <p>Flood Risk Notwithstanding our concerns regarding the sequential test, and for the policy to be sound we would advise that a level 2 SFRA is undertaken to provide a greater degree of certainty as to the level of flood risk, both now and with climate change. The LPA have not demonstrated that this site allocation provides wider sustainability benefits to the community that outweigh flood risk. We welcome the proposal to include a Strategic Flood Risk Assessment with suitable mitigation measures, however we would also like to see a recommendation to avoid Flood Zones 2 & 3 with a policy of a suitable buffer zone. A site-specific Flood Risk Assessment should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should include the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk. Flood plain storage compensation will also be required if development is proposed within the flood Zones which will be</p>	
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	<p>difficult to achieve on this site.</p> <p>The access and egress arrangements should also be clarified to ensure safe access and egress can be provided, considering the potential flood extents.</p> <p>Water Quality</p> <p>The protection of the groundwater will need to be considered as part of this site - specific policy. The site is not in any SPZ but on principal aquifer, so would be regarded as sensitive.</p>	
ANON-KSAR-N8GG-5	<p>W7 Central Winchester Regeneration ("Saxongate" etc) is essential :</p> <p>(1) Ensure CUSTOMERS including TOURISTS have Transport drop-off points to QUICKLY reach the Winchester Retail sites that feed people and that are a major Winchester City Council money-earner.</p> <p>Ensure TOURISTS drop-off points can QUICKLY reach Winchester Heritage Tourist Sites like Cathedral and Christmas Market and Timber-Framed wood-beam Historic buildings - including some of the oldest Pubs/Taverns in England ("Eclipse Inn" is aid to be Haunted !).</p> <p>(2) Ensure W7 "Central Winchester Regeneration" ("Saxongate") ENHANCES attracting TOURIST and Resident Customers to Winchester's Historic Heritage Town Centre - Development needs to ENHANCE Hampshire's Historic Heritage centres in Appearance and in Style and in quality, and must not overshadow the Historic "Guildhall" and other Historic Heritage sites.</p> <p>(3) Needs the RIGHT Retail stores to ATTRACT Customers - usually selling products etc that Customers cannot find in Southampton "Westkey Plaza" and cannot find in Basingstoke "Festival Place" and etc.</p>	<p>Points noted and these are all important points that can be considered and assessed as part of the development of plans for the site.</p> <p>Recommended Response: No change.</p>

	Recommendations	Officer response
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Comments from SA	No comments	
Comments from HRA	No comments	

Amendments to supporting text

Amend paragraph 12.56

Located on the eastern edge of the city centre, the Central Winchester Regeneration Area is an existing Local Plan allocation that has been carried forward, updated as necessary. The **overall site area** covers 4.5 hectares and **would be capable of accommodating approximately 300 dwellings (only 240 dwellings have been identified as being deliverable in this Local Plan)**. ~~and~~ **The site** is an important interface between the commercial uses and markets of the High Street, the civic buildings and spaces of the Broadway and Guildhall, and residential streets to the east and the north. The regeneration area includes the Broadway, bus station, health centre, Kings Walk, Friarsgate retail area, The Brooks shopping centre, plus parking and delivery areas. There are also a number of vacant and under-used buildings. The whole area is located within the Walled City character area of the Winchester Conservation Area. There are no listed buildings within the regeneration area, however existing buildings of interest include the Antiques Market, **now known as The Nutshell**, and Woolstaplers' Hall. A number of watercourses run through the site and part of the area has the potential to flood.

Insert new paragraph after 12.59

As part of the site is located within a Flood zone 3, the access and egress arrangements to the site should be clarified to ensure safe access and egress can be provided, considering the potential flood extents.

Amendments to policy W7

Development proposals for a comprehensive mixed-use development within the area known as the Central Winchester Regeneration (Silver Hill) as shown on the Policies Map, will be granted planning permission provided that detailed proposals accord with the Development Plan and accord with the following:

- i. Any application for development is consistent with the Supplementary Planning Document that has been agreed by the local planning authority;

- ii. The proposals relate to the whole of the allocated site or if less, do not in any way prejudice the implementation of the masterplan for the whole of the site;
- iii. The proposals provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential, leisure, and other town centre uses;
- iv. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and public realm;
- v. The proposals respect the historic context, and make a positive contribution towards protecting and enhancing the local character **and appearance of Winchester Conservation Area and the significance of its heritage assets** ~~special heritage of the area~~ and important historic views, especially those from St Giles Hill;
- vi. The proposals provide opportunities that enhance the public realm **putting people and places at the forefront of its design**;
- vii. The proposals improve ~~pedestrian and cycle access~~ **facilities for those walking, cycling and wheeling, in line with the LCWIP and Winchester Movement Strategy**;

Add new criteria

The proposals only permit car parking for car clubs/ delivery spaces given its town centre location;

- viii. The proposals provide a high quality multi functional green and blue infrastructure and linked open spaces;
- ix. The proposals make the provision for buses and coaches;
- x. The proposals improve conditions in the Broadway, and where possible remove traffic from the site (except for servicing);
- xi. The proposals include an archaeological assessment to define the extent and significance of any archaeological remains and reflect these in the proposals, as appropriate;
- xii. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; ~~and~~
- xiii. **The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes;**

Add new criteria:

The proposals considers and addresses the need for education provision (Primary and Secondary) to meet the needs of the development;

Add new criteria

A Strategic Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Where possible, reduce the overall flood risk by ensuring that any new development avoids Flood Zone 3;

Add new criteria:

Given that part of the site is located within a Flood zone 3, it will need to be demonstrated through the design process that safe access and egress arrangements can be provided, taking into account the extent of flood risk area;

Add new criteria:

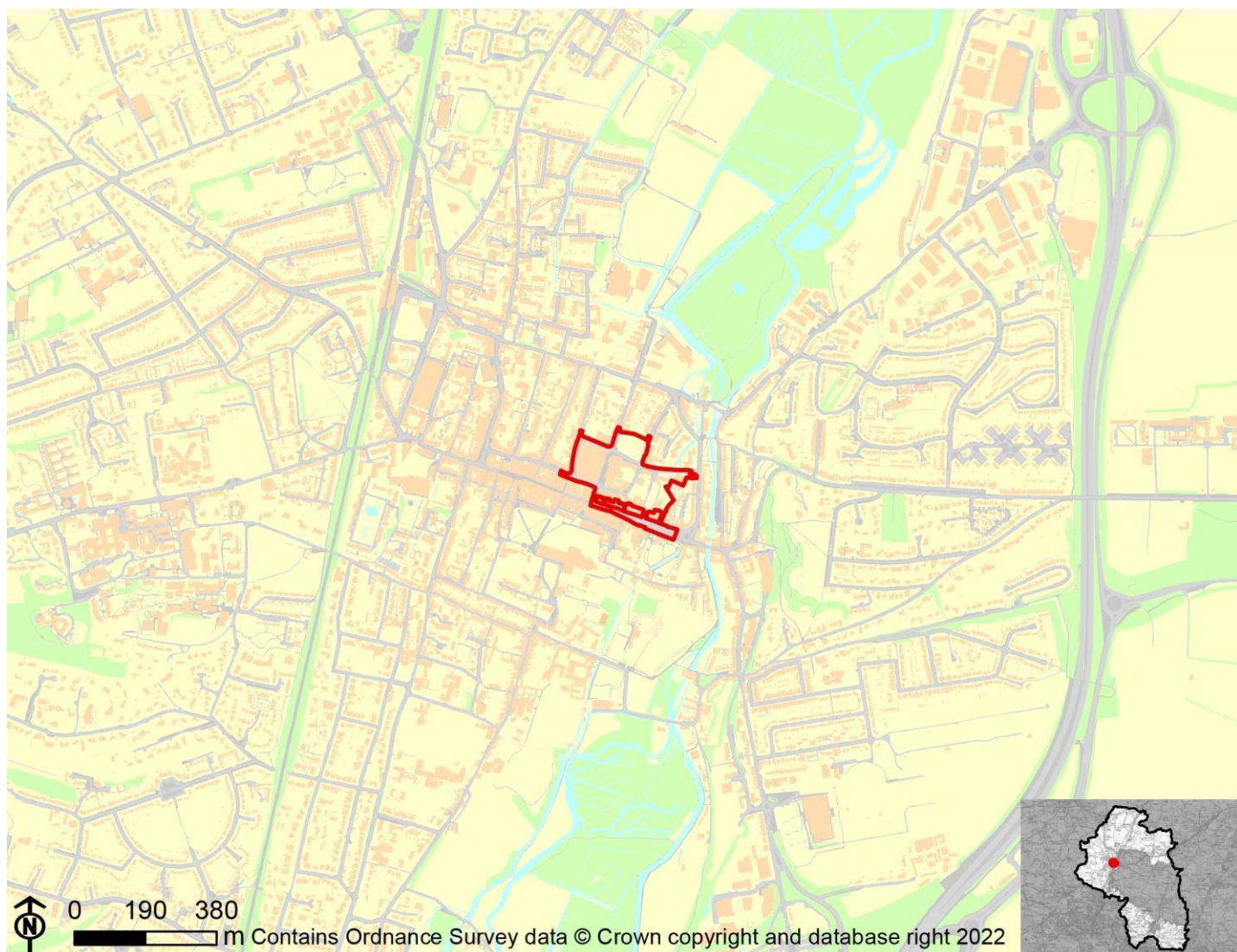
Due to flooding, development should be set back from the watercourse and no development should be within 8m of the watercourse. Compensatory storage may be required; and

Add new criteria:

As part of the design process, opportunities should be explored to deculvert the watercourse which could assist with BNG.

CWRWIN7c: Central Winchester Regeneration

Proposed use: Mixed use



IIA Objective	Score
IIA1: climate change mitigation	Minor positive (+)
IIA2: travel and air quality	Minor positive (+)
IIA4: health and wellbeing	Minor negative (-)
IIA7: services and facilities	Minor positive (+)
IIA8: economy	Negligible uncertain (0?)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Significant negative uncertain (--?)
IIA12: natural resources	Negligible (0)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Significant negative (--)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

Overall effect: Minor positive (+)

Score by criteria: 1a: Minor negative (-); 1b: Major positive (++); 1c: Major positive (++); 1d: Major positive (++); 1e: Minor negative (-); 1f: Minor positive (+); 1g: Major positive (++); 1h: Minor positive (+); 1i: Major positive (++)

Justification: The site is within 401-800m of an NHS GP surgery. The site contains a GP surgery, which could be lost to development. It is within 400m of a primary school. It is within 500m of a secondary school. It is within 400m of a town centre. It is within 401-800m of a district or local centre. It is within 501-1,000m of a railway station. It is within 300m of a bus stop. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. The majority of it is within an area where average commuting distance is in lowest 20% of average commuting distances for the plan area.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

Overall effect: Minor positive (+)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

Overall effect: Minor negative (-)

Score by criteria: 4a: Major negative (--); 4b: Negligible (0); 4c: Negligible (0); 4d: Major negative (--); 4e: Minor negative (-); 4f: Minor positive (+); 4g: Major positive (++)

Justification: The majority of the site is within an AQMA. The majority of it is within an area where noise levels at night from roads and railways are below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 401-800m of an NHS GP surgery. The site contains a GP surgery, which could be lost to development. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

Overall effect: Minor positive (+)

Justification: Appraisal criteria and results are the same as shown under

SA objective 1: greenhouse gas emissions.

IIA objective 8: To support the sustainable growth of the District's economy

Overall effect: Negligible uncertain (0?)

Justification: The site is not in existing employment use.

IIA objective 9: To support the District's biodiversity and geodiversity

Overall effect: Significant negative (--)

Score by criteria: 9a: Minor negative (-); 9b: Negligible (0); 9c: Minor negative (-); 9d: Minor negative (-); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'residential' or 'all planning applications'. It is not within 500m of a locally designated wildlife site or ancient woodland. It is within 200m of a priority habitat. It is within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

Overall effect: Negligible uncertain (0?)

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

Overall effect: Significant negative uncertain (--?)

Justification: The site is rated 'red-amber' for risk of effects relating to historical constraints with potential for effects on a Conservation Area noted.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

Overall effect: Negligible (0)

Score by criteria: 12a: Major positive (++); 12b: Negligible (0); 12c: Negligible (0)

Justification: The majority of the site contains brownfield land. Less than 25% of the site is on Grade 3 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

Overall effect: Negligible (0)

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

IIA objective 14: To manage and reduce flood risk from all sources

Overall effect: Significant negative (--)

Score by criteria: 14a: Major negative (--); 14b: Negligible (0)

Justification: A significant proportion of site (>=25%) is within flood zone 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.