



Ministry
of Defence

Officers' Mess, Edith Weston

Welcome

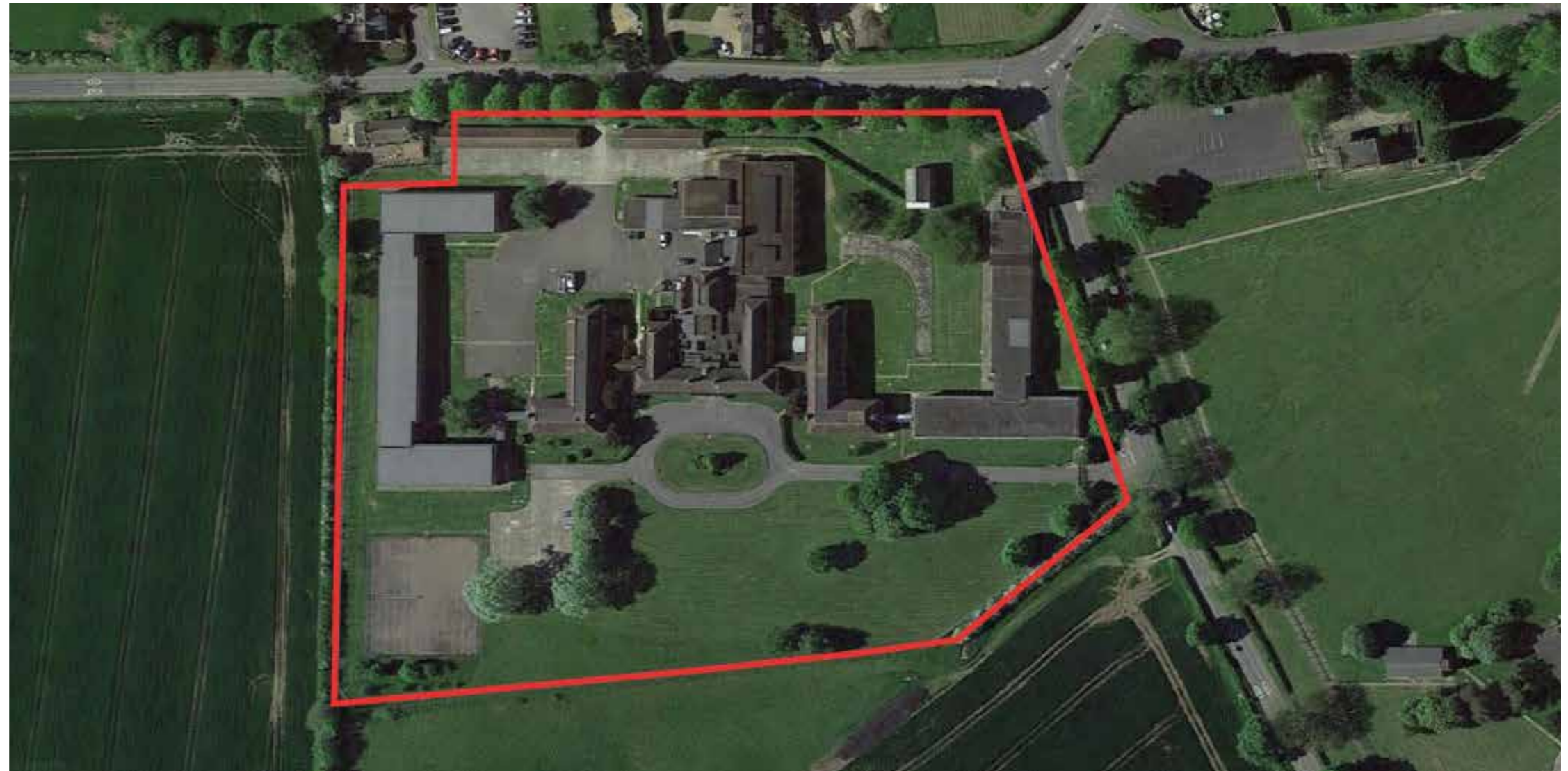
Thank you for joining us at the next stage of our public consultation for the Officers' Mess site in Edith Weston.

We have been working with local stakeholders to discuss the type, form and nature of potential development to create a vision for the site.

In November 2022, we undertook a detailed and collaborative community workshop led by The Prince's Foundation on how the site could be delivered, the findings of which were presented to the community at a drop-in event in January 2023.

Since then, we have been developing the ideas and have created an indicative masterplan for the site which we would like to share with you.

We are committed to working with the community as we continue to evolve the scheme and would like to hear your views on the plans today.



Aerial view of the site located to the west of Edith Weston Road bound to the north by Manton Road.



Defence
Infrastructure
Organisation

The Defence Infrastructure Organisation (DIO) is the estate expert for defence, supporting the armed forces to enable military capability by planning, building, maintaining, and servicing infrastructure.



HLM Architects make engaging community focused places that inspire, healthcare environments that nurture, homes that are part of thriving communities and infrastructure that is sustainable in its widest sense: environmentally, economically and socially.



Montagu Evans is an independent property consultancy, owned and run by a group of partners that are leaders in their respective fields and who are committed to leaving a legacy of quality work that benefits clients, the built environment and society as a whole.



Sweco UK delivers environment, transport and engineering consulting services, and for this project is inputting to the design and assessment activity, including environment (e.g. ecology, water and landscape), transport assessments and utility capacity and viability studies.



Cascade is all about people, relationships and building trust. A strategic consultancy specialising in community engagement and advocacy across the built environment sector.



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The site and context

The site has been identified as surplus to Defence requirements and will be sold for redevelopment. The army is due to vacate the barracks in 2026. This forms part of a wider £5.1bn investment in a more modern and sustainable estate.

- The 9.7-acre (3.94 ha) Officers' Mess site is located on the southwest corner of Manton Road and Edith Weston Road with access points on both roads. Rutland Water is less than half a mile away.
- It is well served by the local road network, sitting at the junction of three primary roads which serve the village of Edith Weston bordering the site.
- The existing buildings on the site house the Officers' Mess and personnel accommodation. They are dated and in a poor condition.

In general terms, Rutland residents are recognised as having a high quality of life, however the high cost of housing prohibits many younger families from staying in or moving to the area.

Local planning position

Rutland County Council does not currently have an adopted up to date development plan. However, the plan that is in place does identify that former military sites can come forward for redevelopment for alternative uses. Through the now withdrawn Local Plan, Rutland County Council identified that the site would be suitable for residential redevelopment.



View of the site from Manton Road.



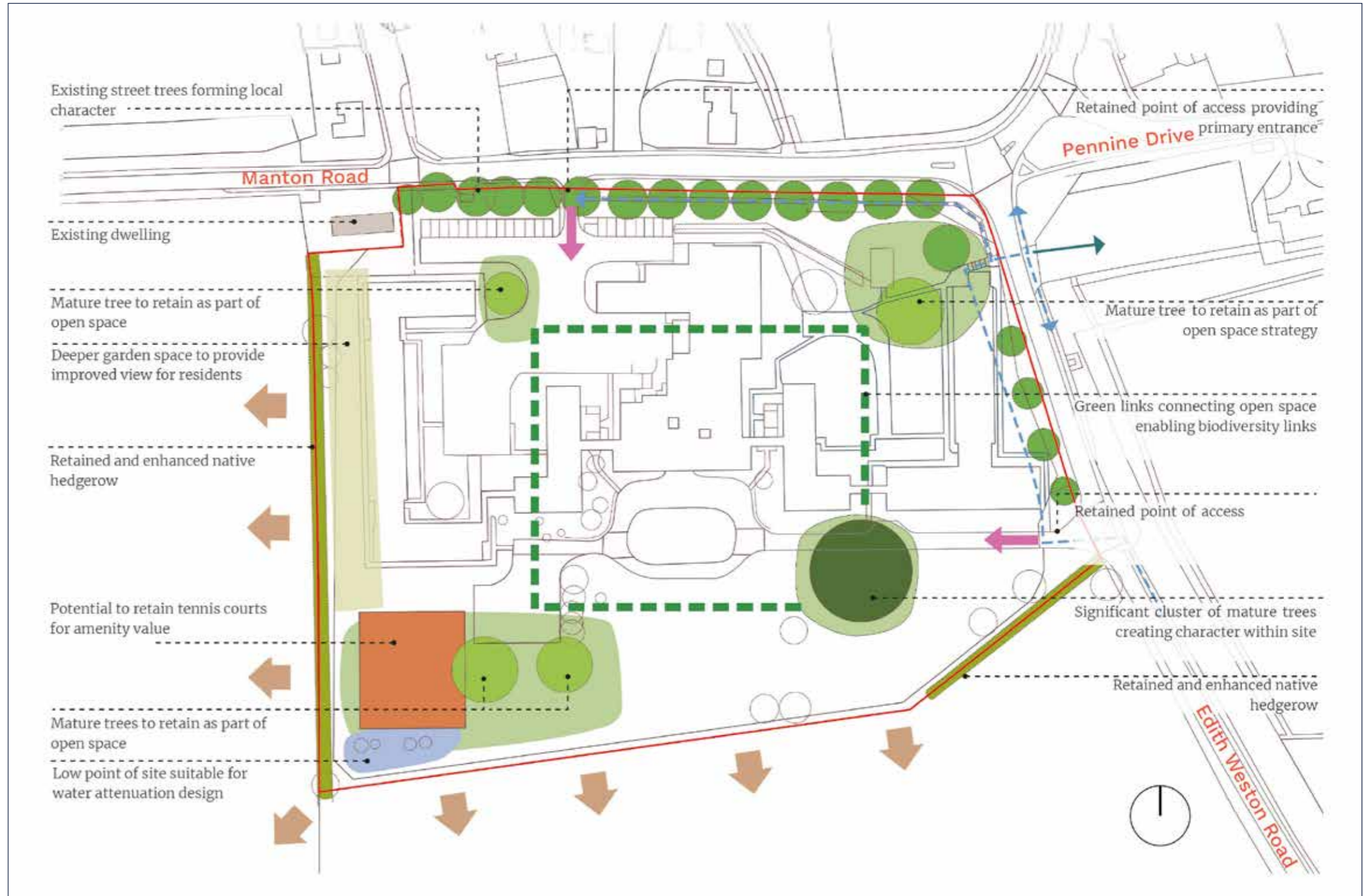
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Key features and considerations

- Developing much needed new housing for the area, including more affordable homes.
- Creating a benchmark for high-quality design on the Officers' Mess site.
- Promotion of nature and biodiversity, with the retention of over 18 trees and mature field hedgerows, as well as introducing new areas of publicly accessible green space.
- Traffic-calming measures to address existing speeding concerns on Manton and Normanton Roads.
- Sustainable drainage systems throughout site to manage natural water processes, with a potential pond in the southwest corner of the site.
- Existing vehicle access points to be retained and used (where agreed with the highways authority).
- Crafting a series of streets and spaces within the site for future generations to enjoy.
- Creating a relationship between existing residents adjacent to and opposite the site and residents in the new development.

Legend

- Site application boundary
- ↖ Far reaching southerly views over countryside
- Retention and upgrade of footpath network around and through the site
- Connectivity provided into open space of St George's Barracks
- ➔ Retained point of access providing primary entrance to site
- Sequence of open spaces forming valuable landscape habitats
- Green links connecting open space enabling biodiversity links



Site analysis recording key features, constraints and opportunities.



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Enquiry by Design

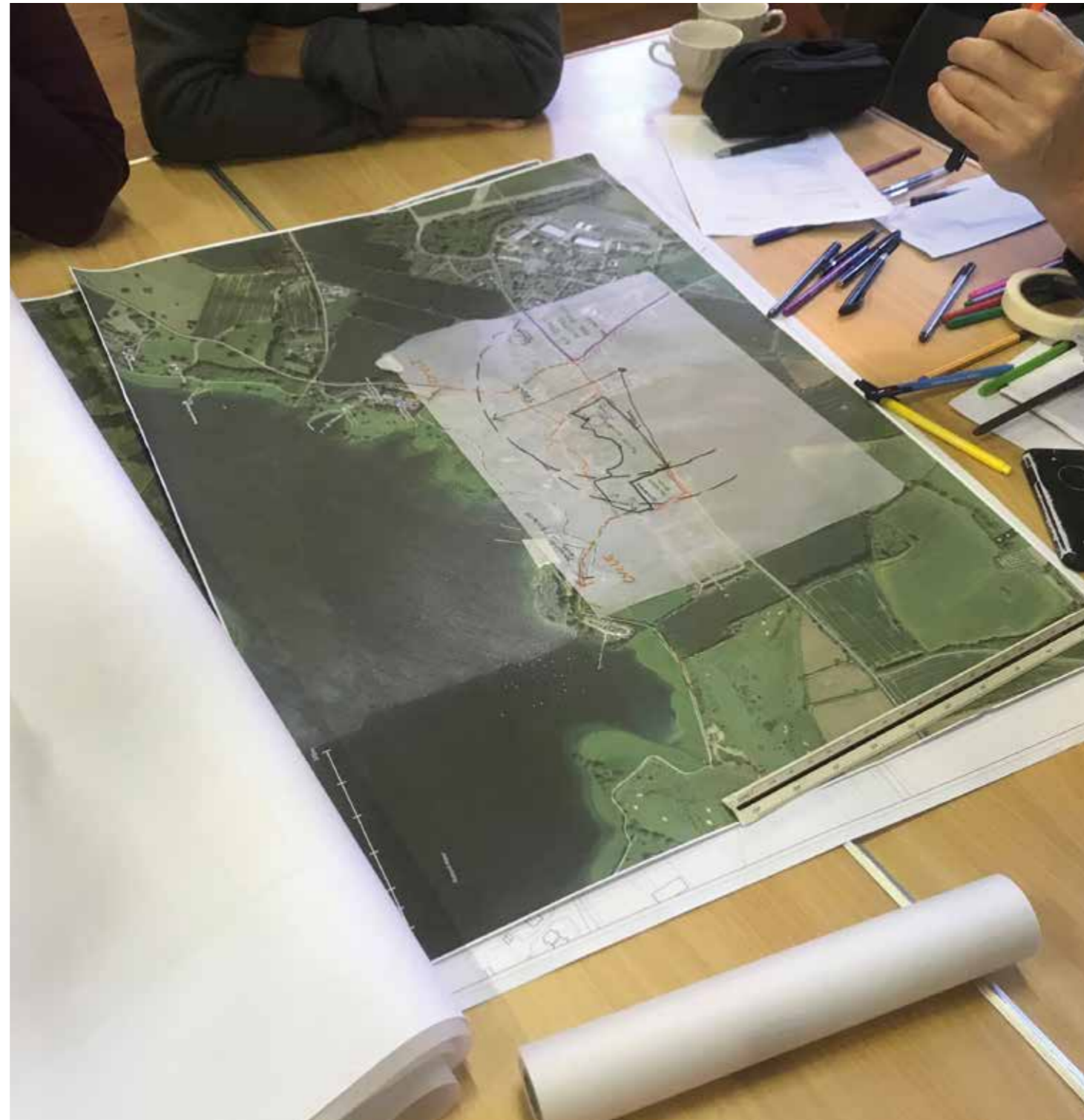
The DIO appointed The Prince's Foundation to run a two-day Enquiry by Design workshop in November 2022 to consider the opportunities for development. This was a collaborative process involving stakeholder workshops and a public drop-in session with the community.

The stakeholder workshops included information sharing, presentations and Q&As, site and village tours and site-plan sketching workshops. The public drop-in comprised exercises to enable the public to learn about the process and feed into the work. The outcomes were shared at a public drop-in event in January 2023.

A Design Guide will be produced for submission within the outline planning application for the Officers' Mess site and advise on a series of developer conditions and the procurement of a developer, to ensure compliance with the Design Guide aspirations.

Key feedback:

- Development to be in keeping with the historic character of the village.
- Traffic impact during construction and longer term on local roads and on neighbouring villages.
- Quantum of new homes, within the context of other housing developments proposed for the area.
- The impact on public services.
- How to preserve and promote nature and biodiversity.
- How to protect the heritage of the site.



Images of the Enquiry by Design events held in November 2022.

The Prince's Foundation

The Prince's Foundation is a charity with a department dedicated to promoting walkable, mixed-use, mixed-income, attractive communities. They run Enquiry by Design workshops to bring together key stakeholders to collaborate on a vision for development that is achievable, supported by the community and based on sustainable design principles.





Officers' Mess, Edith Weston

What has happened since the Enquiry by Design?

The outcomes of the Enquiry by Design events have informed our thinking and have influenced the indicative masterplan for the site, which will be used to prepare an outline planning application.

The sketch to the right is a consolidated plan produced by The Prince's Foundation based on the three sketches produced at the workshop. This plan shows the preferences of those who attended the workshop and has influenced the indicative masterplan.



The sketches above are taken from the Enquiry by Design workshop and show how the ideas were captured during the discussion session.



Consolidated plan.

Consolidated plan

- Maintain existing avenues of trees.
- Add pedestrian crossings to the north and east to provide safe access and encourage integration of new and existing communities.
- Provide a village green to create a welcoming amenity at a key interface between existing and new on a main route through the village, and to enhance the setting of the listed Old School.
- Provide a village shop facing the green to give a more visible and central space to this highly valued resource and create a centre to the village. (Potentially traditional design approach of homes above shops.)
- Retain category A and some category B trees (prominent clusters), the hedgerows (to east and south-east) and significant levels of new tree planting across the site.
- Sustainable drainage systems throughout with the pond at south-west corner (low point) for attenuation, visual amenity and biodiversity.
- Make south-west portion public green space so new and existing residents can enjoy the views.
- Create positive frontages along Manton and Edith Weston Roads to engage existing village and help slow traffic.
- Have winding and pedestrian priority routes through development to encourage walking.



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Characterisation study

The Prince's Foundation carried out a study of the villages surrounding the Officers' Mess on 26-27 January 2023 to inform the character of the concept plan which evolved from the Enquiry by Design.

In addition to Edith Weston, the following villages were visited as suggested by stakeholders:

- Easton on the Hill
- Empingham
- Exton
- Manton
- Preston
- Lyddington
- Caldecott
- Thorpe by Water
- North and South Luffenham
- Wing
- Lyndon

Variations and commonalities were discovered amongst the villages, in street and building form, material, architectural detail, and green space. Notes and photographs were taken to inform a Design Guide for the site and a further sketch (right) was done to implement features found during the study.



Sketch plan depicting the study of neighbouring villages to inform the character of the plan.

Easton on the Hill, Exton and Preston were some of the villages that The Prince's Foundation visited to inform a Design Guide for the site.



Easton on the Hill High Street.



Exton High Street.



Preston.



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Our vision

We want the development to be a positive addition to Edith Weston with a design that incorporates aspects of the character of the village and the surrounding Rutland area.

We envisage a tranquil place to live, anchored by public green space, which fosters community cohesion within the village, by providing a variety of new homes suitable for a range of demographics.

We have considered the feedback we received during the Enquiry by Design process and how this could inform our vision for the site. Our indicative masterplan shows the factors which have influenced our design and how they create a well-designed community of new homes.



The plan illustrates our vision for the Officers' Mess site.



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Community and placemaking

We listened to the ideas and suggestions you raised with us at our initial consultation about how to create a place that complements the village and welcomes new residents.

New welcoming spaces for the whole community to enjoy:

- Opening up access to a currently restricted site.
- A new village green opposite the Wheatsheaf pub – a space for everyone to enjoy which links new and old.
- Space for a commercial unit facing the village green to deliver centrally located community facilities.
- Green space and play space which are accessible to the public.

Better connections:

- Footpaths and pedestrian routes to link through the site and beyond to the village and surrounding area.
- Maintaining existing avenues of trees across the site.

Sustaining the community:

- More affordable homes.
- Supporting the vitality of the village, Edith Weston Primary School, and local businesses.
- Construction jobs for local people.



The plan illustrates the potential placemaking structure, ensuring streets and open spaces have a coherent relationship with each other and provide logical links with Edith Weston.



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Sustainability and Environment

- Increased access to pedestrian and cycle routes for future residents and wider community.
- Retention of mature trees, hedgerows and areas of green open space will minimise any ecological impact and maximise the opportunities to enhance biodiversity.
- Layout retains green corridors and introduces natural drainage features to enhance public space, ecological value, landscape and heritage.
- Design informed by habitat, priority species, arboricultural and heritage surveys.
- Published sustainable residential design guidelines (including: UKGBC New Homes Policy Playbook, the Future Homes Standard and the Home Quality Mark) will inform the reserved matters design development.



Attaching bird boxes to the development is an example of how the design will be informed by the local habitat.



The development will minimise ecological impact by retaining established mature trees.



A plan of the proposed site showing the green spaces and trees.



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New homes

In approaching the number of homes, we have used the Council's own minimum density target of 25 dwellings per hectare from the withdrawn local plan as this is lower than the adopted plan. With the site layout shown, this means that the site can accommodate homes for up to 85 new families.

The new homes will:

- Have a variety of built forms and roof lines.
- Create a visually interesting place to live.
- Use materials and boundary treatments to reflect the character of Edith Weston and other typical Rutland villages.
- Include a range of different types and sizes of homes, along with tenure blind affordable homes.
- Offer generous public and private green space and play space to create a welcoming community.
- Deliver adequate parking along with pedestrian and cycle-friendly routes to the village and Rutland Water.

These images show housing that received a strong response at the Enquiry by Design public drop-in session and will continue to influence the design decisions for the site.



Well Close cottages in Edith Weston.



Fortescue Fields, Norton St. Philip.



Rosewood Close, North Luffenham.



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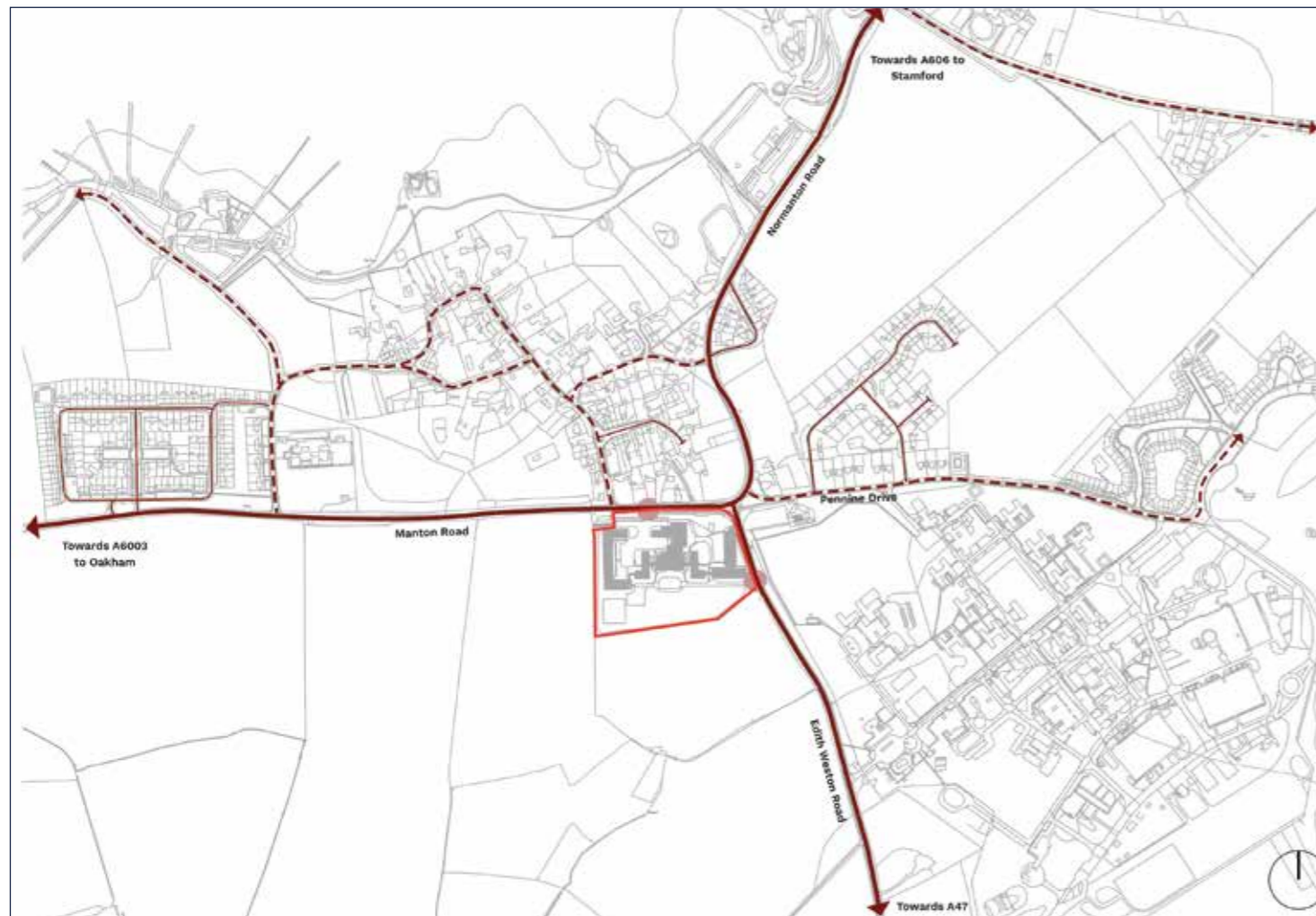
Transport

We are carefully considering how to manage access in and out of the site and how we make the development walkable and well connected to the village. The indicative masterplan includes:

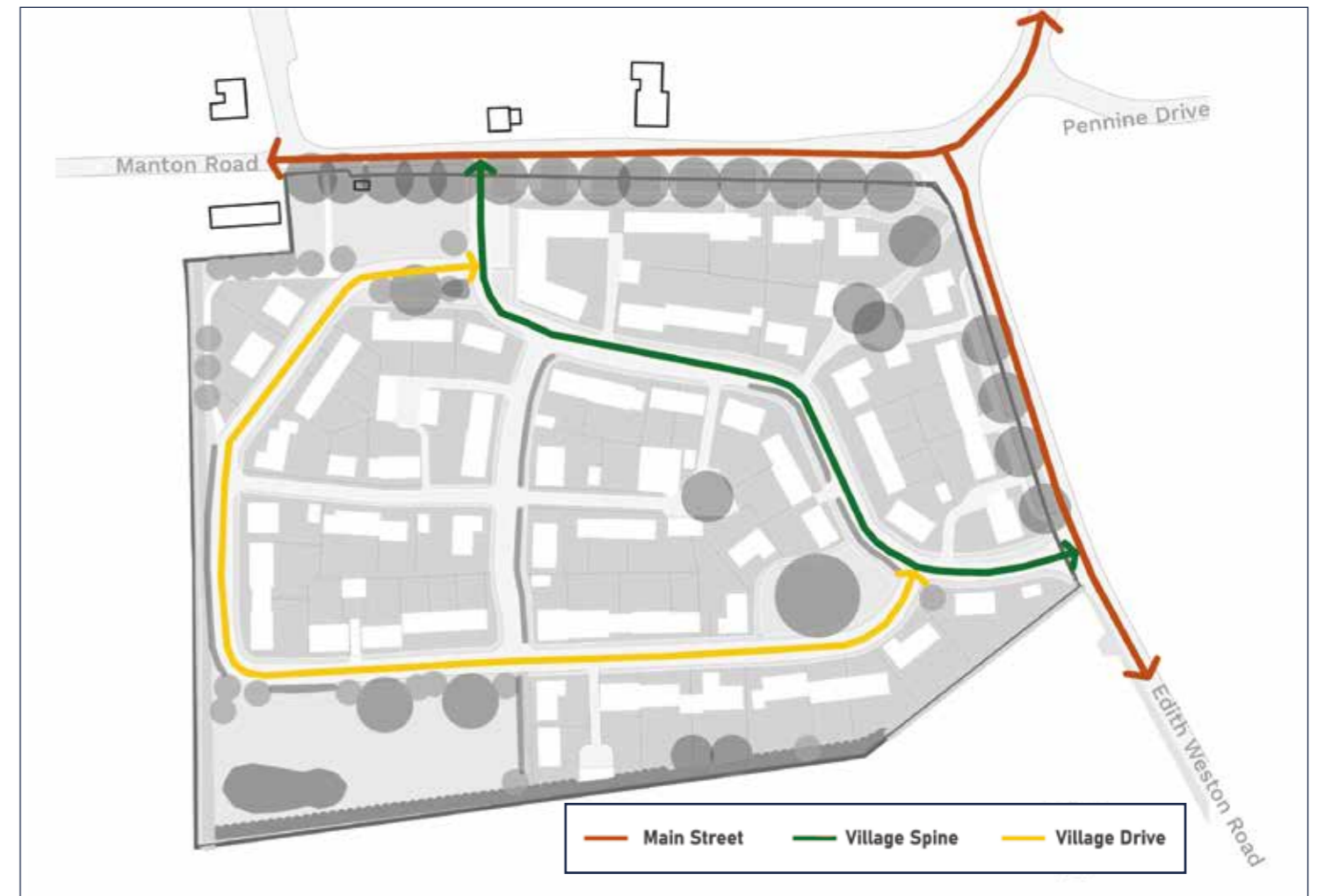
- Using the existing access points to the site and improving them for vehicle and pedestrian access:
 - Improving the access from Manton Road for vehicle access, with a wider carriageway and a 2m wide footway on each frontage.
 - Promoting the existing access from Edith Weston Road as a pedestrian and cycle route, with access for emergency services vehicles only.
 - Widening the existing footpaths on the southern side of Manton Road and the western side of Edith Weston Road to 2m, including improved access to the existing bus stop.

To date, there has been some preliminary capacity testing of junctions, based on a design of 80 units, which anticipates the likely traffic generation will be less than 50 two-way vehicle trips during morning and evening peak hours. This would not result in capacity issues on the wider road network and can be facilitated by a single access / egress for the site.

As part of the planning application, we will be engaging further with the local highways authority to agree and develop the transport design.



Map showing the main roads around the site and connections to wider area.



Plan showing the access points, routes around the site and the links to the wider area.



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Respecting the history of the site

We would like to hear your ideas on how we can mark the important history of the Officers' Mess site.

Street names

**Historical information
boards**

Interactive information

Public art

Wayfinding/plaques



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Next steps

Thank you for attending today's public exhibition.

We would like to hear your views, so please take a few minutes to fill in our feedback form. Alternatively, the feedback form is available on our website should you wish to complete online.

We are planning to submit an outline planning application to Rutland County Council for the Officers' Mess site in May 2023.

The exhibition material displayed today will be added to our website following the consultation events for future reference: www.officersmess-stgeorgesbarracks.co.uk

You can contact the project team at any point by emailing consultation@cascadecommunications.co.uk or by calling 020 7871 3565.



The proposed masterplan for the site.

Benefits of redeveloping the site

- Opening up a site that was previously closed to the public.
- Regenerating a brownfield site with thoughtfully designed new homes.
- Providing a clear legacy for the site which the community has contributed towards.
- Improving the visual appearance of the site with a design that respects the local character.
- Supporting the local economy.
- Providing new family homes across both affordable and private tenures.



Scan here to download a feedback form to complete once you have viewed the information boards.

Project timeline:

Stage 1: Enquiry by Design

22 and 23 November 2022
Enquiry by Design workshop.

22 November 2022
Public drop-in session.

Stage 2: Reporting Back Session

26 and 27 January 2023
Characterisation study of local villages.

27 January 2023
Community drop-in session.

Stage 3 – Public consultation on indicative masterplan

3 and 4 March 2023
Public exhibitions.

6 March 2023
Webinar.

Stage 4 – Next steps

May 2023
Planning submission.

Early autumn 2023
Planning determination.

2026
MOD vacate the site.