

Winchester City Council Local Plan Examination April – June 2025

Hearing Statement on behalf of Defence Infrastructure Organisation

Sir John Moore Barracks, Winchester

April 2025

Matter 3 – The Plan’s Vision and Strategic Policies SP1, SP2 and SP3

Issue 1 – Policy SP3 – Countryside

IW Amendments 4.4.2025

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Appendix I Extract from WCC Local Plan Policies Map – Interactive Version 2024

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Status: Final

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Avison Young is instructed by Defence Infrastructure Organisation in respect of preparing an outline planning application to propose the redevelopment of the Sir John Moore Barracks (SJMB) site in Winchester (see Local Plan Policy W2 for site context etc.).

2. Inspector's MIQs

Matter 3: The Plan's vision and strategic policies SP1, SP2 and SP3

Issue 1: Whether the Vision and Strategic Policies SP1, SP2 and SP3 are positively prepared, justified, effective and consistent with national policy.

Policy SP3

Q.3 Should the countryside designation afforded by policy SP3 remain on sites allocated for development in the Plan?

- 2.1 In its Regulation 19 response, Avison Young had highlighted that the approach in Policy SP3 is to direct development within settlement boundaries and that the Local Plan states that land that is not within a settlement boundary is defined as countryside.

- 2.2 The whole of the SJMB site is currently washed over with the 'Countryside' designation – see **Appendix I** to this Statement, despite being a major site allocation (Policy W2) the SJMB site currently lies outside the settlement boundary (Policy NE7) (to which Avison Young has previously made representations to the Regulation 19 plan, and which will be addressed in a further Statement in response to the Stage 2 MIQs).

- 2.3 The NPPF (December 2023) states at paragraph 16 part f) in relation to plan making that plans should inter alia:

f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

- 2.4 The designation of the allocated SJMB site within 'countryside' appears unnecessary and illogical if Policy SP3, as currently stated in part i. sets out:

In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development:

i. Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans

and raises the question: why not exclude the SJMB site allocation area altogether from any 'countryside' designation from the outset to avoid any confusion/mis-application of policy and remove an unnecessary (duplicated) layer of planning policy control?


- 2.5 Whilst we recognise that the Inspector has no direct powers to recommend main modifications to the Policies Map, the exclusion of the SJMB site allocation from its current countryside designation would represent a logical outcome.

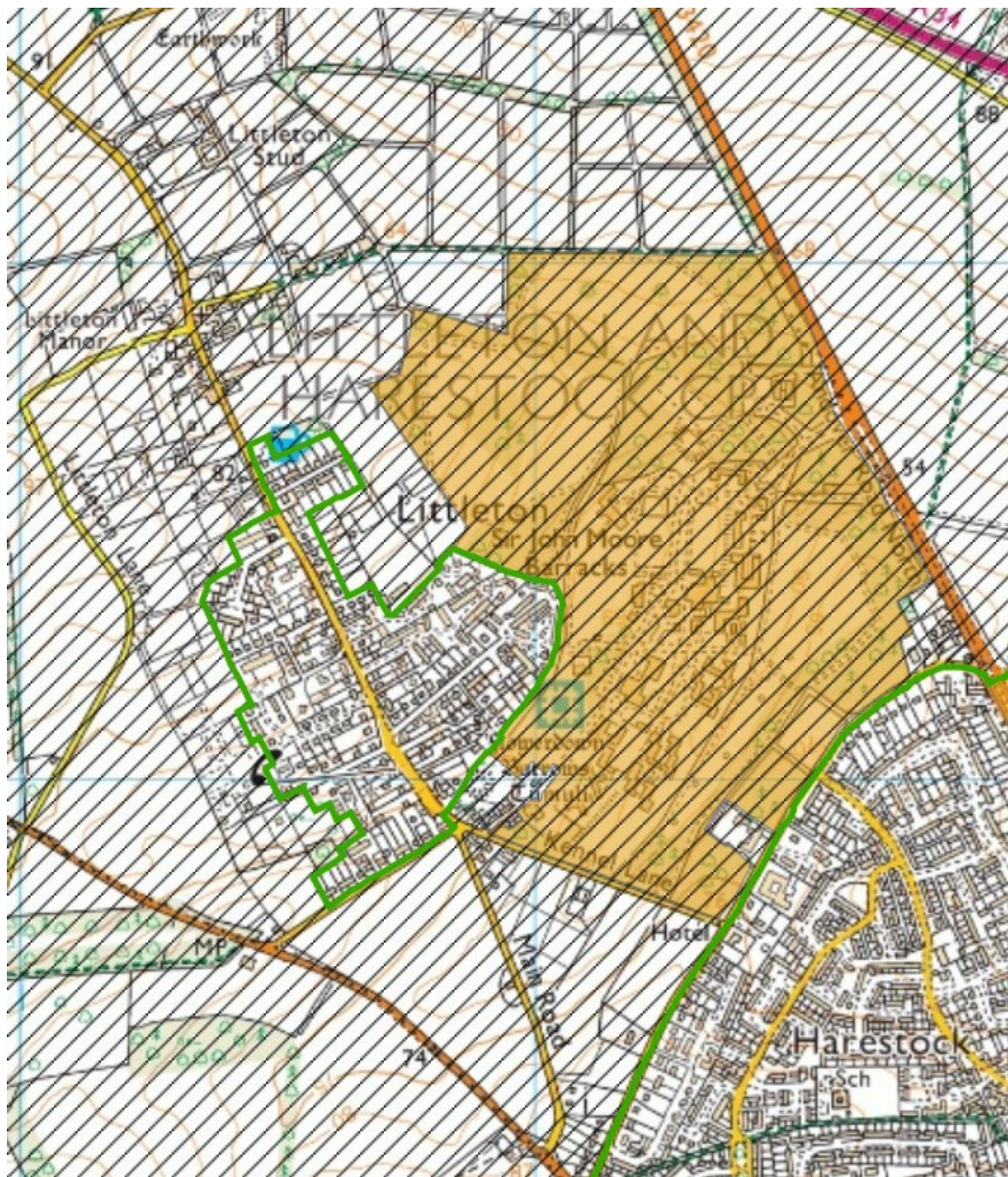
Appendix I

Extract from WCC Local Plan Policies Map – Interactive Version 2024

Key

Countryside Designation (SP3) 

SJMB Site Allocation (W2) 



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