

Central Winchester Regeneration Development Proposal

This is the transcript of the online consultation session held on Monday 30 November 2020 from 6.00-7.30pm, produced on behalf of Winchester Deserves Better.

- It was the third of four public meetings
- The speakers were Councillor Kelsie Learney, Veryan Lyons (WCC), Chas Bradfield (WCC), Katy Kopek (JLL) and Sophie Camburn (ARUP)
- The transcript includes a selection of Q&A. Not all Q&As are included
- The final poll results are not included in the transcript

Kelsey Learney

0:01:40 - We are asking all participants to respond to our Citizen Space questionnaire which is available on the City Council website – www.winchester.gov.uk/CWR. There will be several snap polls during the presentation. This is a really exciting time for us here as we are ready to embark on what is not only the regeneration of what is a sad and rundown part of our city but the creation of a whole new quarter which will not only provide new homes, workspace of a different retail offer but new and revived public spaces and opportunities for cultural experiences.

Veryan Lyons

0:02:49 - I'll start by outlining our timescales, where we've been, where we currently sit and what the projected timescales are moving forward. Reminding everyone of the sort of basis for the draft proposals that we are sharing with you tonight and explaining to you our thoughts on how those proposals could be delivered in a phased and incremental way and then what we really want the scheme to look and feel like.

0:3:40 - And the next slide you can see here is our timeline. So, you can see to the left-hand side it says there that the SPD [Supplementary Planning Document] was adopted. That was adopted back in June 2018 and that set the planning policy and the planning guidance for central Winchester. So, what we've been doing since then is we've been working with JLL and ARUP and colleagues across the council to turn that planning guidance into a development proposal that can actually be realised and delivered on the ground.

0:4:14 - So there's been a lot of work between the adoption of the SPD and where we are now and the slide here towards the bottom of the screen shows you a little about the sorts of work that we've been doing. JLL and ARUP joined us in the summer of 2019 and have done an awful lot of work with us on testing the parameters of the guidance given in the SPD to allow us to try what different schemes could look like depending on the parameters and the ranges of those parameters set in the SPD.

0:4:45 - We've been working up those, we've shared some of those at the public forum back in February of this year where we showed three scenarios and we tested particularly the range of uses and the amount of space each use had within the site. So, we shared Destination Max, which was the culturally led scheme, we tested Homes for All, which was led by a residential scheme, and we tested Business Not as Usual which was a commercially led scheme.

0:5:21 - So very different emphases on the uses in those three different scenarios and we shared those with the public and took that feedback and have incorporated that feedback into the draft development proposals that we'll share with you tonight; together with work that we've been doing with JLL on understanding Winchester, its strengths, its opportunities, gaps that we could fill and where we could position central Winchester within the guidelines of the SPD.

0:5:50 - We've also been doing work on viability and funding together with just understanding how we could go about delivering the scheme and what those delivery options might be. So, all that's been going on with JLL and ARUP in the background.

0:6:06 - We've also been talking with our colleagues up at Hampshire County Council, particularly with regards to finding a solution for the buses. so we've also been working very closely with our bus operators, Stagecoach and Blue Star to understand what their needs are and how we can incorporate that into the central Winchester scheme. And also to understand from our colleagues at Hampshire the emerging outcomes and the emerging themes from the Winchester Movement Strategy. Because not only do we want to bring forward central Winchester, but we need to do that in a way that compliments and works with the emerging themes from the Winchester Movement Strategy.

0:6:49 - Also, a very important theme in the SPD was exceptional public realm and the public realm will be used to knit the scheme together. It's going to be delivered in an incremental way and we want the scheme, when it is finished, to feel like a cohesive, complete scheme and knitting that together through the public realm will be essential.

0:7:10 - And also, linking central Winchester to the wider city. So we are working with ARUP and have had several workshops with key stakeholders to try and start the principles for what the public realm is to look and feel like so that any developers that we get on board in the future will understand our aspirations and how we aim to achieve exceptional public realm.

0:7:45 - We're in week three of a four week intensive activity period and then there'll be a further four weeks after which everyone can still see our virtual exhibition on the website, still leave feedback via Citizen Space and still have questions answered through our virtual exhibition. So, although we're not hosting any more public sessions, there is still that interaction going on via the website.

0:8:12 - We aim to move to a Cabinet decision in February of next year and at that time we aim to propose that the draft development proposals are approved, subject to feedback from the consultation, and also that the delivery approach is outlined and a clear steer given at that stage in February as to how we want to deliver central Winchester. And from then on throughout 2021 and 22 we will be looking forward to bringing forward the early phases of the regeneration project and then understanding what the delivery across the wider scheme will look like and the timescales for that.

0:9:06 - Going back to reminding people of the basis on which we're forming the central Winchester draft proposals. We did some research with JLL when they came on board with us back in the summer of last year to understand the strengths and the opportunities that Winchester will give us and also what gaps there were, and how we as a council could work to fill those gaps to ensure that Winchester city becomes a resilient and sustainable prosperous local economy. We know that it is a very thriving district at the moment and a very thriving city - how can we ensure that going forward?

0:9:49 - One of the key things that we found, and again it's probably not news to most of you listening in tonight is that you can see from the bar chart here towards the left hand side, if you look there at the age groups that this represents, you can see in the 15-24 age bracket there's a high proportion for Winchester, which is the dark blue, against the grey of the national average. So, you can see that Winchester against the national average has a high proportion of 15-24 year olds. We have two universities here, we have Peter Symonds College here, but we also have a proportion of that population living here in the city as well.

0:10:32 - If you look at the next two bars you can see there that for 25-34s, the role is reversed and Winchester, the dark blue, falls well below the national average of that age group. So, we've got a lot of university age students, but as soon as they leave university and they stop studying, and they reach that

stage that they want to branch out and form careers and start their working life they move away from Winchester. So we lose all that young enthusiastic and creative talent that we've sort of nurtured and grown throughout their university years.

0:11:06 - If you then look at the other end of the scale, the 65 pluses, again you can see that we have a higher proportion than the national average of that age group. So, we've got a high age group of 65s and we've got a high age group of the sort of 15-24s but they then move away and we are steadily below the national average for all the age groups between those two.

0:11:37 - If you roll that forward ten years the actual statistics become more pronounced. The next slide will show you that if you look at the dark red, that's the Winchester figures for today, or in 2018, so if you look at the salmon pink you can see that that's the projected Winchester population for those age groups in ten years' time. So, you can see that the issues that we have with our young people continues to grow.

0:12:09 - We lose more and more of the 25-34s, we're still growing the university population age group and again from the other end of the chart you can see quite starkly that the age of the population is higher, even more high than it is now. That disparity we've got between the young working age groups and the older age groups gets worse over time.

0:12:39 - So what we wanted to do with central Winchester is start to plug that gap, to provide somewhere for the youngsters who want to live, work and play in the city, to be able to stay and live, work and play in the city. Some of the research that was carried out led us to understand that the reason young people aren't staying in the city is that they can't afford to live in the city - house prices are really high. There's nowhere for them to work, they don't want to necessarily have to travel far but that's where the jobs are - and also there's very little evening and night time economy. So, there's very little for them to do in the city of Winchester other than the existing heritage and cultural offer that we have, which is quite traditional.

0:13:29 - It's a fabulous place for tourists and you can see from this slide that that's one of the other gaps that we identified with JLL. So apart from retaining the younger generation and providing life, work and play space for them, we wanted to provide an additional dimension to the city experience. Tourists, of which we do get a lot in Winchester, it's a hugely popular place to visit, tend to just come for the day. What we want to do is provide an additional experience for them that will enable them to stay overnight, extend their stay in the city and hence increase the prosperity and the income that the tourists spend with us in Winchester.

0:14:15 - So what we want to do is expand the length of time that people want to spend in the city by providing an evening economy through into the night time and also provide additional hotel space so that people can stay because, again, it came to light that there is a lack of hotel space and we want to add to that provision so that we can keep the young people, entice them to stay and expand on the city experience that people get when they do visit the city.

0:14:46 - So all this is then coupled with the SPD. The vision of the SPD is for a mixed use, vibrant, pedestrian friendly quarter of the city with a heritage and cultural offer, exceptional public realm and imaginative re-use of existing buildings. And that has been fundamental and has underpinned everything that we've done throughout the last sort of 12-18 months in getting towards the draft proposals that we want to share with you tonight.

0:15:21 - And the next slide will show you the considerations and how we've been thinking that the proposals meet all the objectives set out in the SPD. There are nine objectives: (1) Vibrant Mixed Use quarter, (2) Winchesterness, (3) Exceptional public realm, (4) City Experience, (5) Sustainable Transport, (6) Incremental Delivery, (7) Housing for All, (8) Community, (9) Climate Change & Sustainability. The draft proposals that we need to share with you tonight need to meet all these aspirations and all these objectives.

0:15:54 - So sustainable transport. We want that city experience and that vibrancy to come forward. But we also want to build that sense of community and provide some additional housing. So, we need to knit all that together and it's been quite challenging. It's not an easy site.

0:16:14 - The next slide just shows you some of the conflicts, some of the challenges that we've been grappling with over the past 12-18 months.

0:16:26 - Obviously I've already mentioned Winchester has a fantastic heritage and cultural offer already and we don't want to conflict or compete with that. What we want to do is balance what we bring forward on central Winchester so that we can add to that, by bringing a vibrant, creative quarter that will appeal - yes, to young people but also have things to offer to the wider population as well.

0:16:50 - We need to balance the number of units against the amount of amenity space and outdoor space, particularly at the moment where we're all grappling with the Covid situation. Outdoors is premium, the space outdoors at the moment is somewhere that we really want to make sure works really hard in central Winchester. Because, going forward, we want to be able to ensure that not only can people come to Winchester and meet safely but also really enjoy the time that they spend outdoors and in our public realm.

0:17:24 - That leads us onto the next challenge which was how do we balance the vehicle movements with the aspiration to be cycle and pedestrian friendly. And we know again that has to be a phased approach by gradually moving towards that. So how can we do that whilst maintaining the aspirations and objectives of the SPD? There are a number of other challenges and you can see the virtual exhibition for more details.

0:17:59 - We've thought about all these to make the central Winchester scheme all these things that you see on the slide now [Catalyst, Transformative, Community, Resilient, Vibrant] and evolve that vision to incorporate the aspirations, not only of the SPD but of our analysis that we did. By retaining the young people; but understanding that obviously there's the Movement Strategy, there's the climate emergency, there's also the Vision for Winchester which is also emerging at the moment - and we want to take that on board; if we can bring all those together and bring forward a scheme that is transformative, builds that sense of community, is vibrant and is resilient and acts as a catalyst, that then can benefit the whole city and not just central Winchester.

0:18:46 - We've thought about the mix of uses in the SPD, we've thought about the feedback that people have given us through the open forum and what we've come up with is the mix of uses that you see on the slide across the site and how they will spread across the site.

0:19:10 - So the coloured circles that you see here, they're not necessarily specifically in the places that they will be on the end result but they're really to show you the vibrancy and the mix of uses that we want to incorporate in the site.

0:19:54 - We've looked at the SPD guidance, we've looked at the heights, we've looked at the massing, we've looked at the layout, and we've looked at the range of uses and the parameters that we're allowed to use and play with and we've taken the feedback and we've established that this spread of uses in these general areas will then accord with what people want and the SPD.

0:20:19 - Everything in green is the residential offer [mix of tenures, mix of private housing, affordable housing, build to rent, experimenting with different residential types of units for young people and young families]. The eastern end of the site lends itself to the residential element of the scheme [close to St John's Almshouses and residential blocks north of Friarsgate].

0:21:06 - Cultural centre and covered space together with co-working office space. That still very much is key to the central Winchester regeneration area. We're working with Hampshire Cultural Trust all the way through to understanding what that cultural offer will be. Woolstapler's Hall is still earmarked for that cultural offer and, although the SPD was talking about, at the time, a museum, we are talking to Hampshire Cultural Trust because they are also looking at what the future might look like for them. So, there will be a cultural centre, a cultural hub in that location. It's a question of understanding and working together with partners at Hampshire Cultural Trust as to what that looks like.

0:22:17 - West of the site, the more vibrant, active city centre at the moment, that's where our active and vibrant creative space will be. We want some creative space, we want some flexible workspace, we want some independents space, some event space and also we're looking to provide extra food and beverage outlets and that, potentially, that location will be where additional hotel space might sit.

0:23:03 - Curated retail, what that means is that it's managed and it's not just left to its own devices. It'll be smaller units, independent units and the site will be managed, so that the whole creativeness is secured for us rather than leaving it to individual retailers to fend for themselves.

0:23:27 - Links to the Broadway. The Broadway is a key gateway to the city and over time can evolve into an amazing space for events, for public gatherings and also as a key gateway for welcoming people into the city.

0:24:10 - Snap Poll on mix of uses. What we would like to do now is to ask you what you are most excited about. You can choose more than one element. We really want to understand what you're looking forward to seeing on the central Winchester site. As the poll closes we'll be able to share those back with you.

0:25:40 - So that's really interesting to see affordable housing - you're really interested and excited to see our thoughts on affordable housing which is really really useful for us to hear. Build to rent as well. More food and beverage. Not so many are keen to see more hotel space which is actually quite interesting but again, looking at that cultural and that creative space, with some covered space as well, we've got a lot of people there looking forward to seeing that coming on the site so that's really useful.

0:26:16 – The next section of the presentation shows how the mix of uses accords. Blue and orange show lower and upper ranges of the SPD and grey is what the proposals allow for. There is the retail quantum, residential quantum and mixed uses quantum. You can see on the retail, it does fall slightly below the lowest end within the SPD. There are two reasons for that. One is the change in the retail economy at the moment - it's in a state of flux - and we want to be able to respond to that. We don't want to commit to vast amounts of retail space with retail uncertainty as it is. But secondly, what we do want is to allow the retail uses that people are crying out for in Winchester to come forward, and that is the independent sector, the boutique type retail units, so they're smaller, they're more flexible and they are within this curated environment. So that's the sort of retail we're aiming for.

0:27:55 – The mixed uses bar is very much at the upper end of the SPD range that it suggests we use. And again, part of that may well be that makers and artists may well want to sell from their workspace so there will be a small element of retail in there which will then balance out with the slightly lower retail quantum that we have in our proposals. Because the mixed uses not only allow for workspace, food and beverage, it would provide for the hotel and it would also provide for creative and cultural offers. So, we want a real eclectic mix of uses in there, as I say, we want independents, we want makers, we want creatives, we want artists and we want to get that real creative vibrant feel to the cultural element of the scheme. So that's why we've gone to the upper end of the allowance in the SPD.

0:29:06 - The residential, you can see is comfortably in the middle of our residential ranges. We heard loud and clear at our open forum back in February that people really wanted to see a mix of uses. We as a council

could max out on the value of this scheme if we went to the upper end of our residential allowance but that's not what people want to see - they want to see a mix of uses. So, the mix of uses within the residential element that we've allowed for in our development proposals sits comfortably in the middle. So we can provide additional accommodation in the city centre geared mainly towards the younger people but also it gives us that chance to expand on the creative uses that people also want to see on the site.

0:30:07 - Overall quantum of uses. So again, you can see overall, our built space sits comfortably within the middle range that the SPD would allow. I would like to point out that, not only do we sit comfortably within the quantum of uses, but within that, the space in the proposals that we shared with you just now, sits within the heights that the SPD specifies so we recognised the views and the skylines that the SPD recognised. So, all that guidance in that planning document has been worked into the development proposals that we are sharing with you this evening.

0:30:50 - We wanted to share with you now our thoughts on how that could come forward because phasing is key and, again, the SPD states incremental delivery - we want something that grows over time so that it feels 'Winchester' - so we get that element in there. We don't want some great big monolithic scheme to come in and just arrive overnight, we want it to evolve.

0:31:25 - Phase 1 - what we are looking to do already is understand how we can bring forward the creative hub in Kings Walk. We as a council own the majority of the site so we do have quite a big level of control at the moment how the site is developed. And I think for us what we want to do, is to kickstart this by bringing vacant space that we have in Kings Walk back into use as that first part of the creative hub.

0:31:52 - So we've had a feasibility study done. We're working now through on the best way to deliver that and we want to share those plans with you in more detail when we come back for the final approval of the scheme in February. But we want to try and get some of this work done sooner rather than later. Not just bringing the empty buildings back into use and improving the space within that building but also looking at how we can transform in the short-term, the public realm that surrounds that area. So, we want to do some work to Middle Brook Street, to Silver Hill and also within Kings Walk and where the Nutshell currently sits in Nutshell Courtyard. So, we're working on that and we'll be able to share more with you in the not too distant future on what that might start to look like.

0:32:42 - To the west of the site you can see there the green circle that says Friarsgate. We're liaising with our planning authority at the moment to understand how we can demolish Friarsgate medical centre - the hoarded-up building that you all see as you go past the site on a daily basis, I'm sure. But we sit in a conservation area and it's not as easy as just demolishing the building. What we have to do is show what we're going to be putting in its place and have a proper planning process to go through. So that's what we're currently doing. What we want to do is bring Friarsgate medical centre down and provide a pocket park there, some open space so that it totally transforms that section of the site and will show people what it will start to look like as the scheme changes over time. So, we're currently doing that, and we do want to bring again more detail forward on that in February in the main report that we're bringing back for approval.

0:33:40 - We've already got Coitbury House let to Lowe Property Guardians. So, for those of you who don't know where Coitbury House is, it sits adjacent to St Clements Surgery and on the plan here, St Clements Surgery is the dark building that's hatched in the middle of the screen there. The reason that's not included in the development proposals is that it's not included in the SPD due to a request by the landowner. So we've developed a scheme that can be developed around St Clements Surgery but obviously we would welcome any plans from the landowner on the site to work, going forwards, to make sure that development on that site accords with what we want to do within the main scheme.

0:34:25 - So Coitbury House is the building that just sits above that on this plan. As I say, we've done a short-term letting for two years to Lowe Property Guardians. The purpose is that Lowe Property Guardians occupy the building and they stop the building falling into disrepair. So, we don't want another Friarsgate. The building will be occupied by the Property Guardians. 15-20 young people and key workers will occupy Coitbury House for the next two years which will not only protect the building from deteriorating and vandalism, but it will also start to bring some life to that area and also tests out a little bit about co-living. Because again, we want to attract young people to the scheme long-term, Property Guardians have their own individual living space, quite small, in a shared building where there will be communal space such as lounges, kitchens and bathrooms. So that's the model that Coitbury House has taken on and we want to see how that works so that's going to be quite interesting over the next couple of years.

0:35:54 - We're also looking at what we can do to enhance the Broadway in the short-term. Some of you may know that we've closed the Broadway on a Sunday to allow our markets to come down, Covid permitting, and what we want to do is enhance that for people going forward so we're looking at bringing forward some public realm improvements there, funding allowed obviously, that's a slight hitch that we have to get over.

0:36:20 - Phase 2. So this is all something that we want to do in the next sort of 12 months, or 12 months from the decision in approval of the scheme. So, we're working really hard so we can make some early work on that happen. That then allows us to work on the more complex problem of the buses and how we get vacant possession of the bus station.

0:36:47 - So in order for us to develop where the buses currently sit, and provide that residential element of the scheme, we need to accommodate the buses so that we can keep the bus routes coming through the city, it's really key for the bus operators, it's crucial if we want to reduce the private vehicles and the vehicle traffic coming through the city overall that we get people out of their cars and onto public transport. So how do we do that? And it's been a really tricky one to solve but we've worked really hard with the bus operators and with the colleagues at Hampshire on the Movement Strategy to understand how we can both unlock the development of central Winchester but also allow for the emerging outcomes of the Movement Strategy and understanding what that will look like in the future whilst maintaining the vibrancy and the footfall and the local economy in the city.

0:37:48 - So if you see on this plan here is the interim solution, whilst things start to develop over time, is that we move the buses to an on-street provision. So, on this particular slide you'll see along Friarsgate, down Tanner Street and along Silver Hill you'll see the lime green route. That's the route that we propose the buses will move onto, so they will vacate the bus station and have an on-street provision. We're not just going to move them out into the current public realm and the current setting. Before we do that, and before the bus operators will be asked to vacate the bus station, we will be providing a transformed public realm and transformed provision for them.

0:38:32 - So, bus routes that currently come in to the Broadway from the east of the city and go back out will continue to do so in the interim, because we don't want them getting caught up in the one-way system. But those buses that currently come through the bus station will no longer do that. They will go along Eastgate Street, they will go along Friarsgate where there will be bus stops provided along Friarsgate for them to pull in and either wait or drop off passengers. They then will continue in the interim to carry along through Tanner Street and Silver Hill where we can provide extra bus stops and also allow then for the Movement Strategy, or to help us understand from the Movement Strategy what the changes to the road network might be.

0:39:26 - Because through the discussions we've been having with Hampshire and the bus operators, moving them over at this stage to a bus hub, as outlined in the SPD, on Middle Brook Street car park is just not going

to work for them. They need to be able to still, in the interim, access that key route through Tanner Street and Silver Hill. So, they don't want to go over at this stage to a hub on Middle Brook Street car park because with Friarsgate in the one way system that stops them then using that route through Tanner Street and Silver Hill. It's all getting quite complicated as I'm talking to you about it, more information will be in the virtual exhibition. So, in the short-term and the interim, the bus provision will be on-street and that maintains the flexibility for us to understand in the future what Middle Brook Street can become.

0:40:24 - That then enables us to bring forward the residential element of the scheme where the bus station currently sits whilst also expanding on the work we will have done in Phase 1, on Kings Walk and the creative hub, expanding that across into the wider Kings Walk block by taking over more buildings over time, creating some outdoor space and what we do want to say at this stage is that although we're talking about keeping Kings Walk, it's not necessarily going to be kept forever and ever. But they're really good strong buildings at the moment, they can be used and they can be brought back into life quite quickly so let's look at using that in line with the SPD, imaginative re-use of existing buildings, which will enable us then to concentrate on other parts of the site and then come back in a few years' time and revisit what we do about the buildings at Kings Walk.

0:41:18 - So whatever we do there long-term, it will be the creative hub, it will be the creative quarter and we are anticipating using the existing buildings in the interim period.

0:41:30 – Phase 3. Moving then on to the next phase, what we then want to do is, having established the definite residential and mixed uses, we then look at making sure that the cultural offer is as per the SPD and that we do have a really exciting cultural hub where the Woolstaplers' Hall currently sits. There are some practicalities that we need to work through with the current landowner, Marks and Spencers. They're really keen to be part of this and enable it so we are having those conversations ongoing it's just not an easy one to solve. So that's why we haven't put it as one of the first phases, but we have still very much earmarked it as key to the development over time.

0:42:12 - It's not to say that there won't be any cultural offer until Woolstaplers' Hall comes forward because what we intend to do is to incorporate some of that cultural and heritage offer in the creative quarter that we want to deliver in Kings Walk and then, over time, we can then really use Woolstaplers' Hall to its best as we get that freed up. That will then also unlock the other parts of that central band of the site because you can see there either side of St Clements Surgery we will then be able to look at the longer-term future for Coitbury House and where the Marks and Spencers car park currently sits.

0:42:51 - So that will come forward as one of the later phases as we will then look at whether a hotel is the right thing for where you can see the yellow circle on that plan there. If we are going to attract a hotel operator to central Winchester, we need it to be a vibrant site, we need it to show potential, show footfall and therefore if we can establish that first, we will then understand that the market is much better to attract hotel operators to come and see if it's for them.

0:43:23 - Moving onto the next slide you can see how the whole site starts to come together. You can see here that we've highlighted the links to the universities because obviously gearing the site up for the retention of young people means that we want to work more closely with the universities as our pipeline for that young talent coming forward. And then if you look at the next slide it shows there that as central Winchester starts to develop, and the Movement Strategy comes forward we can understand really then what Middle Brook Street car park's role will play going forward.

0:44:15 - So again, I've already touched on the fact that we want a slightly different housing and residential offer, we understand obviously that there'll be waterside living, we want to open up a riverside walk as in the SPD. We want to try build to rent, we want to try co-living and we want to attract that younger

demographic. So, affordable housing across the site for key workers and those struggling to stay in the city. So again, a slightly different look and feel to a more traditional offer that we might otherwise consider at Winchester City Council.

0:44:51 - The same goes for our work space. On the next slide you can see our thinking is similar for work space, we want to provide something quirkier. We don't want grade A office space, that will sit elsewhere in the city. We want that creative space. So, when we're allowed, we can have meeting space and collaboration space. People understand now that you don't have to work in the office 9-5 Monday to Friday. And what we want to do is really capture that and provide that flexible work space that people want to see. We don't want to be stuck at home forever and ever, we do like to communicate, we do like to collaborate, but we don't want to be at our own desks sort of 9-5 Monday to Friday. So that's the sort of work space that we want to provide together with the creative space of artist studios, galleries and exhibition space. And the feasibility study that we had done on Kings Walk started then to show the sorts of mix of uses that we would have within that space and again that is available on our virtual exhibition.

0:45:56 - Again, as I said at the beginning we want people to be able to live, work and play in the city centre so the space needs to work really hard. We need outside space to allow people to meet really safely and also work, not only during the day, but into the evening and night time so we want meeting space. But we also want people to engage with it and we want people to come and we want to make it fun. So how can we do that with art and interactiveness across the site? There'll be a lot of thought given to that when we get a little bit closer to the detail of what that starts to look like. It is really key to make people want to stay and play in the city centre.

0:46:37 – Movement: I've touched on already. Just to remind you - active travel. Over time we want to encourage cycling and pedestrians and reduce the amount of vehicular traffic through the site. And key to that will be the long-term solution for buses and you can see on the next slide some of the thinking that we've been talking about already. How we treat the bus routes going through because, although we want the buses to maintain their access to the centre, we are also very aware that it needs to work for pedestrians and cyclists as well. We also need to accommodate servicing and delivery vehicles as well as taxis. So again that space has to work really hard to make a real success of the outside space and the public realm.

0:47:25 - And that leads us onto the public realm slide next. Again, we want those open spaces for people to meet. There are other spaces within the city, we know that, where there's open space, but actually central Winchester can provide some event space, some open space as well to compliment what goes on elsewhere in the city. As well as providing some more intimate spaces and surprising spaces which I think is something that came through our Winchesterness theme. People liked that element of surprise when you go down an alleyway or through a doorway - you never really quite know what you're going to find. We want to keep that theme going through the central Winchester site. So again, the public realm needs to work really hard as well.

0:48:07 - And we all know that we have had issues in the past with our high-water table and flooding so how can we embrace that and capture that and use that to make central Winchester a lovely place to be? So, we can have opening up the waterways which we have already said we will do, rain gardens, we can have public realm that captures the rain water and the storm water and turns it into a feature. So again, we're looking to incorporate that rather than try to fight against it because it's crucial to providing that sort of sensory experience that people will get - they'll hear the water, they'll see the greenery and the trees. We want people to really enjoy the time that they spend when they visit Winchester.

0:48:51 - And the final slide from my side will be all about sustainability because it's key to minimising the damage any development has on the environment. We have a climate emergency declaration, we are working to targets on carbon neutrality, so we will be looking to make sure that the scheme in central

Winchester works to those targets. We'll be looking to reusing existing materials, innovative ways of renewable sources of energy and really understanding how we can bring forward the development whilst helping the council meet its targets.

0:49:35 - Snap poll. We want to ask you how you're feeling about some of the things that you've seen tonight. The mix of uses, the phasing, the look and the feel of the site, your thoughts about how you're feeling. You can choose more than one option.

0:50:42 - So we've got some 'exciteds', and we've got some 'optimistics' and we've got some 'interesteds' which is really encouraging to see. And we've also got some 'confuseds' in there. So, what I will say is that we want to hear all of your views and the way that you can express your feelings to us so that we can understand what you've said on these polls, is to fill our feedback form in via our website. So, it would be really useful to understand through that channel, through that format, so that we can address those as we go forward.

Chas Bradfield

0:51:50 - This is really a significant decision for a district council such as Winchester city. We've already invested a lot of time, a lot of effort and we've got a large land holding now in central Winchester. Our key considerations around how we deliver this scheme are a really important part of the process that we're in at the moment. And it's a decision that our Cabinet are considering right now and will look to take early in the new year. So what we've done here is just try to boil it down to some of the key considerations for us, not an exhaustive list but just to give you a flavour of the sort of things we need to think about. [Slide = Cost, Speed, WCC Expertise, Control, Risk].

0:52:38 - Clearly cost is really important. This is a scheme that the council has invested in significantly over the years and the council's responsible for the whole district. So the cost of the central Winchester scheme needs to be taken in the context of public finances and public finances for the whole of the place. And it needs to be affordable for the council. The speed of bringing things forward, I think there's quite a lot of impatience which I know Cabinet and the team share trying to get something happening on this site, we've been waiting a long time. These types of complex regeneration schemes do take a long time and sometimes they go through different phases some of which don't work so that's not unusual but we're really keen to see action and action now. But there's a balance - we want to get the right development coming forward in the right way, not necessarily in a rushed way.

0:53:40 - There's a variety of risks that we take. I mentioned the financial ones but there's also a reputational one for not only the council but also the city as a whole. We really want to be able to bring this scheme forward, deliver it and improve the place. I suppose the counterpoint to that is the risk of not doing anything and have another 10 years of nothing happening with this scheme, which is a significant risk for the city and something that I don't think any of us want.

0:54:08 - In terms of control, there's a balance to be struck here and the council obviously if it's doing things directly itself has more control and can take decisions directly. And if it were to sell off chunks of land, once land is sold then the council's control is lessened, and it has the control through the planning system. In terms of expertise, we have a development team in house at the moment supplemented by consultants who support from JLL and ARUP. Depending on the direction of travel we take we may need to spend more on that sort of expertise or less.

0:54:53 - So this is not an exhaustive list, but this is boiled down to some of the main approaches for delivering this type of scheme and you can see there we've just ranked them red, amber, green in terms of those facts that I've just talked through from the council's perspective. We've got three basic models there. The Contractual Joint Venture is a well-trodden path in terms of this type of city centre regeneration

scheme. Quite a common arrangement where a council, or a landowner, but it's usually a council for this type of scheme, contracts with a development partner and the development partner makes the development happen on behalf of the council.

0:55:40 - The scheme in the middle there, the council acting as Master Developer. Essentially the council takes that development driver route and delivers that directly itself. And the final one on the far right is what we call a Corporate Joint Venture. It's usually a company set up for the purpose. A large investor and the council come together as joint shareholders in that company. The council would usually put in chunks of land, normally over several sites and the investor would put in investment finance. And over a long period of time a number of regeneration sites are brought forward. So a little bit more detail coming up on each of those options.

0:56:30 - So just some pros and cons of the Contractual Joint Venture. I think the key positives here for us are a development partner brings development expertise. This is a complex site, it's got a variety of different types of developments in it. There's commercial, there's residential, there's a significant amount of public realm and that's not something a council is used to delivering itself. So a developer brings that development expertise. There is some cost risk transfer to the developer. They take an active role in moving forward the planning development process and they take a significant amount of that risk. And the council can have control in terms of its land ownerships, particularly in the central Winchester site where the council owns most of the land now.

0:57:25 - There is of course some loss of control because there's a contractual arrangement and once the contract is signed you've got to make sure that what you want delivered is specified well in that contract. It may take slightly longer to get things happening on site rather than the council doing it directly itself and there is a significant amount of what we've put here as up-front governance requirement. It really means a long procurement process, several months' worth and some analysis of who the right development partner is and then a council decision on that.

0:58:07 - So the one that I've just talked through is our emerging preferred option, but the council hasn't taken a decision on this yet, so we're interested in people's views through this consultation process. This is the other one in the mix from our point of view which is where the council acts as a Master Developer. You can see there on the left in terms of those factors. More reds there and that's largely in terms of cost and risk and the amount of expertise the council would need to bring to bear on this. So, there are those positives. The control is undoubtedly stronger because the council would do more direct delivery so this has potential to appeal more to local developers rather than perhaps a development agreement which would perhaps appeal to larger development partners.

0:59:07 - Key negatives here for the council particularly with how public finances are at the moment is the cost and particularly the upfront cost that we would need to pay in terms of paying for some of that public realm and moving planning and development forward before we are able to get some return from the site. We would also need to invest significantly in more development expertise in house and consultancy support. And there would be a continuous round of council decision making on particular elements of the site as we go forward.

0:59:52 - So finally that larger approach where we would set up a company for the purpose between a developer and the council. This is usually used in larger regeneration schemes than the city council has on its books at the moment. There's some advantages here in that you get significant expertise and finance brought in by an investment partner. But there's also negatives around some sharing of risk from the council's perspective and probably most important here this takes a long time to set up. And Winchester probably doesn't have the scale of operation to make this a sensible approach. So, this is one that we're not keen on at the moment.

Veryan Lyons

1:00:48 - Snap poll. Are the proposals that we have shared with you tonight in line with the guidance in the SPD? 'Mostly in line' and 'partly in line' and we've got a couple of 'not sures' in there.

Q&A

1:06:39 - "The public open spaces look very nice in the middle of summer with good weather. How do you make sure that they remain used in the middle of winter when it's raining?"

Sophie Camburn

1:06:57 – Some earlier consultations did talk about a covered market which provoked a range of responses. Weather protection over space needs to allow flexibility of its use through the year and not just for markets. We need to consider the wind, daylight and sunlight and acoustic properties.

Kelsie Learney

The Broadway is a significant public space. The public space within the scheme is proposed to be relatively small scale to avoid windswept areas. Small intimate places are better. The street food market is still trading in the winter.

Kelsie Learney

1:09:24 - There's a question around the current plans being very generic and could apply to any regeneration and asking when there'll be more detail.

Chas Bradfield

1:09:54 - I think this is always tricky because it's chicken and egg so I think for this site we have a supplementary planning document - that's our vision and framework. The work that's now been done has put some meat on the bones of that so actually there is quite a lot of detail here. It's detail such as 'how can we unlock the bus station for development and what sort of solution have we got there'? It's details such as the quantum of floorspace of uses that will work commercially and work for the city as well and be a viable development. There's a lot of detail behind the presentation that you're hearing tonight – and of course that was an hour's worth - I think Veryan and I could do a two day seminar on this as well. But obviously there's a level to which we need to go. There isn't the level of detailed design and precision around buildings yet but that comes later and that depends on the development route we take. If we do it with a development partner, we'll do that together with them. If we do it ourselves we'll have to fund that, and I suppose that's down to that masterplanning level of detail that will be needed at some point. But we've also been working quite a lot on the public realm and design guidance and that's something that Veryan might want to say a little bit more about.

Veryan Lyons

1:11:13 - Thank you. I think what you say, the level of granular detail around design does come a little bit later because what we want to do is to provide enough guidance around design and particularly the public realm which is why we've spent a lot of time working on our public realm principles which again we'll be able to share with you as we move the project forward towards February. What we want to do is also take advantage of the creativity that a potential development partner, or partners, could bring so we don't want to be too prescriptive. We want to understand what the market has to offer and this goes back to some of the key considerations that Chas mentioned around the expertise. We don't want to rule things out at this stage because there might be fantastic things out there that we haven't thought of. But we do need to understand, and developers to understand, that we do expect a certain level of quality and thought behind things that they come to us with.

Chas Bradfield

1:12:18 - I think the other thing just to add is we're really keen to take this a step at a time and do what we're doing now, hear people's views, gradually develop the scheme. I think we've got a sense of urgency to make it happen but we also want to make it right so it's important that we get feedback from businesses, residents, visitors and other stakeholders at each stage of this process.

1:12:46 - "Is there a risk that the developer will produce the lowest cost version of whatever the council wants? Also, could it end up looking the same, like Barton Farm?"

Chas Bradfield

1:13:03 - Definitely not like Barton Farm! It's a really good question and I think that is where, if we were to go down a development partner route, we have to be really clear about what are the key matters that must be delivered, and they would be put into a developer's agreement. I think one of them is really what Veryan's outlined and what the team have been working on, which is that phased development over time, and I think, whichever delivery route we go down, we can have different architectural practices involved, we can have sub-developers involved too to make sure that we get that variety of development that the SPD I think is really clear to say that is wanted. It may be something that Katy Kopek might want to talk about in terms of how a legal agreement can ensure that we don't just get that dropped to the lowest common denominator. It's a risk that I think the question identifies well and it's a risk that the city council will need to address in that process.

Katy Kopek

1:14:13 - I think it's really important that we do look at this from a viability perspective and what we are realising, and what a lot of the development partners that are potentially out there, is that actually they are building for the long-term and that creates value and that is all about quality. And so it's not just a lowest common denominator anymore, it's a very discerning audience out there that knows what it wants in terms of a level of quality, particularly on the residential side. So we're comfortable, also with the fixes that we can put into the contractual documentation that there is a level of quality that it will be expected. It is really important though that all of these asks are balanced because the term and the word viability is absolutely key.

1:15:03 - So we have to make sure that we balance the costs that it will take to create against those values because without a viable scheme we won't have a development partner or partners. So we have to make those fixes flexible and that's one of the reasons why we want them to come and look at the whole scheme because they will be able to input their expertise in creating the sort of value profile that we want to make it all viable. So, I think that and one of the ways we are hoping to potentially, if it were, have a partner, we could, in effect, allow them to draw the phases down so that's when they get the land. So that prevents us having to step in if they don't carry on developing but it means that we can have a level of control and also through the planning process alongside them. We've got a number of ways for checks and balances to make sure they don't just drive down to the bottom of the lowest cost.

1:16:17 - "Space for independent retailers is an excellent idea. Will the council landlords be able to ensure retail rents and rates are affordable?"

Katy Kopek

1:16:31 - I think one of the things that we would want to try and do is to ensure that those independents are a different offer so actually we don't want to appeal to the normal standard brands and yes, we will have to control that in some way. What we do recognise is the commercial elements around the creative quarter and those sorts of independent type of users, be they in co-working or working space or retail type space, it is a more marginal return that you get for that element which is why there is a cross subsidy in effect from

the more profitable residential element. Just to be able to give that flexibility to ensure that we get the type of retailers we want and that we think Winchester so deserves here.

Kelsie Learney

1:17:23 - Thank you. And I think that concept of curated retail where you're managing the offer to create that vibrant space that we're looking for is really important and something that we'll definitely be seeking to ensure into the future.

"You haven't mentioned leisure in any detail. Isn't that key to duration of stay particularly if retail is more limited going forward?"

Katy Kopek

1:23:22 - There is a leisure element within the scheme and I absolutely agree that does help the duration of stay. There is quite a lot of opportunity for that ground floor retail and food and beverage. And also as Veryan said, leisure in its broadest sense is quite a number of different things but certainly there's quite a lot of food and beverage in what we're suggesting and there's also the cultural offer that we want to have within the scheme which hasn't really formulated itself completely yet.

1:24:00 - Also the open spaces, we really want to see the whole space curated and managed and so there is likely to be events in those open spaces that will act also to increase dwell time and give people different reasons to come to the city. So, it's not mentioned specifically as the leisure word but the integral parts of the scheme absolutely include the ability for people to do those sorts of leisure type of activities, from eating to events and through to some of the different types of retail which may be on offer from an independent perspective as well. So, it is a key one and absolutely, we want this to be a great place for people to go and dwell and spend time there so it's an important ingredient of that.

Kelsie Learney

1:24:58 - We've got a couple of questions around Kings Walk around where the funding will come from and why we'd take space out of the regeneration area for so many years. What's the benefit for the total scheme?

1:25:16 - As far as the finances of that are concerned we're still looking at that and also we don't have the final figures while there was the feasibility study done. There's more detailed work to be done on that. The fact that the feasibility study talked about 10 years is not a commitment to that length of time. I'd also say that the council did work up another kind of meanwhile use scheme which had a similar set of uses for the bus station site but that did have the problem that while it also costs millions, it took a considerable chunk right out of the centre of the site out of action, whereas Kings Walk gives us the opportunity to not only temporarily re-use an existing building, which is one of the things we're asked to do, re-use is one of the things that was asked for in the SPD, but it allows us to do it relatively quickly.

Veryan Lyons

1:26:30 - I think on that note you're absolutely right. If we want to do something quickly and make a real change and show some movement using what we already have on the site it makes perfect sense and, as you mentioned, we did do a similar study for the bus station a few years back. And again, it's a question of do we want to tie up that space, to get some meanwhile uses and activity, or do we use the buildings that we've already got and bring those back into life? They're sitting there at the moment, we might as well use them, start the ball rolling. That then frees up our time to work on the other parts of the site, the residential in particular over time, which then can be used to cross subsidise, expanding that creative quarter through into the rest of that block. Nothing's set in stone yet and it may come forward slightly differently but that's our current thinking at the moment.