

Winchester City Council

Master Planning Approach to Concept Masterplans

21 June 2023

**YOUR PLACE
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Winchester District Local Plan

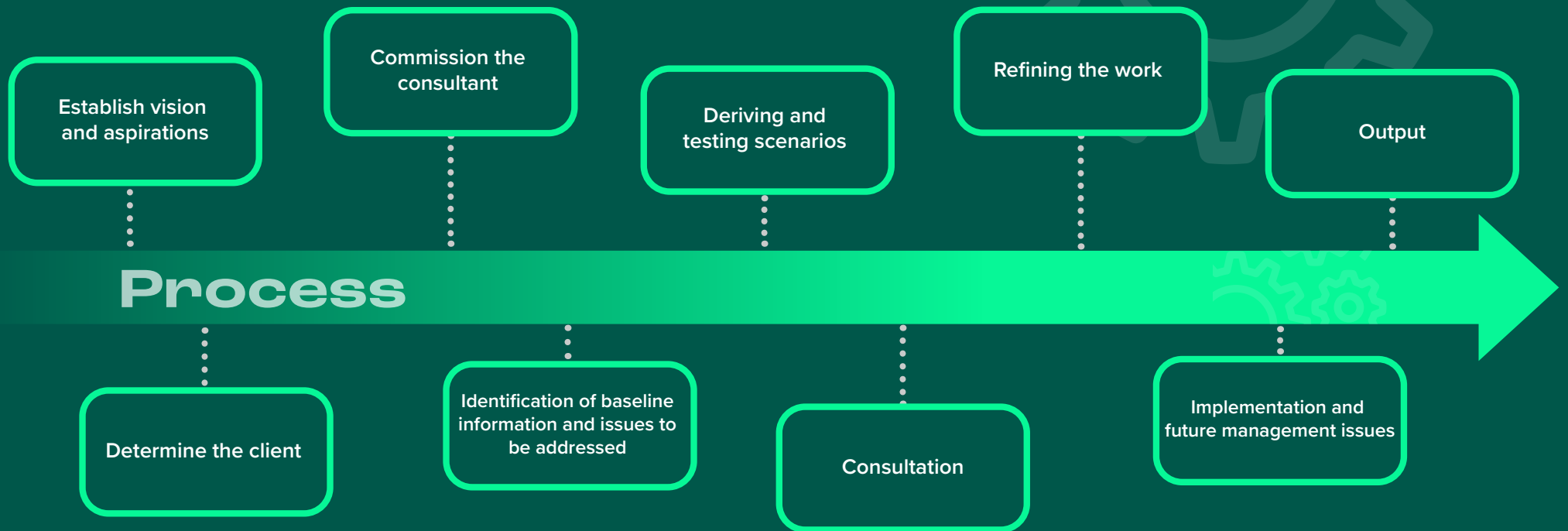


Process

The steps set out below are the minimum the Council expects to be undertaken in the production of Concept Master Plans. The steps are not exhaustive, and it may be that additional or repeat exercises are required in some cases, due to the issues that proposals raise and the nature of the site.

The Council will normally expect a Planning Performance Agreement (PPA) to be prepared and signed before work of any significant extent can be undertaken. The PPA will be based on the process/ steps set out below and will establish the resources required for the Council to be able to support engagement in the process.

The result of the process should be a document that sets out proposals for buildings, spaces, movement and land uses in three dimensions – and matches these to a delivery and implementation strategy. A Concept Master Plan will provide a framework within which designers and developers can bring forward more detailed proposals.



Winchester City Council
**Master Planning Approach to
 Concept Masterplans**

Step	What happens?	Who should be involved?	Action/ Involvement	Timeline/ Notes for:
Establish vision and aspirations	Identification of the aspirations for the site in question, what do all those involved want development of the site to achieve?	Landowner Council Other stakeholders?	<p>For the Council many of the aspirations for the development of site are set out in the emerging District Plan policies – and Statements of Common Ground (SoCG) being formulated in advance of the Examination of the Plan. Aspirations will also be set out in Neighbourhood Plans, where relevant.</p> <p>The Council will organise engagement with all relevant members at this stage, to further test aspirations.</p> <p>Other stakeholders should be engaged at this stage. Including the relevant parish/town Council, residents' associations and others who have an interest in the development of the site.</p>	Establish vision and aspirations
Determine the client	Identify who is responsible for commissioning and managing the master planning work.	Usually the landowner/ developer	The Council takes the view that, on most occasions, the landowner/ developer will act as the client and commission the work?	Establish vision and aspirations

Winchester City Council
**Master Planning Approach to
 Concept Masterplans**

Commission the consultant	Engaging an organisation to undertake the master planning work – this maybe an ‘in house’ commission.	Landowner/ Client	The clear preference of the Council is that it has a role in commissioning the consultant. The scope and extent of this role should be discussed with Council officers in each case.	Establish vision and aspirations
Identification of baseline information and issues to be addressed	The consultant should consider aims and aspirations and identify the issues that the work will address – before the further work takes place.	Consultant	<p>The landowner/developers’ consultant will be expected to undertake the first survey work of the site, to identify relevant issues and start to gather baseline data and evidence.</p> <p>The Council would expect a review at this stage – the scope of this to depend on the nature of the proposals. There would most likely be Council Member involvement – but this may be from a subgroup of Members drawn from those who engaged in relation to the initial aspiration setting for the site.</p>	Establish vision and aspirations

Winchester City Council
**Master Planning Approach to
 Concept Masterplans**

<p>Deriving and testing scenarios</p>	<p>Consultant sets out a first/draft response to relevant issues and starts to test with relevant parties.</p>	<p>Consultant Council Stakeholders</p>	<p>Council Officers will be involved as appropriate to the case. This will be organised by the lead planning officer. Involvement may be through meetings/ workshops/present and follow up sessions etc. Engagement to be designed in collaboration with officers.</p> <p>It will be necessary to engage with external technical stakeholders at this stage: Hampshire County Council, National Highways, Historic England, Lead Local Flood Authority, Environment Agency, etc, as appropriate. The planning officer will seek to assist with facilitation in respect of this.</p>	<p>Establish vision and aspirations</p>
<p>Consultation</p>	<p>Seeking feedback on the scenarios advanced including via independent design panels</p>	<p>Consultant Council Stakeholders including Design Review Panel</p>	<p>Council Members will be involved in this through a presentation by either the landowners/developers representatives or the planning officer. A separate presentation may be requested for Cabinet Members.</p> <p>Full public consultation should be undertaken, the extent and method of this to be agreed in discussion with the lead planning officer, the Consultants and their Comms team.</p>	<p>Establish vision and aspirations</p>

Winchester City Council
**Master Planning Approach to
 Concept Masterplans**

Refining the work	Taking account of the feedback received during consultation.	Consultant	Consultant led – the consultant may wish to engage with specific parties, depending on the issues raised in consultation.	
Implementation and future management issues	Setting out how the master plan will be implemented – phased/ by landowner or responsibility passed on. Identifying responsibility for management and resources required.	Consultant/ landowner/ developer	<p>Council officers would expect a dialogue in relation to the identification of implementation/ construction phase issues and future maintenance.</p> <p>The Council may wish to be directly involved in future maintenance and the potential for this will be identified at this stage.</p>	
Output	<p>Presentation of the results of the process</p> <p>The concept masterplan would typically provide clarity on spatial parameters (or frameworks) for the following elements of development:</p> <ul style="list-style-type: none"> • movement and access • land uses • strategic urban principles • built up areas like community hubs • nodes and landmarks • green and blue infrastructure • key contextual interfaces • high-level viability 	Consultant	<p>Output should include full detail of how the feedback received during the consultation stage has been addressed and incorporated into the concept masterplan.</p> <p>A presentation will be made by either the landowners/ developers representatives or the planning officer available to all Council Members. A separate presentation may be requested for Cabinet Members</p> <p>The planning officer will consider with the landowner/ developer any wider presentation of outputs.</p>	

Formal Endorsement

In most cases the Council will ‘endorse’ a Master Plan as Council policy. It will not comprise a Supplementary Planning Document (SPD) but will be a material consideration in future decision making. The route to this formal endorsement will usually be through Cabinet Decision.

The timescale of this formal endorsement process may be extended due to meeting timescales; however, the Council will indicate informal agreement to a completed concept Master Plan following the completion of the above process where it is able to do so. This will enable further work on planning applications or other more detailed matters to commence with reduced risk.

The approach towards Concept Masterplans was agreed at Cabinet on the 21st June 2023. You can download the Cabinet Report below

[\(Public Pack\) Agenda Document for Cabinet \(winchester.gov.uk\)](#)



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