

REPORT TITLE: SIR JOHN MOORE BARRACKS CONCEPT MASTERPLAN

12 FEBRUARY 2025

REPORT OF CABINET MEMBER: Cllr Jackie Porter Cabinet Member for Place and Local Plan

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WARD(S): WONSTON AND MICHELDEVER

PURPOSE

Land at Sir John Moore Barracks is a site which has been allocated within Winchester City Councils Proposed Submission Local Plan (Regulation 19) (policy W2). The policy sets out the requirement for 750-1000 dwellings, mixed uses and a park and ride facility.

The site is currently located outside of the existing settlement boundary in the countryside, part of the site is located in the settlement gap, part of the site is previously developed land and there is landscape and conservation value to the site.

The setting of the site and its military history means that an urban design led masterplan will need to be prepared and agreed in order to provide a clear vision and planning framework for its planned redevelopment and future use. The masterplan will help to deliver a high-quality development solution which responds positively to the site's sensitive location in the countryside, the settlement gap between Winchester and village of Littleton, and reflects the sites characteristics, wider setting and history.

The draft Local Plan has not been adopted. On the 15<sup>th</sup> November 2024, Winchester City Council formally submitted the Regulation 19 Local Plan to the Planning Inspectorate (PINS) for examination. As part of the submission of the Local Plan to PINS, there are a number of Proposed Modifications to the wording of the supporting text and Policy W2. These Proposed Modifications have not yet been the subject of public consultation. An Inspector has been appointed to examine the Local Plan at the time of writing this report no dates have been set for when the examination will take place. When more details are available on the Local Plan examination these

will be published on the Local Plan examination website [Local Plan Examination - Winchester District Local Plan](#).

The emerging Local Plan policy will require any future application at the site to be preceded by, and consistent with, a comprehensive and evidence-based site wide masterplan that has been undertaken following the Council's conceptual master planning framework process. This will demonstrate how high-quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is endorsed by the local planning authority as a material consideration for development management purposes.

The applicants have entered into a planning performance agreement with the local planning authority to enable the council's planning team to comment on the site context and masterplan as it has evolved. The site promoter has undertaken a series of community events and where appropriate taken on board comments received.

This report explains the process undertaken by the applicants in preparing their concept masterplan and seeks Cabinet endorsement for this concept masterplan prior to the submission of a related planning application. The concept masterplan approach for Sir John Moore Barracks has been undertaken in conformity with the master planning approach and framework process that is adopted by the Council.

#### RECOMMENDATIONS:

That Cabinet:

1. Note the concept masterplan process including the public engagement strategy undertaken by the applicants which has helped to inform the preparation of the concept masterplan for Sir John Moore Barracks and has been undertaken following the Council's master planning framework process; and
2. Endorse the Sir John Moore Barracks Concept Masterplan Vision Document, that is attached as Appendix 1 which will then become a material consideration to inform the development management assessment of the future planning application.
3. Note that Cabinet is not taking a decision on whether the candidate Site of Importance for Nature Conservation (SINC) will be agreed. This decision will be taken following the assessment and consideration of the future outline planning application.

## IMPLICATIONS:

### 1 COUNCIL PLAN OUTCOME

- 1.1 Greener, Faster.
- 1.2 The applicants' concept masterplan sets out the vision and objectives for development at Sir John Moore Barracks. The applicants recognise the Council's commitment to tackle climate emergency and propose to deliver exemplary sustainable, bio-diverse and regenerative development with 4 key principles of biodiversity and landscape, and a sustainable, distinctive and walkable place to live.
- 1.3 The applicants are continuing to engage with WCC officers to review embodied carbon considerations associated with redeveloping the site. While specific sustainability measures will form part of the further design detail to come forward at a later stage, the applicants are committed to delivering high quality, low carbon energy efficient homes throughout.
- 1.4 The concept masterplan also outlines a commitment to deliver safe and attractive connections between new homes and amenities through a pedestrian-first streetscape, with an extensive network of foot and cycle paths both within the site and connecting to the wider area.
- 1.5 The future planning application submission will demonstrate how the applicants will meet the councils emerging local plan policies CN1 and CN3 to reflect the Council's climate and nature emergency declaration. Both the adopted and emerging Local Plan policy will secure the undeveloped part of the site for nature and recreation purposes in perpetuity supporting the council's greener district.
- 1.6 Good Homes for all
- 1.7 The emerging local plan agrees an amount of housing between 750 and 1000 units. The policy asks the development to include the precise amount of residential development including housing densities, tenure, size and house types. The concept master plan identifies a range of land uses, and these will be considered through the development management planning process.
- 1.8 Thriving Places
- 1.9 The emerging local plan policy W2 asked for a mixed use development mainly comprising of residential with supporting uses to make it a sustainable neighbourhood. This includes the possible retention of the existing sports provision on the site, the retention of the chapel and a local centre with mixed uses proposed.

## 1.10 Healthy Communities

1.11 Of the 28ha of woodland present on site, around 26ha (over 90%) will be retained, incorporated into the masterplan and improved, where applicable. Existing trees will be retained wherever possible.

1.12 The concept masterplan includes the provision of 6.7ha (17 acres) of Nature Park to the north of the site. The Nature Park sits within a broader context of green open space on the site totalling 51 hectares (125 acres), which equates to over 60% of the entire site.

1.13 The concept master plan identifies opportunities to have public access to green infrastructure for both new and existing residents. This is in line with the requirements of parts i) and ix) of the emerging local plan policy W2.

## 1.14 Efficient and Effective / Listening and Learning

1.15 The requirement for a concept masterplan is to be agreed before the submission of any planning application as well as engagement with stakeholders and interested parties to ensure an open, transparent, inclusive and enabling council and to ensure stakeholders and interested parties have been involved in the concept master planning process.

1.16 There has been a 4-part engagement strategy to date, with a series of workshops and events to allow the stakeholders and interested parties to contribute to and inform the principles of the concept master planning as well as the future outline planning application submission at the site.

## 2 FINANCIAL IMPLICATIONS

2.1 The land promoters have entered into a pre-planning application arrangement with officers called a 'planning performance agreement' (PPA). This promotes a project team led approach and covers the council's costs in delivering the programme of meetings to comment on and steer the work to deliver both a concept master plan, the urban design master planning and the planning application prior to submission of a planning application.

2.2 The site is also allocated in the Reg 19 local plan to provide a Park and Ride facility. A site area is identified in the CMP for a park and ride facility.

## 3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 A report was agreed at cabinet on the 21<sup>st</sup> June 2023 regarding the concept master planning governance (CAB3408). This establishes the framework which all sites requiring a masterplan should follow. The concept masterplan as prepared will be a material consideration for development management purposes in the assessment of a related planning application and at the application stage further legal advice will be sought to ensure that this material consideration is weighted appropriately in the planning balance.

- 3.2 There are no other particular legal or procurement implications in agreeing to the process that this concept masterplan has followed.

#### 4 WORKFORCE IMPLICATIONS

- 4.1 The PPA secures cost recovery for officer time.

#### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

#### 6 CONSULTATION AND COMMUNICATION

- 6.1 As required by the Local Plan policy and concept master planning, the developer has undertaken a series of stakeholder engagement events which has informed their concept master plan and the stakeholder engagement.
- 6.2 The consultation included in person events, target newsletters and a survey on the bespoke website: <https://sirjohnmoorewinchester.co.uk/>
- 6.3 The CMP document illustrates the timeline for the public engagement from 2020 and how the objectives of the One Great Win - Winchester Vision 2020 – 2030, policy W2 and DIO Visioning for the site has been reconciled with stakeholder aspirations to move forward with an agreed set of objectives and principles. Members have also been briefed outside of this at an Informal leaders board – 22<sup>nd</sup> July 2024 and an all member briefing on the 31<sup>st</sup> July 2024.
- 6.4 The latest Ward Member meeting for Wonston and Micheldever was held on 25<sup>th</sup> July 2024. The overarching presentation of the document demonstrates the influence of the community throughout, alongside that of the Design Review Panel and Pre Application process, with details of the engagement timeline on pages 28/29 and 32-37 of Appendix 1, leading to the Development of a Framework Plan.
- 6.5 Members discussed Highways and Transportation confirming sensitivity of proposed realignment of Andover Road; Walking and Cycling highlighting importance of creating “sense of arrival” at site; Park and Ride seeking clarification of DIO’s “offer” on P&R facility; Sport and Recreation seeking clarification of consultation and engagement and to avoid creating a facility that creates a destination and competes with other sport and recreation facilities in the city; and Urban Design / Placemaking - discussing the character of the new place and the need to create destinations within the site.
- 6.6 Littleton and Harestock Parish Council were met on 1st August 2024. During the course of the meeting a number of issues were raised including an in principle concern that development parcels were shown within the northern training fields area, which seemingly contradicts the Parish Council’s desire to see no development there – the project team were keen to demonstrate in the presentation, and in response to the issue being raised during the question

and answer , that low density development in the northern training fields had been necessitated by a policy requirement to deliver between 750 and 1,000 homes on site, and that this would not be possible to deliver from the central area of the site unless a level of density was shown which would not be in keeping with the surrounding area.

- 6.7 There has been a longstanding concern that development in the northern training fields would result in a loss of biodiversity, with certain species being disrupted as a result of development. The CMP illustrates the best options for how habitats in the northern training fields could be enhanced and through the creation and management of a 6.7ha nature park.
- 6.8 A concern was raised that the far east parcel of the three parcels shown in the northern training fields was too dense. The CMP sets the framework for this being biodiversity led for nature and public access and landscape led well designed housing.
- 6.9 A debate was had about the merits of a managed and sizeable nature park, instead of a “blanket approach” SINC which the Parish Council had sought a designate for in the northern training fields. A managed nature park is shown to be a significant benefit to the community which would not be the case were the northern training fields to be designated as a SINC. The current SINC in the south of the site currently has a poor level of biodiversity despite its SINC designation.
- 6.10 A concern was expressed that the parking standards had not been finalised at this stage and that the City Council’s Local Plan Regulation 19 consultation would effectively allow the project team to show a level of parking that would be lower than current parking levels. The site has evolved through the public engagement to be primarily one for movement of people by walking and cycling with the loss of an engineered vehicular route through the nature park.
- 6.11 The MP toured the site on 6<sup>th</sup> September 2024.
- 6.12 All member – masterplan governance briefing
- 6.13 A briefing on masterplan governance was given to Members on 23<sup>rd</sup> May 2023. A report went to cabinet on the 21<sup>st</sup> June 2023 regarding concept master planning governance (CAB3408). This establishes the framework which all sites requiring a masterplan will follow.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Environmental considerations have informed the council’s Proposed Submission Local Plan (Regulation 19) policy in terms of requiring a mixed use high quality mainly residential site with ancillary and supporting uses to deliver a sustainable neighbourhood with a park and ride facility which would align with one of the key recommendations in the Winchester Movement Strategy.

- 7.2 The applicants' concept masterplan emphasises the importance of place making and exemplary design, ensuring that the proposals are informed by a Landscape Visual Impact Appraisal and density and connectivity analysis along with a suite of Environmental baseline assessments, and testing to ensure efficient use of land and accessibility for new residents. The concepts for the site design will build upon the site's military legacy as a place for living and enjoyment by the wider public.
- 7.3 The site is expected to mitigate the impact of nutrients (with no off site solution required). The DIO have provided a nutrient budget based on a series of assumptions regarding water usage and occupancy levels. Next step for them is to access Natural England's Development Access Service (DAS) to agree the calculations which have been set out in their Delivery Statement in respect of the emerging Local Plan.
- 7.4 The northern part of the site is a candidate SINC which has been nominated by the Parish Council to HBIC with the aim of enhancing the biodiversity of the site. There is a pre existing SINC in the southern part of the site adjacent Harestock Road. Criteria (x) of emerging policy W2 requires the retention and management of the existing designated Flowerdown SINC in perpetuity requiring a management and maintenance plan. Further criteria (xiii) in relation to green/blue infrastructure/SuDS requires development to not have a detrimental impact on the SINC or other protected sites. There are also other policies in the draft plan, particularly NE1 and NE5 which deal with protection of protected sites including of SINC's. The local plan should be read as a whole.
- 7.5 Hampshire County Council (HCC) have considered previous reports submitted to them and identified the North Fields site as a non-statutory candidate SINC local site. The city council has agreed with HCC that the site will remain a candidate SINC while the concept master plan process and future outline planning application are being considered enabling this to be considered as part of that process. Before its public consultation the Regulation 19 plan was considered by Scrutiny Committee then Cabinet and Full Council. The candidate SINC was raised then, and as agreed with officers at HCC, WCC have advised the Parish Council that this would be considered in the assessment of any subsequent planning application along with the concept masterplan process. The status of the northern part of the site as a candidate SINC is being fully considered through the concept mastering planning phase and beyond that into the assessment of a planning application. Although not yet designated the candidate SINC will be appropriately taken into account as a material planning consideration by the Local Planning Authority in the assessment of any future planning application.
- 7.6 It is important to recognise that the purpose of designating a SINC is to safeguard those areas identified. This involves seeking stewardship by the landowners and managers, usually in the form of safeguarding the presence of important habitat or notable species. It is therefore usual that areas

designated as SINC are not publicly accessible. If they are not managed the site will deteriorate and the protected habitat or notable species will decline.

- 7.7 The candidate SINC was identified following survey work submitted in 2021. As part of the future outline planning application, the DIO has commissioned updated survey work which concluded at the end of 2024. This once evaluated will inform how both the existing SINC and candidate SINC should be treated.
- 7.8 The northern area currently consists of the series of sloping fields with areas of woodland. The CMP outlines that woodlands are to be retained, with development focused on areas of the lowest habitat value and distinctiveness, with additional woodland and hedgerow planting proposed between buildings to connect currently fragmented parcels of woodland.
- 7.9 Selective thinning of trees and the creation of rides within the woodland will be undertaken to increase the understorey and ground flora. Public access to these woodlands will be managed through the creation of designated waymarked footpaths. These retained habitats will be appropriately managed to enhance their biodiversity value.
- 7.10 While the species-poor grassland areas (i.e. a habitat of low value and distinctiveness) will be partly lost to accommodate development, the retained grassland areas are proposed to be developed into a nature park. The nature park will also be managed, with the aim of allowing the area to develop into a species rich grassland.
- 7.11 Appropriate wildlife tunnels will be installed under access and spine roads to maintain and increase connectivity for reptiles and other wildlife. All areas of retained and created habitat will be managed appropriately for a minimum of 30 years, in line with the statutory requirements in relation to overall delivery of Biodiversity Net Gain through development.
- 7.12 The development of the area in the north remains of concern to the Parish Council due to general biodiversity, it has been established that the quality of the biodiversity is sporadic and needs careful stewardship. The survey work completed in 2020 and updated survey work undertaken in 2024 has identified that the site supports populations of dormice, reptiles as well as areas of calcareous grassland, with the northern part of the Site meeting the selection criteria for designation as SINC. However, surveys have also recorded that the habitats within the site are not currently being managed appropriately and are in poor condition. By applying a management approach to the northern area it will enhance the potential of BNG, whilst complying with the local plan policies to deliver 750 -1000 homes at SJMB. The DIO is seeking to conclude the reporting and analysis of the recently completed 2024 survey work and be able to follow that up through further engagement with Winchester City Council's ecologist to develop a full suite of mitigation and enhancement strategies, including the nature park and associated proposals, that work with the concept masterplan in greater detail.



- 7.13 All final strategies will be required to be robust and compliant to satisfy Environmental Impact Assessment requirements.
- 7.14 The DIO is familiar with undertaking such stewardship work in the form of trusts and is proposing to work with the local community to provide enhanced BNG across the whole site and in particular the northern area. It is considered that this will achieve a much better outcome in the interests of habitat creation and management alongside public access to a high value amenity space which is also capable of accommodating well designed housing.

## 8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Section 149 of the Equality Act 2010 (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 Having an agreed concept masterplan that has been subject to public consultation is the most effective way of ensuring public involvement in the concept masterplan process.

## 9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required

## 10 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
Financial Exposure	Park and Ride facility	The Local Plan policy requires a Park and Ride facility.
Exposure to challenge	Ensure concept masterplan properly taken into account as material consideration in assessment of related planning application.	A report went to cabinet on the 21 <sup>st</sup> June 2023 regarding concept master planning governance (CAB3408). This establishes the framework which all sites requiring a masterplan will follow and

		this CMP follows that process.
Innovation	N/A	Agreeing a concept masterplan ensures that development proceeds in accordance with the council plan 2025 – 2030 and the development plan. The concept masterplan will help to ensure high quality residential homes and other supporting uses. It also enhances local level collaborative engagement in its widest sense with appropriate key stakeholders, essential to speeding up the decision-making process and to the successful delivery of development.
Reputation	Approving poor quality master plans would impact the councils reputation. PPA's are being used to ensure quality time and resource is applied to the technical assessments of the masterplan. Training has been given to members on the 24 <sup>th</sup> January 2023 and 23 <sup>rd</sup> May 2023.	N/A
Achievement of outcome	PPA's are being used to ensure quality time and resource is applied to the development of the concepts of the masterplan.	N/A
Property	N/A	N/A
Community Support	Series of public exhibitions and workshops actively engaging the public in the	Further consultation opportunities during the planning application process.

	concept master planning process.	
Timescales	N/A	N/A
Project capacity	PPA's are being used to ensure quality time and resource is applied to the development of the concepts of the masterplan.	N/A
Other	N/A	N/A

## 11 SUPPORTING INFORMATION:

- 11.1 Sir John Moore Barracks is a military barrack complex dating from the mid 1980's. It is situated on the site of the former HMS Flowerdown, a second world war naval listening station. Prior to that, the site was used as a temporary transition camp for Allied soldiers during the first world war.
- 11.2 In 2016 the MOD embarked on the single biggest estates change programme within Defence. They are investing £5.1Bn in a better structured, modern and more sustainable estate to support military capacity and improve security and resilience. This is aligned with the future capacity requirements and force structures set out in Future Soldier which plans for a more agile Army. Relocating the current users of Sir John Moore Barracks to new facilities is part of an ambitious portfolio of independent programmes, construction activity, unit and personnel moves, and land release. Sir John Moore Barracks will be vacated in 2026. The MOD will look to ensure the sites future and the vision can be achieved through delivery arrangements.
- 11.3 The site comprises of 86.5ha of land. The central area contains the main barrack facilities enclosed by mature woodland. It also contains extensive areas of green space around this, which is currently not public.
- 11.4 The site is allocated within Winchester City Council's Proposed Submission Local Plan (Regulation 19) (Policy W2) to deliver between 750 and 1000 homes. The draft allocation includes the following requirements:
- Deliver high-quality design, including the delivery of green spaces, high standards of architectural design, and innovative, sustainable new buildings;
  - Deliver a scheme which relates to the whole of the allocated site or does not prejudice the remainder of the site, avoiding piecemeal development;
  - Provide necessary supporting infrastructure, and create neighbourhood centres with supporting uses (noting that these should be proportionate to any proposed redevelopment and dependent on identified need);

- Investigates the potential to reuse/repurpose existing buildings and prioritises the use of previously developed land;
- Consider the need for education on or off-site, and provides suitable sustainable travel links;
- Provide access via Andover Road North (most northern section of Andover Road and further north of the point of new road route through Kings Barton) and maximise opportunities for sustainable travel;
- Include safe, direct, well-lit active travel links to, from, and within the site in the form of walking cycling, wheeling and public transport facilities. These will link to the surrounding area/PROW/cycle networks and existing public transport routes;
- Ensure the existing access from Chestnut Avenue is used for pedestrian, cyclists and potential emergency access purposes;
- Mitigate flooding impacts, deliver SuDS which include multi-functional green/blue links which increase biodiversity on the site and avoid impacts on the SINC;
- Record and retain features of heritage significance, and provide a heritage trail which celebrates the sites military history;
- Incorporate and include public realm to create a sense of place;
- Assessment of the condition and the potential of the reuse of the existing leisure centre for public use;
- Phased development to align with sewage infrastructure upgrades;
- Include a Park and Ride of circa 850 spaces.

11.5 The developer has undertaken a series of stakeholder engagement events including public consultation with an interactive website, engagement with ward member and the Parish council and full member briefings. The engagement strategy and feedback has been an iterative process through the engagement of a communication specialist company. From the outset the meeting schedules and topics for more technical assessment and design have been evolving alongside the communications work, feeding into the wider collaboration of the project groups of the council and the DIO with their planning agents Avison Young, and delivered through the PPA.

11.6 The council's project team includes: Planners, Urban Designer, Historic Environment/Archaeology, Sustainability, WCC transport planners, Hampshire Highways, Landscape, Arboriculture, Ecology, Environmental Protection, Drainage, Local Flood Authority, Environmental Agency and the Local Plans Team and Place Directorate.

11.7 The South East Design Review Panel (SEDRP) was held on the 7<sup>th</sup> October 2021. A site visit was carried out to understand the existing conditions and context ahead of the design review meeting. The outcomes of the review were that further work needs to be done to arrive at a proposal that fully responds to the opportunity on offer. The Key recommendations from the SEDRP:

- Clarify the vision for this place to inform the development and refinement of the strategic principles for the development.
- Carry out an analysis of the context and character of Hampshire villages, including an understanding of the morphology of the neighbouring villages of Littleton and Harestock, to inform the development of a proposal that is unique in its character and identity.
- Reconsider the proposed areas of development, in particular the northern part of the site where consideration of development is being driven by the location of the Park and Ride, which is not yet considered a compelling argument for this layout.
- Evidence the market analysis that clarifies the viability of the development, both the housing provision and the employment provision, to inform the master planning process.
- Explore the potential to densify the central part of the site to help with viability, demonstrating a full range of optioneering and reconsidering block depths.
- Demonstrate the layers of movement that underpin the strategy to clarify how the landscape might need to be shaped or adapted to facilitate movement based on clear desire lines.
- Reconsider the strategy for demolition or retention of the existing buildings by drawing up a hierarchy of building types based on a more forensic analysis.
- Carry out a meaningful process of engagement with the local community to ensure that local aspirations are part of the ongoing master planning process.

11.8 In 2022/2023 a series of meetings were held further to the SEDRP session to enable all relevant consultees to have a further opportunity to assess again the base line evidence.

11.9 During 2024 a series of site visits, evidence-based topic meetings and workshops have been undertaken to progress the conceptual masterplan by the Council and the DIO team. This included:

- Site visit by all consultees was carried out 6<sup>th</sup> March 2024.

- A series of evidence based meetings: Introduction – 14<sup>th</sup> March 2024, Flood risk and drainage (with HCC) - 14<sup>th</sup> March 2024, Education (with HCC) – 14<sup>th</sup> March 2024, Climate change – 15<sup>th</sup> March 2024, Green infrastructure strategy – 15<sup>th</sup> March 2024, Transport (with HCC) – 26<sup>th</sup> March 2024, Access, connectivity and circulation/Park and Rise (with HCC) – 26<sup>th</sup> March 2024, Technical meeting (Noise, Air Quality, Heritage) – 27<sup>th</sup> March 2024, NHS – 27<sup>th</sup> March 2024, Housing matters and non residential uses – 27<sup>th</sup> March.
- A number of workshop meetings: 10<sup>th</sup> May 2024, 16<sup>th</sup> May 2024, 21<sup>st</sup> May 2024, 5<sup>th</sup> June 2024.

11.10 The Winchester and Eastleigh Design Review Panel (DRP) also met in relation to the proposals at Sir John Moore Barracks. Two presentations were made by the applicants, the first of which was presented on the 18<sup>th</sup> June and covered the engagement process and principles set out by the applicants leading up to that design review.

11.11 The second design review covered the potential opportunities, initial design thinking and how the scheme can be delivered while maintaining and further developing the design principles. A site visit was also carried out on the 24<sup>th</sup> July 2024. The general outcomes from the DRP were positive, with the panel noting that they are pleased to have been involved in the process and are keen to be involved where more detailed design concepts and design detailing has been considered. Moving forward it was decided that we work with our local DRP rather than further engaging with SEDRP, but that remains an option. It is considered that the recommendations of the SEDRP were undertaken in moving the project forward from 2021.

11.12 The concept masterplan sets out a timeline highlighting the processes undertaken to inform and shape the concept master plan. This included significant early site research and analysis carried out by the appointed developer team in order to fully understand the sites context, constraints and potential. A number of stakeholder and community engagement events happened ensuring that key stakeholders and communities have played their role in the master planning process. Extensive and proactive engagement with council officers and independent design review panels also undertaken demonstrates an extensive and well informed master planning process. It is considered that a meaningful process of engagement with the local community to ensure that local aspirations are part of the ongoing master planning process has been carried out in accordance with the concept masterplan governance procedure.

11.13 A masterplan training event, opened up to all members to attend took place in the Guildhall Winchester on 24<sup>th</sup> January 2023. This training was provided by Andrew Cameron Associates and Design South East. This training gave an overview of good master planning to give Members the tools to make an informed view on the concept master planning process.

- 11.14 The concept masterplan should be based on and in conformity with the councils proposed mastering approach and should:
- a) Establish a vision and objectives;
  - b) Agree baseline information / issues to be addressed;
  - c) Engagement and Consultation;
  - d) Design Review Panel;
  - e) Explain the sites constraints and opportunities and setting out the key parameters for the following elements:
    - (i) Movement and access;
    - (ii) Land use;
    - (iii) Sustainability;
    - (iv) Design principles;
    - (v) Landscape principles;
    - (vi) Green and blue infrastructure.
- 11.15 The concept masterplan has responded to these points and establishes a vision, objectives, context and approach, establishing design principles, land use and movement both outside, into and through the site. In relation to the key CMP preparation processes set out in the WCCMACM, the CMP demonstrates:
- 11.16 Establishing a vision and aspirations – the CMP sets out the clear vision and aspirations for the redevelopment of the SJM site.
- 11.17 Identifying a baseline of information and issues that need to be addressed – DIO has identifying and tested scenarios – the CMP sets out various options for development across the SJMB site, particularly in relation to carrying out consultation exercises and refining processes - the supporting CMP Meeting Place report (not appended) comprehensively sets out the three main stages of consultation undertaken, the feedback received, and how the CM proposals have evolved as a result of that feedback.
- 11.18 Considering the implementation of proposals and future management issues – the CMP acknowledges that the future redevelopment OPA will need to address various implementation matters and in terms of future management issues, the CMP acknowledges there are significant opportunities for the future management of the existing SINC and retained/proposed green infrastructure – the future redevelopment OPA will set out appropriate management/maintenance proposals based on DIO's successful green infrastructure management/maintenance models/arrangements that operate

on other (former) MoD sites which are undergoing major redevelopment principally involving residential led schemes.

11.19 It establishes recreational links and identifies land to be secured for long term future management for public benefit. It proposes the siting across the site for the parcels of residential development, the existing SINC, a Nature Park, a Park and Ride facility and a commercial centre. It also illustrates concepts for sustainable movement within the site and active travel out of the site and beyond towards Kings Barton, South Wonston, Littleton, Harestock and the wider city.

11.20 The preparation of the Concept Master plan is considered to have followed an acceptable process and it is recommended that it is agreed. This can then be considered as a material consideration for development management purposes and will feed into further work to be undertaken by the applicants to continue masterplanning the site ready for an outline planning application submission.

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 Emerging local plan policy requires any new application for development of this site to be preceded by, and consistent with a comprehensive masterplan. It is therefore appropriate for the concept masterplan to be considered and endorsed by Cabinet.

### BACKGROUND DOCUMENTS:-

Cabinet report CAB3408 – Concept masterplan governance

### Previous Committee Reports:-

None

### Other Background Documents:-

Available on the council's website - <https://www.localplan.winchester.gov.uk/local-plan-library>)

Winchester District Local Plan Part 1 – March 2013

Winchester District Local Plan Part 2 – April 2017

Regulation 19 Winchester District Local Plan 2020 – 2040 (submitted 15<sup>th</sup> November 2024)

### APPENDICES:

Appendix 1 – Concept Masterplan Vision Document