

# Introduction to DIO and Team

This consultation material has been prepared by the Defence Infrastructure Organisation (DIO) with regards to the Sir John Moore Barracks, Winchester.

The Site forms part of the Defence Estate. The ability of the Armed Forces to keep Britain safe and prosperous depends on a Defence Estate that enhances military capability. While in many areas the estate is used efficiently, overall it is too big, too expensive and has too many sites in the wrong locations.

In November 2016, the Ministry of Defence (MOD) announced a 25-year strategy to modernise the Defence estate to support future capability requirements. This identified Sir John Moore Barracks for disposal, and the site will be vacated on a phased basis between 2022 and 2024.

The decision to dispose of the site was made following extensive consideration by the military. It is a site that is expensive to operate and maintain, and the receipts it will generate will be reinvested to support a modern, better, fit for purpose estate elsewhere for our armed forces.

The DIO is in the process of progressing a new vision for the Site which is shown in this consultation. This outlines how it will be developed in the future, and will identify the mix of housing and other land uses which could be delivered there.

Nationally, the Government is committed to deliver new housing to meet overwhelming need, but also to ensure that the quality of new developments are of the highest quality through

## Location Plan



Source: Base plan, <https://www.google.co.uk/maps>, 2020

guidance such as 'Living with Beauty' published in January 2020. Covid19 has also highlighted the importance of green spaces and local amenities to communities.

The DIO is supported by a team of technical consultants, to develop a masterplan and vision for the site, and to progress this through to a planning application.

The core team includes:

- Avison Young - Town Planning
- Planit-IE Ltd - Masterplanning
- Capita - Environment and Technical

We are currently at the initial stages of the masterplan design process, and invite the public and stakeholders from the local area to participate in these initial conversations regarding how the Site should be developed and what issues should be considered as part of any future redevelopment proposals.

# Key Site Characteristics

The Site comprises 86.5ha of land and is located on the edge of the City of Winchester.

The Site is located between the residential settlements of Littleton (which lies to the west) and Harestock (lying to the east).

## KEY

- |                          |                          |
|--------------------------|--------------------------|
| ① Military training area | ⑤ Indoor Sports Facility |
| ② Chapel                 | ⑥ Accommodation          |
| ③ Site Access            | ⑦ Officers Mess          |
| ④ Parade Ground          | □ Site Boundary          |

Site Plan



Source: Base plan, <https://www.google.co.uk/maps>, 2020



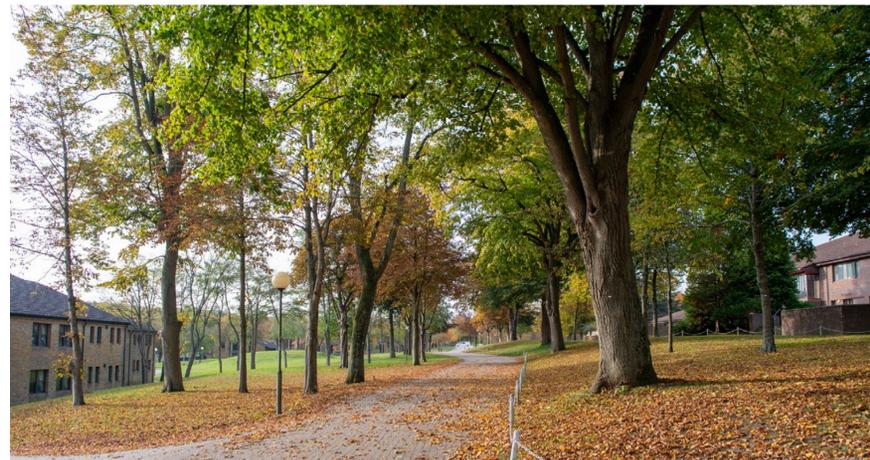
Secure site perimeter fencing



Existing chapel building with architectural interest



Internal roadways



Central pathway - with mature trees and parkland areas



Centre indoor sports hall and swimming pool



Woodland helps to contain views, and facilities are Set within mature trees and parkland

## Existing Built Form

The Site is currently used by the army for **initial recruit training** and therefore, it is securely fenced and access is **restricted to the public**. The Site contains various buildings and areas of hard-standing, which are located along the central spine and within its southern part. This agglomeration of buildings arranged around the internal roadways, squares and parking courts gives the Site an urban character **enclosed by mature woodland**.

The buildings typically have a simple **functional** design, ranging between 2-4 storeys in height and have no designated heritage value. The buildings have been designed for specific training or barrack uses which do not necessarily lend themselves to **reuse or conversion** other than the central leisure centre and chapel.

## Landscape and Immediate Context

Topography on Site is undulating, with several small valley features running across it creating a varied and interesting internal landscape. Four grass training fields form flatter open spaces adjacent to the buildings, whilst larger sloped training fields are located to the north.

Most of the outdoor facilities are used by the training regiment, however, one of the sports pitches, located adjacent to Harestock Road, is used by members of the public.

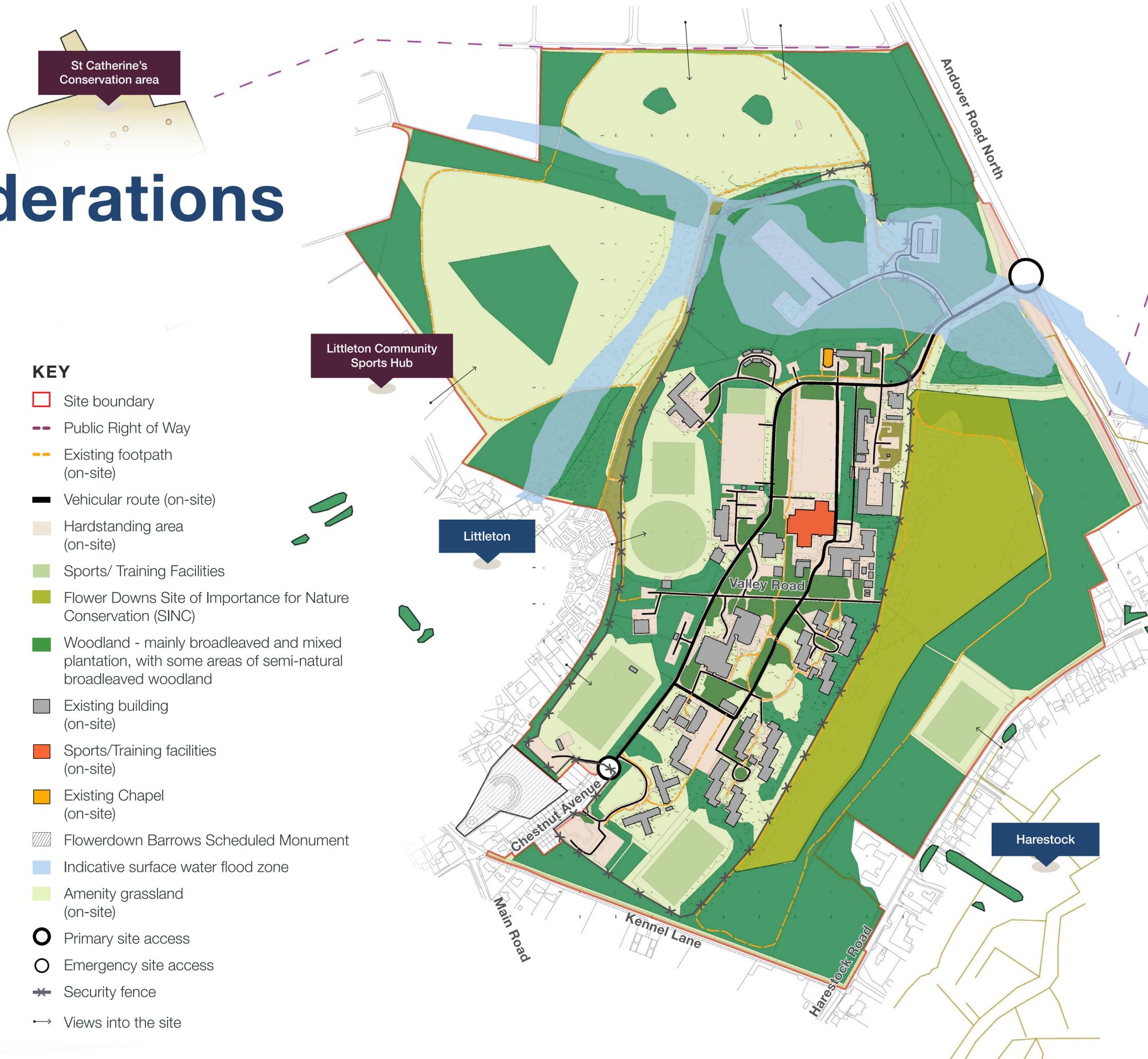
The Site contains Flowerdown, a **Site of Importance for Nature Conservation (SINC)**, which comprises a north facing slope of calcareous grassland that has local level protection. Extensive areas of woodland around the Site edges, as well as larger mature parkland trees scattered through the central areas give a **green context** to the developed areas, as well as screening views into the site from surrounding streets and pathways.

# Site Considerations

An initial assessment of key site constraints has been undertaken to allow us to understand the technical issues and challenges with development of the site. These have included ecology, transport, flood risk, heritage and archaeology, land quality, water and utilities and unexploded ordnance. A summary of these is shown on the plan opposite and key points outlined on the following board.

## KEY

- Site boundary
- Public Right of Way
- Existing footpath (on-site)
- Vehicular route (on-site)
- Hardstanding area (on-site)
- Sports/ Training Facilities
- Flower Downs Site of Importance for Nature Conservation (SINC)
- Woodland - mainly broadleaved and mixed plantation, with some areas of semi-natural broadleaved woodland
- Existing building (on-site)
- Sports/Training facilities (on-site)
- Existing Chapel (on-site)
- Flowerdown Barrows Scheduled Monument
- Indicative surface water flood zone
- Amenity grassland (on-site)
- Primary site access
- Emergency site access
- ✖ Security fence
- Views into the site



# Site Considerations



## Development Strategy

There is potential for new development to be directed to previously developed parts of the site or field areas where technical constraints allow it.

A clearly defined development zone exists in the centre of the site surrounded by dense vegetation. As a result of existing screening, this has little impact to adjacent housing. Development platforms and buildings step with the topography, creating a complex and at the same time, unique development environment.

Approximately 5.4ha (13.3 acres) of the existing site are open space and training areas. The new development will carefully integrate these facilities.



## Topography and Views

The site's topography varies significantly throughout. Although part of the site occupies high ground, wider views are contained by surrounding woodland blocks.

Existing buildings are arranged on a series of development platforms that step down the hillside. This stepping of buildings helps to reduce their visual prominence from surrounding viewpoints, which could be utilised in the masterplan.



## Flood Risk

Parts of the site are at risk of flooding from pluvial surface water and groundwater flooding. Taking into consideration climate change, the proposals will aim to creatively integrate those areas into the masterplan creating a climate resilient place to live.

Multi-functional sustainable urban drainage (SuDS) options will be explored to minimise the risk of flooding on and off site.



## Biodiversity and Ecology

The masterplan will maximise the retention/relocation of key green spaces and habitats such as semi-mature broadleaved woodland and the two areas of good chalk grassland habitat including Flowerdown Site of Importance for Nature Conservation (SINC).

A wide range of wildlife surveys are being carried out to record the habitats and protected species present. The proposals will aim to retain features of ecological importance and provide suitable mitigation for those lost.



## Transport and Access

Improved pedestrian and cycle movement and connections with public transport, increased trips generated by redevelopment of the site combined with the Barton Farm development will be considered along with the accident cluster at the Harestock Road / B3420 Andover Road / Wellhouse Lane crossroads.

Opportunity to propose a new Park and Ride will be explored. The impact of new access points to the development on the local road network will be assessed.



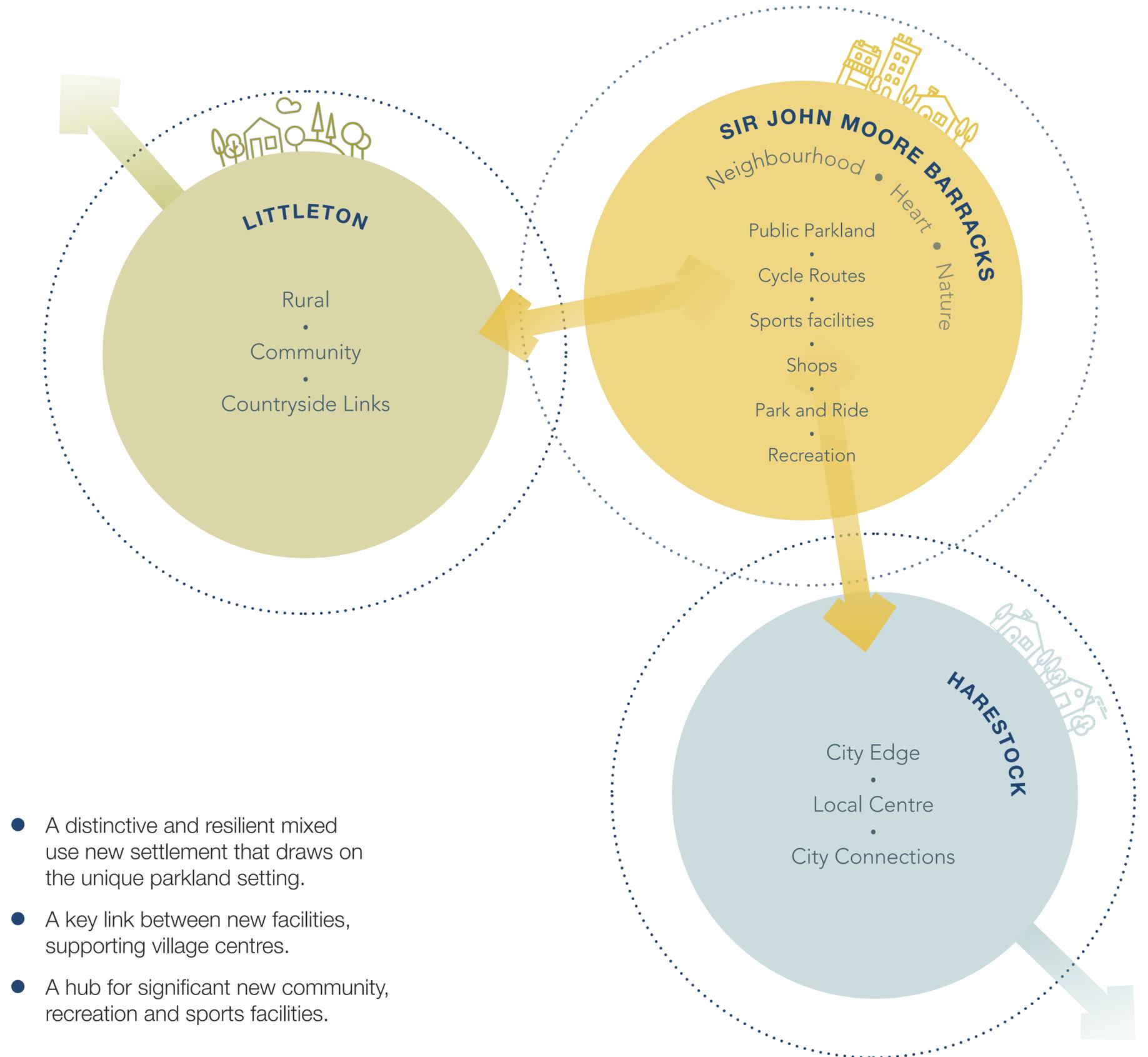
## Heritage

The development will consider the setting of the off site Scheduled Monument, Listed Buildings and Littleton Conservation Area. There are opportunities to recognise the military heritage of the site within the new development. Preliminary archaeological surveys will be carried out across the Site to establish the presence of further archaeological remains.

No listed buildings are present and the building stock is generally of limited architectural quality.

# Masterplan Vision

To deliver a distinctive and resilient new settlement for Winchester, linked to the neighbouring Littleton and Harestock, that provides for people's everyday needs, whilst respecting the attractive and unique landscape setting. An exemplar new mixed use community that the City will be proud of in the years to come.



# Masterplan Vision



## A Distinctive Place

- Celebrating the site's green spaces to provide a unique mixed use community.
- Links to Harestock and Littleton, opening up a currently closed site and provide access to existing amenities.
- A variety of house types, apartments and specialist elderly accommodation that promote an inclusive neighbourhood.
- Embracing local materials, whilst also being innovative and imaginative in the design of the new homes.



## A Walkable Neighbourhood

- Mixed use facilities (residential, business, commercial, Park and Ride) within 5 minutes walk.
- New paths providing safe and attractive routes to public green spaces, surrounding neighbourhoods and countryside.
- Streets designed to be pedestrian and cycling friendly with generous footpaths and cycling lanes reducing car dominance.



## Embracing Biodiversity and the Landscape

- Utilise the site topography and levels to create a climate adaptive neighbourhood.
- Integrate mature woodland and landscape to give an attractive setting to new homes.
- Enhance existing and create new habitat corridors that link across the Site.

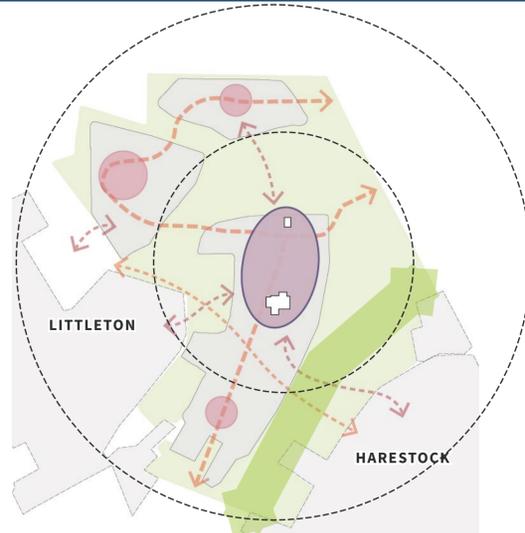


## A Sustainable Place to Live

- Provision of appropriately scaled commercial and town centre uses (informed through market demand analysis and WCC discussions)
- Provide safe and attractive connections between new homes and everyday amenities.
- Provide high quality, energy efficient homes, designed to promote sustainable heating/cooling and energy capture.
- Potential for Park and Ride facility is currently being explored.

# Key Masterplan Principles

## Linking Communities



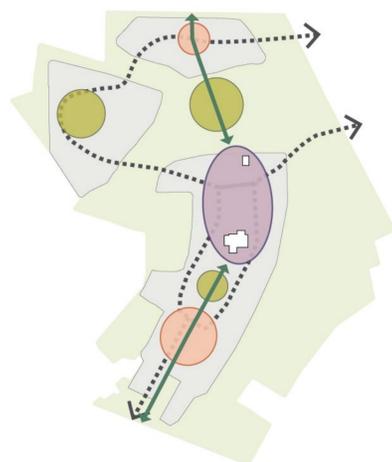
- Provide key community facilities and maximise benefits from existing assets on Site such as the sports centre, training fields and open space
- Smaller and characterful but interconnected areas of the development
- A new settlement with strong connections to Littleton and Harestock
- Preserving green buffer to neighbouring settlements.

## Respecting the Landscape



- Proposals will respect the existing mature landscape on site, creating an attractive green setting for the new settlement
- Utilising the undulating landscape to create a unique townscape
- Establishing key green ecological corridors and pedestrian links through the Site.

## Strong Site Structure



- A series of residential/mixed use areas and open spaces will link through the heart of the Site
- The retained central axis will create a legible structure to the settlement
- The existing development areas provide a base for the location of new dwellings, in order to retain the Site's attractive landscape
- Two new residential areas to be formed to the north of the Site.

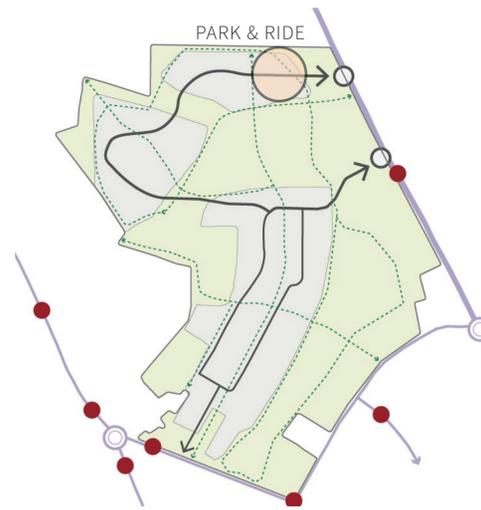
## Enhanced Sports and Recreation



- Re-use of existing facilities on site - such as the swimming pool and training pitches
- Enhanced public access to on-site routes and facilities
- Within 10min walk of surrounding villages.

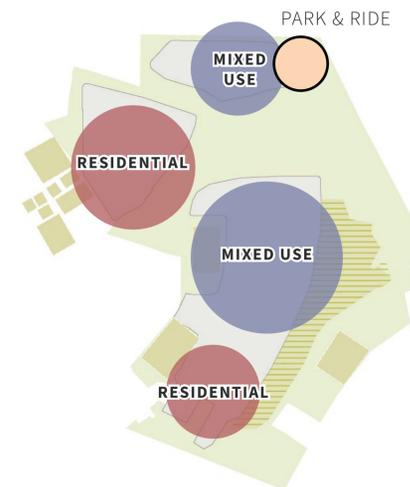
# Key Masterplan Principles

## Comprehensive Movement Framework



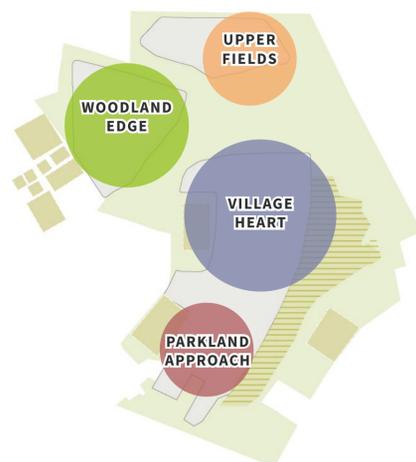
- Utilising the existing roadways to provide access to residential plots. Potential for a bus loop or through road
- Promoting cycling and walking with a well-connected network of routes linking to the existing wider network
- Creation of a second vehicular site access point to access potential northern development plots
- An intended new Park and Ride facility to aid sustainable movement.

## Mixed Use



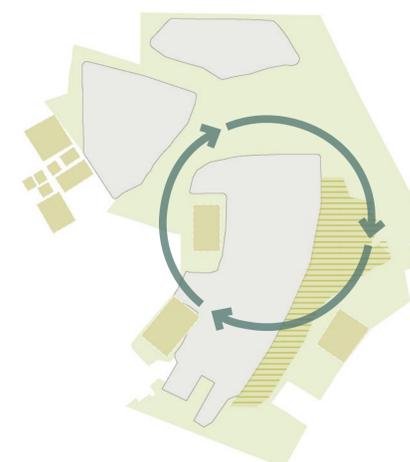
- Creating a well-balanced mixed use neighbourhood - residential, commercial, business
- Interconnected relationships between the areas
- An intended Park and Ride.

## Development with Character



- Enhanced existing site features to define a resilient neighbourhood
- Exploiting and enhancing distinctive qualities of each area
- Exploring clear identities for each character area.

## Sustainable Approach



- Reuse and retention of existing structures and infrastructure where possible
- Utilising and enhancing existing landscape features
- Sustainable rain water management as an integral design feature.

# Concept Masterplan

## KEY

- Site boundary
- Surrounding urban area
- Local road (existing)
- Bus stop (existing)
- Cycle route (existing)
- Existing Public Right of Way
- Existing leisure facility
- Retained chapel
- Potential development area
- Potential mixed use - neighbourhood centre, community, residential, sport and leisure
- Potential mixed use - employment / commercial / Park and Ride
- Sensitive site boundaries
- Enhanced woodland
- Flowerdown Site of Importance for Nature Conservation (SINC) - potential to enhance protective measures
- Sports pitches
- Enhanced woodland edge
- ➔ Enhanced green ecological corridor
- ➔ Potential green axis through the development (potential to include walking, cycling, play and recreation facilities)
- Primary vehicular route
- Potential secondary vehicular route
- Vehicular access
- New pedestrian access
- Potential local residential 'hearts' for retail and other community facilities



# Public Benefits



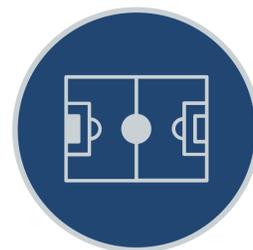
## Create a sustainable, mixed use community

that will deliver new homes and jobs on a previously inaccessible and secured site.



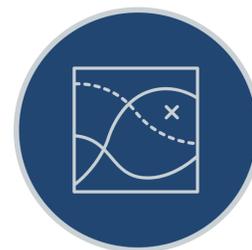
## Delivering a range of new homes

comprising homes for sale, affordable homes and a variety of apartments/housing types and sizes, including potential for specialist older persons' housing.



## Retention, relocation and/or provision of new leisure and community facilities

to enhance access to the site including local shop, community and recreational facilities.



## Deliver a comprehensive masterplan for the Site's redevelopment,

helping to ensure high-quality place-making and design principles are achieved.



## Make full and effective use of this previously developed site

and thereby reduce the pressure on other greenfield sites elsewhere in the district.



## Unlock public access

with new pedestrian, cycling and vehicular permeability through the Site, providing key linkages with neighbouring settlements of Littleton and Harestock.



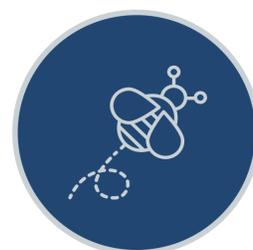
## Existing green areas opened up to the public

including parks, playing fields, trim trails, dog-walking, playspace for children etc.



## Design to support sustainable lifestyles

with a focus of walking, cycling and public transport (including the potential for a park and ride public transport hub on the site itself being explored), alongside energy efficient homes and on-site renewable energy infrastructure.



## Design with nature in mind

creating and enhancing biodiversity and ecological corridors.

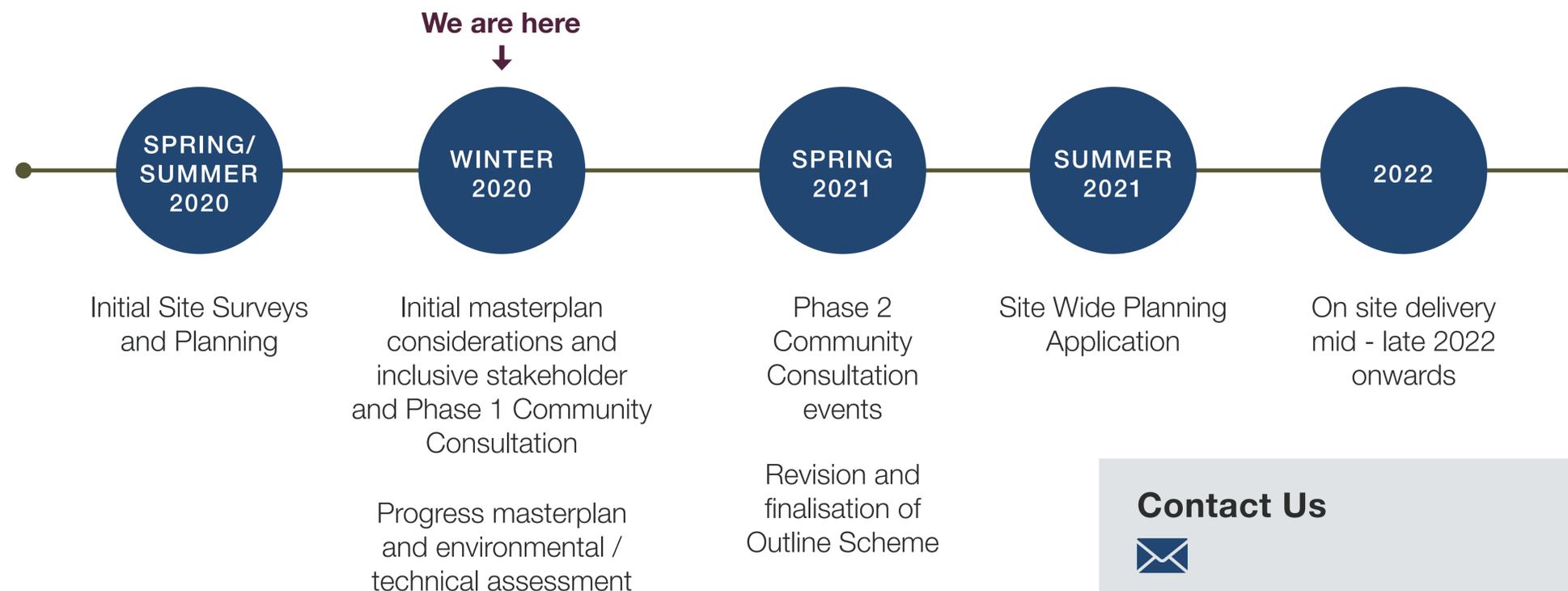


## Consider climate change and flood risk management

in any future proposals. Aspiration to work alongside the Council and local community to deliver genuinely meaningful sustainability benefits for the community.

# Next Steps

Thank you for taking the time to visit our exhibition!



## Contact Us



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The plans for the site are still evolving and we want to hear your views before they are finalised and we submit a planning application to Winchester Council in 2021.

### Phase 1 Consultation - Concept Masterplan

We have recently been progressing discussions with Winchester City Council and Hampshire County Council officers concerning the emerging proposals. Following completion of our Phase 1 tasks, we are reaching out to members of the public and the local community for input and feedback on the concept masterplan.

To date we have completed the following Phase 1 tasks:

- Have undertaken a range of landscape and technical surveys concerning the site.
- Considered the potential approach to land use, open space and site connectivity. Prepared and early stage concept masterplan.

### Next steps

- Revision of the concept masterplan further to feedback received during Phase 1 consultations.
- Further survey and demand analysis will also inform the type and range of employment, housing and other uses on site.
- Develop proposals across the site in more detail.
- Undertake Phase 2 Consultation event.
- Finalise and submit site wide outline planning application to Winchester City Council (WCC).
- Outline application determined by WCC.
- Submit detailed planning applications to WCC including specific details of proposed buildings.
- Commence on site (likely to be on a phased basis).
- Delivery of new homes.
- Potential for Park and Ride to be delivered in first phase.