



Qualitative feedback report

Bushfield Camp, Winchester

Legal and General

November 2022 – May 2023

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1. Summary

This report summarises qualitative feedback received over three rounds of public consultation that took place from November 2022 to May 2023, on the future of Bushfield Camp, Winchester.

Whilst some feedback from the final round is still coming in, this report demonstrates that respondents are overall generally supportive of development at Bushfield Camp.

There is particular support for proposed uses which will directly serve the local community like sporting facilities. It will be important going forward to continually communicate to residents about the business case for the need of commercial uses of the site.

The project's commitment to improved management of Bushfield's green space, enhancing biodiversity and ensuring sustainability have been welcomed. Even residents who would prefer for there to be no development on the site have praised the site's landscape strategy and accepted that it will deliver a positive outcome for nature there.

The most consistent area of concern has been the access and movement strategy, namely with regards to traffic on Badger Farm Road and the level of parking but there has also been a recognition that significant work has gone into mitigating this impact, particularly through provisions for cycle access.

2. Round 1 November 2022

2.1 Introduction

This section summarises qualitative feedback from the Bushfield Camp public consultation received between 11th November 2022 and 5th December. This feedback was sent by email from residents and also made up from questions on the feedback forms across both online and physical forms which allowed residents to elaborate on their quantitative answers. This feedback was collated from 13 emails, 107 online feedback form submissions and 28 physical forms, making a total of 148 responses.

2.2 Qualitative feedback summary

2.2.1 Overview

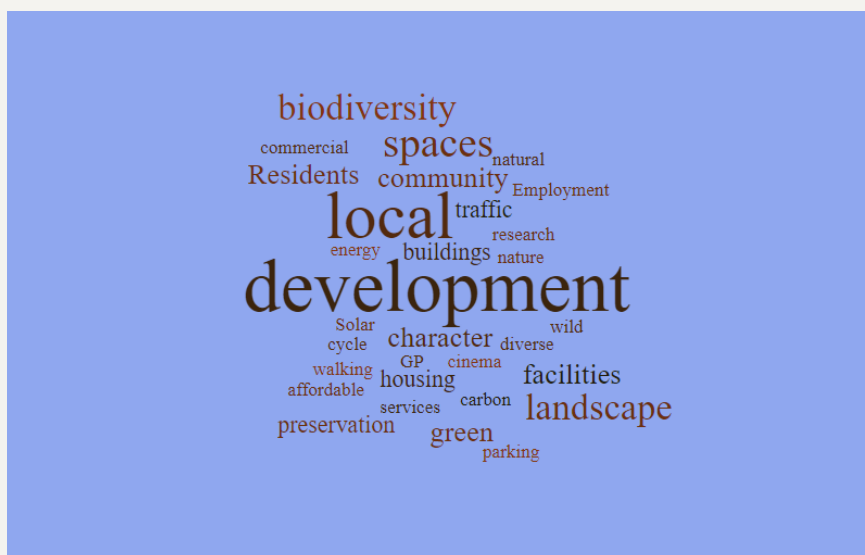
The feedback forms provided opportunity for qualitative feedback on three questions. These were:

- 'What do you think should be the priorities for enhancing landscape, biodiversity and open space on the site?'
- 'What should be the character of the new development at Bushfield Camp?'
- 'Is there anything else you'd like to tell us that might inform the development of the masterplan for Bushfield Camp?'

This summary will detail the answers to these questions alongside email feedback through one section focusing on landscape, biodiversity, open spaces and character and a second section focusing on the overall masterplan and commercial use of the site. The key themes across both sections were the following:

- The most popular use of the space would be for features which Winchester is lacking i.e **GP services, cinema, research facilities, affordable housing** as opposed to elements that the city centre already has.
- Any development would **need to have strong links to local people** and be a place they can still interact with and feel is their own rather than for people outside of Winchester.
- A **minority of people want very minimal development**, if any, because of the impact it would have on taking away natural green space and adding to local traffic.

2.2.2 Exhibition feedback word cloud



2.2.3 Landscape, biodiversity, open space and character

Representative quotes from the feedback:

- *'Solar panels on all buildings'*
- *'Prioritise pedestrian and cycling'*
- *'Retain the natural landscape'*

Residents expressed concern about the impact any development on Bushfield Camp might have on the surrounding green spaces and local character. People liked that the site was more wild and less managed than other green spaces in Winchester and wanted that feeling to be preserved alongside any type of development that could happen there.

The main priorities on the landscape were:

- a preservation and enhancement of the site's biodiversity
- higher environmental standards through energy efficiency
- preserving the visibility of the site with the South Downs and;
- ensuring sustainable travel across the area.

On biodiversity, support in the proposals for the current wildlife, meadows and woodland was very important, particularly with vulnerable species like hazel dormouse, common lizard and slow-worm. Space for community allotments to support an increase in planting on the site was mentioned as a good way to achieve this as well as getting local engagement. Outdoor education on the site's nature and landscape came out well supported. Overall biodiversity net gain was a popular solution to balancing any development with preservation of nature.

Use of the site to promote renewable energy for Winchester came up many times with the aim of carbon neutrality to protect the environment. Solar panels on the site, particularly on all buildings, was the most frequent mention in this area, alongside the potential for wind turbines.

One of the main concerns respondents had with regards to the site was on accessibility and congestion. There was a concern about the impact any site which attracted many cars would have on the already busy Badger Farm Road and St Cross Road as well as local parking facilities. They wanted any site to have adequate parking spaces but, more importantly, to function in a way which maximised access through other methods of transport. In the long term, expansion of a park and ride system and a new railway station outside of the city were suggested as solutions but in the short-term, new cycle and walking paths across the site were in high demand, from the local Ramblers Group for example.

Other issues raised were the need to prevent excessive light pollution at night for those in the local area, wanting the height of any buildings to be below tree level, the architectural style in keeping with the local area and a general worry about urban sprawl keeping Winchester and Compton separate.

Whilst most respondents were able to give more pragmatic answers, it is still important to highlight a number were opposed to any development in any circumstances because they wanted the site to remain wild and were worried about the impact of traffic. Even cycle and walking paths were brought up as disagreeable features due to wanting preservation of some of the land these would need to be built on.

2.2.4 The masterplan

Representative quotes from the feedback:

- *'Employment opportunities in more diverse areas compared to what Winchester already has'*
- *'Development should only be undertaken if there is genuine need'*
- *'Must be something that is useful for locals.'*

The main themes which emerged from comments on the overall masterplan and what could be built on the site were a concern that a strong enough case had not been made for why there was a need to develop the site beyond a simple current underusage. Residents wanted any development to be relevant to local people rather than those not living in Winchester, but also do not want carbon copies of what already exists in Winchester but new ventures which will enhance the area. Spaces for community gatherings was cited as lacking across Winchester so halls and rooms for this would be popular for local societies and community groups.

Several respondents were clear that they did not want a repetition of commercial features that already existed in Winchester but new functions which would bring new and more diverse opportunities for employment like research facilities and studio space for the entertainment industry.

Office space was not a particularly popular usage with a disbelief that there would be the demand for it given the shift in working patterns and some spaces in the city centre still empty. Whilst housing is not planned to be a function of the site, a need for affordable and social housing was mentioned several times by respondents.

There was also a strong desire for another GP service in the area to meet increasing demand for medical facilities and a suggestion that the site should take services which might cause excessive traffic for the city centre like council offices and move them to Bushfield.

2.3 Conclusions

- It is clear that **most residents are open to some development** of the Bushfield Camp site.
- There is a trade off that most are willing to accept for some development **as long as the green spaces around the site are protected and enhanced.**
- The case for why this site should be developed and what will go there still needs to be made, as well as **how it will benefit local people.**
- There is **still a barrier with many residents** in that they **do not want any development** of any kind. They are not the majority in this set of respondents but still **a vocal minority.**

3. Round 2 January 2023

3.1 Introduction

This section summarises qualitative feedback from the Bushfield Camp public consultation received between 13th January and 17th May 2023. This feedback was made up from questions on the feedback forms across both online and physical forms which allowed residents to elaborate on their quantitative answers, alongside verbal feedback the consultant team heard during the public events.

This feedback was collated from 101 online feedback form submissions and 28 physical forms, making a total of 129 responses.

3.2 Qualitative feedback summary

3.2.1 Overview

Those who engaged in this process were generally impressed with the consultation and the work put in to present the plans. Comments included:

- “I am **impressed by the imagination of developers** with respect to a sympathetic sustainable development.”
- “Thank you for giving people **a platform to share ideas and give proposals.**”
- “I **appreciated the care with which the event had been put together** and responded to the points raised at previous consultation events.”
- “I have been impressed with the consultants at the consultations - **knowledgeable, receptive and friendly.**”

The feedback forms provided opportunity for qualitative feedback on seven questions. These were:

- *‘What are your initial thoughts on the concept masterplan?’*
- *‘Do you have any further comments on the proposed landscape strategy?’*
- *‘Do you have any further comments on the access and movement strategy?’*
- *‘What are the biggest challenges the community faces in this area?’*
- *‘What community initiatives or activities would you like to see supported?’*
- *‘What local organisations inspire you?’*
- *‘Is there anything else you would like to tell us?’*

This summary will detail the answers to these questions through one section on the **landscape strategy**, one section on the **access and movement strategy** and a final section on **the community and how the project can support it** through social value. The key themes across these three sections were the following:

- Respondents were pleased that most of the site was not going to be developed on but, whilst accepting the principle of development, were worried about the height and density of the buildings.

Some respondents, whilst agreeing with the notion of development for the site, were concerned about the extent of the development. A common concern was that any land adjacent would suffer environmentally from having development near to it and even that the building work would go beyond the current proposals and infringe further onto green spaces. This is an issue that local people need reassurance over. There was also a general worry about the density of the building plans and the impact this would have on the environment and local pollution.

Green roofs were highlighted as a great way to help any visibility issues the development would create but there was a general concern about the height of the plans being several stories higher than many respondents had been expecting and were comfortable with. Several respondents suggested more tree screening to mitigate this. The issue of light pollution from tall buildings was also raised a few times within the responses.

3.2.4 Access and movement strategy

Representative quotes from the feedback:

- *"The location means **any development will exacerbate traffic issues.**"*
- *"I am **pleased with the improved cycle access** this will bring."*
- *"There **won't be enough car parking spaces**".*
- *"It is great that the site is in close enough proximity to town to be **accessible in a carbon friendly manner.**"*

The most common concern raised throughout all of the feedback was the impact on traffic that this development will have, particularly onto Badger Farm Road, St Cross Road and Romsey Road. Respondents were concerned with the congestion that there already is on those roads in rush hour without this development and felt the development would exacerbate this, regardless of any efforts the project team have come up with to mitigate.

Respondents were concerned about the levels of car parking provision on the site and that it would not be enough, leading to more demand in the local area for on-street parking. Several respondents suggested expanding the capacity of the city's Park & Ride facilities with more parking spaces and to provide shuttle buses to the development.

There was enthusiasm for the desire to promote more low carbon emission routes to and around the site, as well as for the increased accessibility. More travel by public transport, bike and foot was seen as very important for Winchester going forward. Despite this site's provisions for cycling, there was a concern that the rest of the city was not set up well enough to connect to this and that it would therefore go underused unless improvements were made throughout Winchester. The same was true of the city's bus services, which many thought were currently too unreliable to be able to serve this site adequately. If those issues could be fixed and deliver reliable and truly environmentally friendly travel to and from the site, then that would go a long way in getting support for the project.

3.2.5 The community

Representative quotes from the feedback:

- *"I love the idea of **leisure spaces** that give people things to do actually *in* Winchester **for younger people.**"*
- *"I am excited about **the potential to attract high value businesses** to the area."*
- *"We should have a **community education centre on the local history and wildlife.**"*

- *“I am **not convinced that there is a demand for offices locally.**”*

The most positive part of the feedback from respondents was the impact that this development could have on the local community. Respondents highlighted a significant need for more sporting facilities in the local area for all ages, but especially young people and were pleased that the site offered some provisions but wanted even more from the site. There was also excitement about the businesses and jobs this development could bring to Winchester to retain young and ambitious people in the city, which some highlighted as an issue too.

Respondents were also excited about the education potential for the site for local history and nature. Facilities to provide education on both issues would be popular as well as the possibility for more general community spaces where groups could meet for a wide variety of activities such as arts and crafts, bingo, chess and allotments.

Tackling carbon emissions and climate change locally were seen as a big challenge for the community so work and education to help with this would be a big positive. Some respondents did complain of a lack of community feel in Badger Farm because of the high levels of students living there so these kinds of facilities could go a long way to creating more local cohesion.

One concern raised in what the site would provide more office space provisions. Some respondents did not think that the demand for so much office space existed in the local area, given how many people now work from home and underutilised office space in other parts of the city. A stronger case may need to be made to convince this group of respondents of the benefits that office space will bring to Winchester.

Respondents were asked to name local community organisations which inspired them and the most popular answers discussed were The Carroll Centre, WinACC, Winchester Trust, Hampshire and Isle of Wight Wildlife Trust, Cycle Winchester and Winchester Ramblers. Any work done in the community should look to support and involve these.

Affordable housing, particularly linked to keeping younger people in the area to help the local economy, was seen as one of the biggest long-term issues for the community.

3.3 Conclusions

- Most respondents and those involved in the public consultation have accepted the notion of development on the site which is important progress, despite a minority still not wanting anything on the site.
- The community is in general excited about how the development might benefit them so involving local groups as much as possible is very important.
- Respondents could do with reassurance over a number of areas of concern which is preventing full enthusiasm for the development which include the impact on traffic and car parking, the impact of the buildings on the wider environment and surrounding green spaces, and where the demand for office space will be.

4. Round 3 May 2023

4.1 Introduction

This section summarises qualitative feedback from the Bushfield Camp public consultation received between 20th May and 22nd May 2023. This feedback was made up from questions on the feedback forms across both online and physical forms which allowed residents to elaborate on their quantitative answers.

This feedback was collated from 6 online feedback form submissions and 8 physical forms, making a total of 14 responses. These are the responses we have received to but anticipate receiving more over the next few weeks.

4.2 Qualitative feedback summary

4.2.1 Overview

The feedback forms provided opportunity for qualitative feedback on five questions. These were:

- *'What are your thoughts on the proposal?'*
- *'Do you have any further comments on the proposed landscape strategy?'*
- *'Do you have any further comments on the access and movement strategy?'*
- *'Is there anything else we should consider to help maximise the social value generated for the masterplan?'*
- *'Is there anything else you'd like to tell us?'*

This summary will detail the answers to these questions through one section on the **landscape strategy**, one section on the **access and movement strategy** and a final section on the **social value** people want from the project. The key themes across these three sections were the following:

- Respondents had accepted the principle of development here and were pleased with the commitments on green space management, carbon emissions and biodiversity.
- Respondents appreciated the thought that had gone into the transport strategy but still had concerns about car traffic and general connectivity to the rest of the Winchester.
- Respondents were hopeful and positive about the impact that new sports facilities could bring to the area.

4.2.2 Exhibition feedback word cloud



4.2.3 Landscape strategy

Representative quotes from the feedback:

- *"I am in favour of the site being **improved and managed.**"*
- *"It is well considered in terms of **environmental impact and longer-term biodiversity management.**"*
- *"I can see the care and attention to **carbon reduction.**"*
- *"Please keep as **natural and wild** as possible."*

Respondents were mostly positive about the landscape strategy and environmental commitments on the site. As with the two previous rounds, there were some respondents who were still opposed to any development on the site and wanted the landscape to remain unmanaged. However, this was a small proportion and several respondents, whilst admitting it would be their preference for the site to remain untouched, accepted that they were pleased with the landscape strategy if development had to happen.

There was appreciation that most of the site would remain undeveloped and that those spaces would be better managed. Respondents were pleased about the environmental credentials of the proposals, particularly the commitments to increased biodiversity and zero carbon initiatives. Green roofs were mentioned as a standout positive on the environmental front. There was some scepticism over whether the final development would really deliver on all of the environmental pledges but respondents remained generally hopeful about them if they could be achieved.

One area of concern were the viewpoints of the site and that the consultation did not accurately reflect all of the surrounding views considering the proposed heights of some of the buildings. This will be something to reassure local residents about over the course of the determination of the planning application. Another area where respondents could do with some more clarity is general public access to be able to walk around the site.

4.2.4 Access and movement strategy

Representative quotes from the feedback:

- *“The problem with the whole development is that it is **not connected to the city**.”*
- *“I’m **concerned about parking**.”*
- *“The **provision of off-road cycle routes** is great.”*
- *“**Traffic impact** on Badger Farm Road has not been seriously considered.”*

The access and movement strategy was the area where respondents had the most amount of concern. There was certainly an appreciation of the effort that had been put in to producing a detailed access and movement strategy but respondents were not convinced that it would reflect the reality of impact that the development would have on local transport.

Traffic on Badger Farm Road remained an area of concern, particularly at peak times, with fears it could worsen queuing from the M3. Car parking was also raised as an issue, with a worry that the site would not be able to match the demand for this with the amount of people who could be on the site at any time. This would then lead to more parking in the surrounding Badger Farm roads which were already congested with student parking from HMOs. There was also a worry that the transport links on the site would not be linked well enough with the rest of Winchester’s transport network, particularly with buses, to make it effective or sustainable. The impact that more traffic could have on local pollution was also noted.

The provisions for cycle routes through the site was a positive element of the feedback but there were some further specific suggestions for sustainable travel routes including:

- A pedestrian/cycle route to Plough Way from the north-east corner of the site.
- A cycle path at the bottom of the Eastern Meadows.
- A cycle route to Shawford station.
- Cycle lanes on Badger Farm Road.
- A walk/cycle route northwards to Stanmore.

4.2.5 Social value

Representative quotes from the feedback:

- *“This is a long **overdue regeneration** for the area.”*
- *“This proposal has said nothing of the **business case of why we need commercial use** here.”*
- *“The creation of **new areas for outdoor sport** is what is most needed here.”*
- *“**Bushfield offers a rare opportunity** to meet Winchester’s deficit in sporting facilities.”*

There was enthusiasm about the social value output that development at Bushfield Camp could deliver to the local community. The area which received the most excitement was sporting facilities. This was seen as big driver of community cohesion, particularly for young people in Winchester, and a great opportunity to engage people in active and healthy living. It was recognised that there was a shortfall in outdoor sporting facilities in Winchester and that Bushfield represented a great opportunity to close this. Most respondents were keen on even more space being allocated for sporting facilities than is currently proposed in the masterplan, particularly in terms of indoor sporting facilities too.

The plans for the 'Knowledge Hub' alongside the general R&D and life sciences focus were warmly received by respondents who recognised the benefit this could have on Winchester. There was however a reflection from several respondents that Winchester has a growing creative industries sector and that it should be a part of the plan for what could go on the site.

The only area of concern on the wider social value benefits was the question of how beneficial some of the commercial use of the site would be. There were frequent questions over the viability of office space on top of what already exists in Winchester and student accommodation on the site was also viewed with some scepticism over what benefits that would bring to the local area. The key issue is that respondents could do with seeing the business case for much of the proposed site uses and many remain unconvinced without that.

4.3 Conclusions

- Most respondents are keen to see better management of the site and are enthused by the environmental commitments.
- The transport strategy remains the main area of concern from respondents who are concerned that this will have a negative impact on traffic and will not be sufficiently connected to the city via more sustainable methods of travel.
- There is strong support for the proposed social value and community benefits that this development will bring. Some respondents do need convincing on the business case for elements like office space, notwithstanding the site allocation, but there is overwhelming support for more sporting facilities.

5. Interactive map

In November 2022, we launch our website which included an interactive map. The map allows respondents to drop a pin and provide a suggestion, comment, question or concern. Other respondents can see these pins and 'like' what others have said. To date the map has received 244 comments with 2189 total likes.

We have listed the top five most liked comments below and our response to each.

Comment	Like	Response
<p>Amazing opportunity to create a sports ground Park (Charles III?) including sand based astro turf pitch for hockey & 5 a side soccer, tennis centre and multi club use clubhouse - with parking; reducing travel within city centre area. Much needed additional sports facilities in Winchester.</p>	64	<p>The outline proposals include an area for sporting facilities, a gym and a community hub which will serve the local community as well as occupiers of the proposed development. Sports facilities in the western corner will attract people from throughout the site and beyond to foster an active and healthy environment. The design team is aware through feedback received that there is a significant need for more sporting facilities in the local area for all ages. As the design emerges, the team will explore maximising the opportunity of delivering sports facilities within the site.</p>
<p>There are large strips of mature trees (ash, beech etc) around the edges of all four areas of your plan, these should not be cut down and should be left to benefit native wildlife. If they are cut down it will have a dramatic impact on the native and migrant species that depend on this area.</p>	59	<p>The access strategy has been selected in part, with the desire to protect the existing mature and TPO trees that surround the site.</p> <p>In addition, the existing valuable landscape features such as Drovers Field and the existing mature trees in the former army camp and striking Beech Hanger</p>

		will be projected and enhanced
<p>The area to the north of the avenue of beech trees is a particularly well enjoyed public space and is a haven for local wildlife. Any development should be limited to the old army camp site to the south of the beech trees and the area to the north should be left as an unspoilt space for recreation and wildlife.</p>	50	<p>The overall site extends to 43 hectares (106 acres). 26 hectares (64 acres), in excess of 60% of the overall area, will not be developed and is to be retained and managed as publicly accessible and biodiverse green space giving a lasting legacy to the people of Winchester.</p> <p>While approximately 20 hectares (49 acres) of the site is allocated for development, this has been reduced and the proposals only seek to develop around 17 hectares (42 acres) of land. Within that built area, approximately five hectares (approx. 29%) will be designed and landscaped as open, accessible green space for everyone.</p>
<p>This area of Bushfield running down to the railway is a lovely area in which to walk. It provides a habitat for many species of birds including whitethroats, bullfinches, mistle thrushes and stonechats. In the late spring large numbers of pyramidal orchids are present. It provides much needed green space for residents of Stanmore, Badger Farm and St Cross. It could be improved with a better quality of track along the bottom of the hill. Sometimes some sensitive scrub clearance is needed at the right time of year. But overall it is best left natural.</p>	46	<p>The masterplan represents an opportunity to improve access and secure the long-term future management of the previously undeveloped parts of the site for recreational use and environmental benefit. In addition it will create 14 hectares of brand new connected accessible greenspace - 5 hectares of public realm within the developed area and the 9 hectares to the east currently in agricultural use, making 14 in all.</p>

		<p>The project team are committed to continuing our collaborative approach to involve local stakeholders in the future management of the site as we aim to create a framework partnership to ensure habitats are managed according to best practice and that the needs of the protected species on site are met.</p>
<p>Provide a crossing on Badger Farm Road to allow cycle/pedestrian/equestrian access between the bridleway on the west side and a new cyclepath (see other suggestion) on the east side.</p>	<p>45</p>	<p>The proposals include two new crossing points across Badger Farm Road. One uncontrolled crossing that provides a link from the existing bridleway to the south to a new pedestrian access proposed to the development.</p> <p>The second crossing is light controlled, allowing safe crossing for all non-vehicular road users including those making us of the new bus stops proposed for Badger Farm Road.</p>

6. Our response

The masterplan for Bushfield Camp has been a collaborative effort between the project team, Winchester City Council, statutory consultees and the local community. We have followed a rigorous process of designing, consulting and refining that has sought to embed the technical information about the site together with the lived experience of the community who surround it. This process has allowed us to create a sympathetic scheme, unique to this context.

The masterplan that has developed as part of this consultation process has responded positively to the vast majority of the requests and concerns raised.

The remaining concerns from the feedback surround building height, traffic and parking, landscape management and the overall need for the development. We have set out our response to these points in corresponding sections below.

6.1 Building height

The scale and massing of buildings has evolved out of spatial constraints, design concepts and key moves, including connectivity and access, walkability, and a desire to capitalise on views to the surrounding landscape.

The proposed buildings are generally 2–3 commercial storeys in height above ground level. The height reduces to the eastern edge creating a lower-rise setting adjacent to the Eastern Meadows. Along Badger Farm Road the buildings heights will be visible and create a new sense of arrival to Winchester from the south.

Building heights have been developed to respond sensitively to key views to the east and from St Catherine's Hill in particular.

In response to the feedback we received from statutory consultees and the local community the masterplan principles set out to:

- Ensure building heights remain below distant tree lines where possible.
- Use form and materials to break up massing and blend with the surrounding area.
- Use pitched roofs and strategically located green roofs to blend with the landscape and enhance biodiversity.
- Maintain the historic setting of Hospital of St. Cross and Keats Walk along the Itchen Valley

Both Historic England and the Design Review Panel have been complimentary and supportive of the design approach saying:

*"The indicative concept designs for the proposed development is a carefully considered design, which responds well to the physical and historic environment within which it sits."
"We recognise within the design that a key aim appears to be to keep the development as subtle in the landscape as possible, with building heights kept low, the use of sympathetic design palette and building materials and the utilisation of green roofs."*

- Historic England

"We commend the progress that has been made on the strategic aspects of the landscape design since the previous review, particularly with regards to celebrating views out of the

site, increasing accessibility and permeability of the surrounding fields and meadows, and enhancing local biodiversity. The landscape strategy sets a precedent for future developments – it will outlast the built form of the proposal and mature over time, with the potential to become a gift to Winchester that will last for a century or more.”

- **Design Review Panel, hosted by Design South East**

6.2 Traffic and parking

We have been working closely with Winchester City Council, Hampshire County Council and National Highways with regard to transport and parking provision. We are all driven by delivering sustainable travel and realise we are in a period of change. The climate emergency demands that petrol car borne travel needs to reduce but the transformation needed to our collective transport infrastructure still needs to happen. We therefore recognise the importance of partnering with key organisations to help facilitate that change.

The masterplan encourages sustainable travel through the provision of:

- A **sustainable mobility hub** which will include electric and non-electric bike hire and charging, cycle parking, bicycle shop/repair station, bus stops, real time information boards, EV and car club parking, delivery lockers and drop off facilities. Individual buildings will have provision for cyclists to change and store their bicycles.
- The potential for **new bus links** to the site connecting to Winchester city centre, the railway station, South Park & Ride and the wider area.
- **Bus stop upgrades** on the surrounding network, such as on Otterbourne Road, and new stops on Badger Farm Road.
- **New pedestrian and cycling connections** from Badger Farm via Whiteshute Ridge, and crossing Badger Farm Road plus a new route to St Cross Roundabout, which will improve access to St Catherine’s Hill and the South Downs National Park.
- A **new pedestrian and cycle route** will help to improve Winchester’s connection to Cycle Route 23 via the site.
- **Improvements to the surfacing of paths** connecting into Whiteshute Ridge to improve accessibility for people from all parts of the community. For example, through use of appropriate materials such as bound gravel or similar (not tarmac).
- A **walkable, people friendly network throughout the site**, and which is open to the public. It will retain, expand and enhance the current Public Right of Way (PROW) network in and around the site.
- On-site parking as well as **use of the nearby Park and Ride** to appropriately provide for new site users without encouraging inappropriate levels of car use.

6.3 Landscape management

Bushfield occupies a spectacular location overlooking the Itchen River valley, Winchester Cathedral and the Hospital of St Cross and facing St Catherine’s Hill. It is well loved and used by local people but it has been called ‘Winchester’s best kept secret’ as access is tricky within the site.

The masterplan represents an opportunity to improve access and secure the long-term future management of the previously undeveloped parts of the site for recreational use

and environmental benefit. In addition it will create 14 hectares of brand new connected accessible greenspace - 5 hectares of public realm within the developed area and the 9 hectares to the east currently in agricultural use, making 14 in all. In addition, there are 17 hectares to the north of the camp at Drovers Field which will be protected and enhanced.

L&G, Gisborne and the Church Commissioners for England are committed to continuing the collaborative approach and will involve local stakeholders in the future management of the site as we aim to create a framework partnership to ensure habitats are managed according to best practice and that the needs of the protected species on site are met. An environmental management plan and construction environmental management plan will be created as part of the outline planning application to demonstrate that the mitigation and best practice required will be secured as part of the planning process.

6.4 Overall need for the development

Winchester City Council's Green Economic Development Strategy aims to ensure that Winchester and the wider District benefits from investment in new infrastructure and innovation, growth of new goods and services, and demand for the new jobs and skills needed to enable the transition to net zero. Bushfield Camp has a key role to play in realising this ambition. The development will bring new high skilled jobs to Winchester in sectors such as research and development, life sciences, academia and office-based uses.

The Bushfield Camp site allocation has been around for a number of years and was identified as Policy WT3 in the Joint Core Strategy which was adopted in March 2013. As part of this allocation, an evidence base was prepared by the Council to support this allocation and the approach was examined by the Local Plan Inspector at the time.

In reference to the Bushfield Camp site, the Inspector's Examination Report stated:

"Given that the Council fully endorses the need to broaden and diversify the economy of the city, as referred to in the plan, this site represents the most sustainable, realistic and deliverable option for new employment land provision at present" (paragraph 38).

The Inspector supported the opportunity this site could deliver through the employment allocation noting that the site *"would provide an opportunity for a new HQ building for a major company and/or a business cluster of sufficient size to be sustainable, once established. This should help to reduce local reliance on public sector jobs and have a positive impact on the commuting issue"* (paragraph 39).

Importantly, at the time the allocation was recognised as making a significant contribution to implementing the plan's overall objectives through positively and proactively encouraging sustainable economic growth by identifying a strategic scale site to meet local needs over the plan period (paragraph 42).