

The future of Bushfield Camp

Legal & General, Gisborne and the Church Commissioners for England are bringing forward proposals for the regeneration of Bushfield Camp, Winchester. Our vision is to create an exciting mixed-use quarter for Winchester, opening up the area to provide a range of new public spaces for people to enjoy. The overall site extends to approximately 43 hectares (105 acres).

Approximately half of the site will contain built development with the other half to be managed as publicly accessible and biodiverse green space.

This second stage of consultation is designed to demonstrate how we have responded to the feedback received at our consultation in November 2022.

We would also like to use this consultation as a testing ground for the masterplan approach so that any areas of improvement can be highlighted before the masterplan is developed for the outline planning application.

What is an outline planning application?

The masterplan we are preparing is to support an outline planning application. An outline planning application is a form of submission which seeks to establish that the principle of the proposed development is acceptable for the site. With an outline application, specific details known as 'reserved matters' (i.e. the details of the scheme design) are confirmed later, in a subsequent submission. The masterplan being prepared for Bushfield Camp will set out design principles, including consideration of access to the site. The masterplan will then form the foundation for detailed future phases.



Have your say

We invite you to read the panels and/or speak to the project team and then:

- Fill in a feedback form and leave it with us or send it back via Freepost to **FREEPOST, MPC CONSULTATION** (no stamp or post code required).
- Visit our website and fill in our online feedback form.



The story continues

We are updating you on our story so far and still need your help to write the next chapter.

We engaged in November to gather feedback and ideas that will inform the design process going forward.

Now, we want to consult with you on the early stages of the concept masterplan.

In a third event scheduled for March, we will invite feedback on the evolving masterplan before submitting an outline planning application in early summer 2023.

Dates for your diary



17th March, 3-7pm
Shawford Hall

18th March, 10- 2pm
Badger Farm Community Centre



Why Bushfield Camp?

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.

Economic need

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).

Policy context

The site benefits from an existing allocation in the current, adopted Local Plan as well as a draft allocation in the Draft Regulation 18 Consultation Plan.

Winchester District Local Plan Part 1: Joint Core Strategy 2013 (Policy WT3)

- Allocated as an employment site.
- 20 hectares of land for development.
- Exemplary design and configuration so as to have an acceptable impact on the setting of Winchester, the South Downs National Park and the wider area.
- Secures public use of the undeveloped part of the site for recreational purposes.

Winchester City Council's Draft Regulation 18 Consultation Plan 2022 (Policy W5)

- High quality flexible business and employment space, an innovative/education hub and creative industries.
- Approx. 20 hectares to contain built development.
- High standard of architectural design and quality materials and detailing.
- Create and provide high quality public spaces and improvements to the public realm.



New high skilled jobs to Winchester in sectors such as research and development, life science, academia and office based uses.



Local apprenticeship and career opportunities for locally based younger generations, negating the need for migration elsewhere.



Providing financial contributions through planning to infrastructure and facilities in Winchester.



Significant new revenue flows for Winchester City Council.



New mixed skill and flexible jobs in hospitality, clerical and maintenance roles.

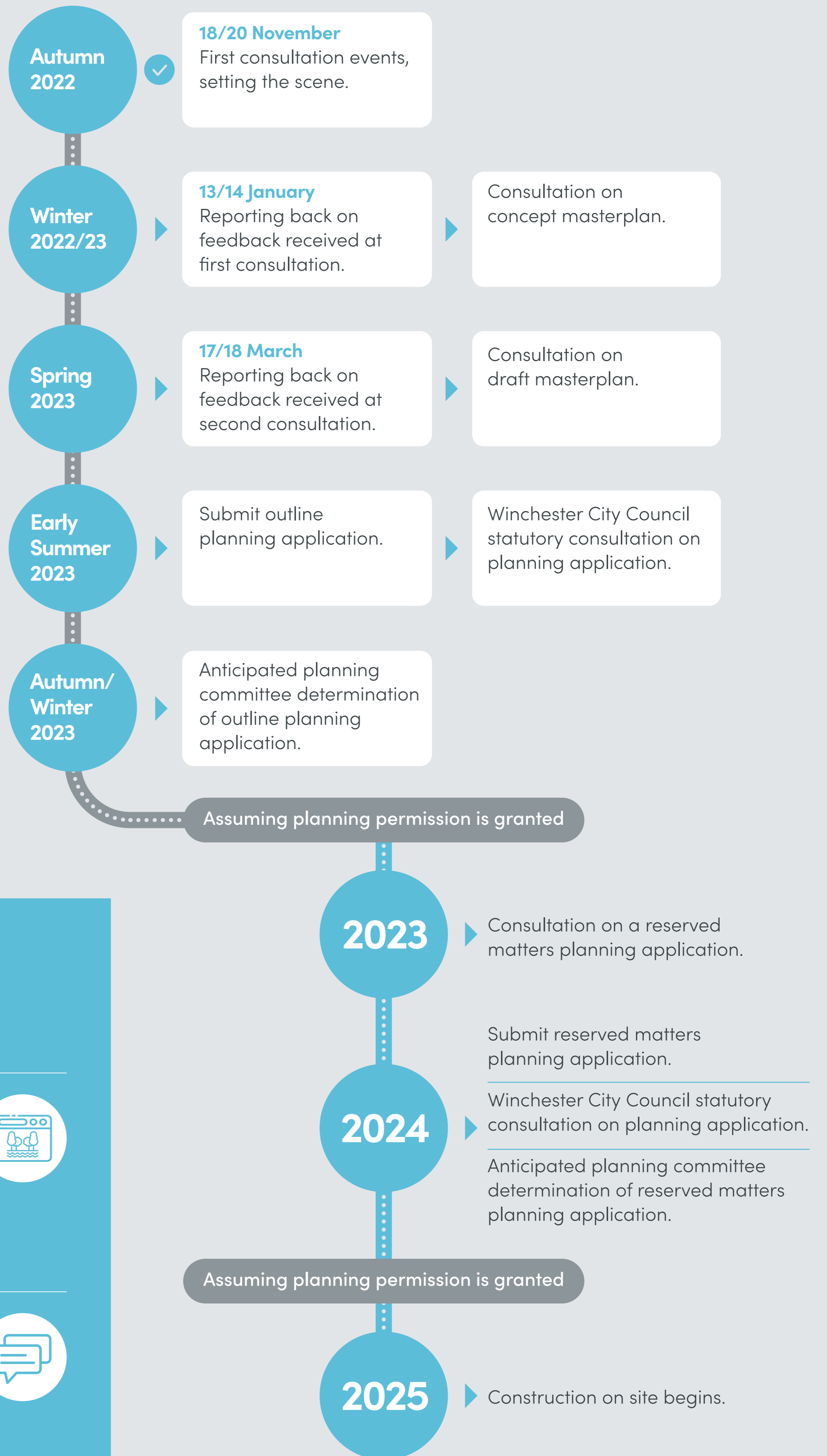


Local construction jobs and wider supply chain jobs for the construction period.



The future of Bushfield Camp

We know how important this site is to Winchester and wider district and we want to collaborate with local stakeholders to create a scheme that puts **sustainability, inclusivity and wellbeing** at the heart of its design.



Help us shape the future of Bushfield Camp

Visit our website

Tell us what you think by leaving a comment on our interactive map or by filling in our digital survey.

www.bushfieldcampregeneration.co.uk

Contact us

Email: info@bushfieldcampregeneration.co.uk

Phone: 0800 148 8911

Write to: Freepost MPC CONSULTATION
(no stamp or post code required)



Feedback

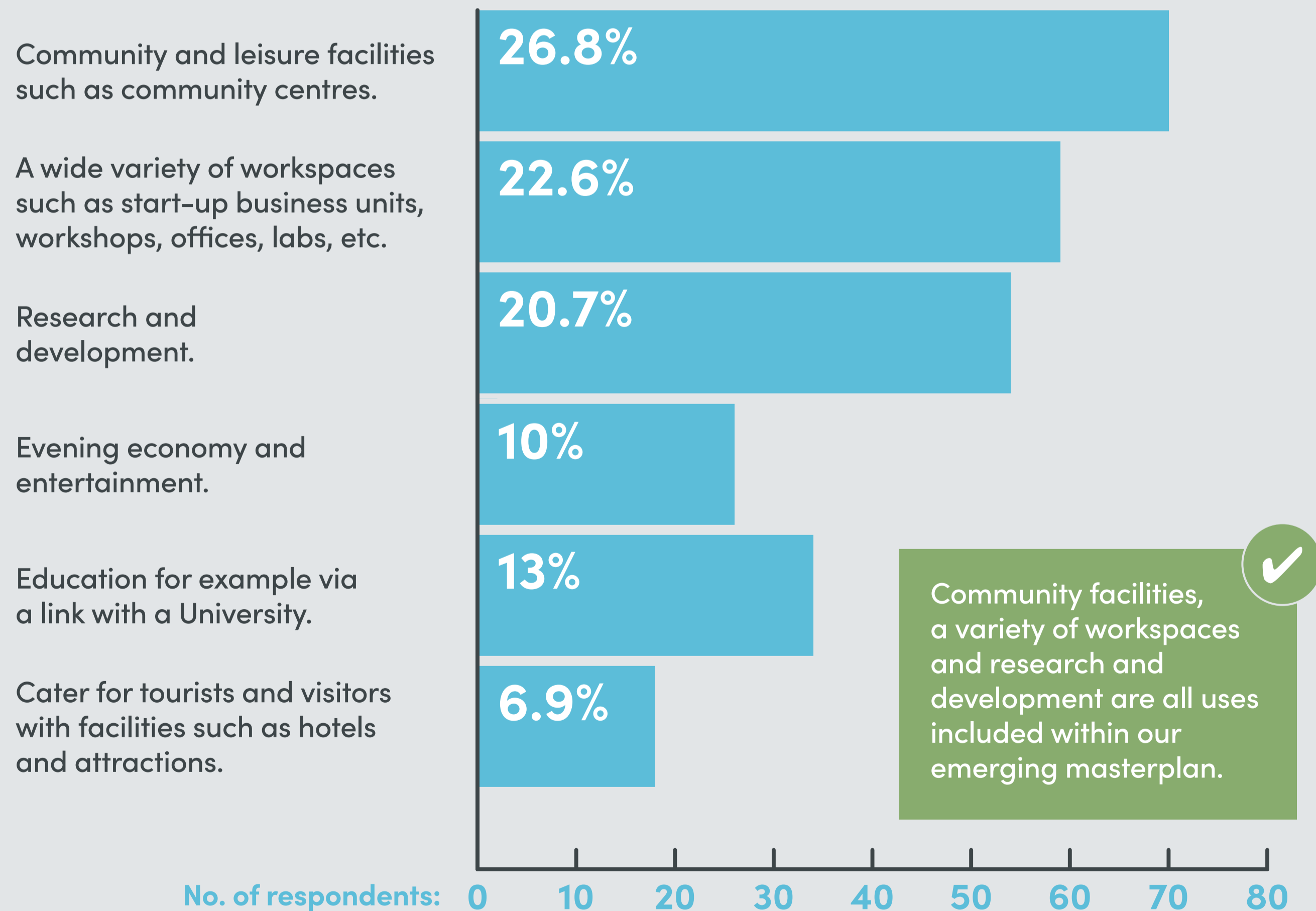
We hosted two consultation events in November which were attended by over 340 people.

This generated 150 feedback forms returned in addition to 142 comments on the interactive map with 1101 interactions in the form of 'likes' on those comments.

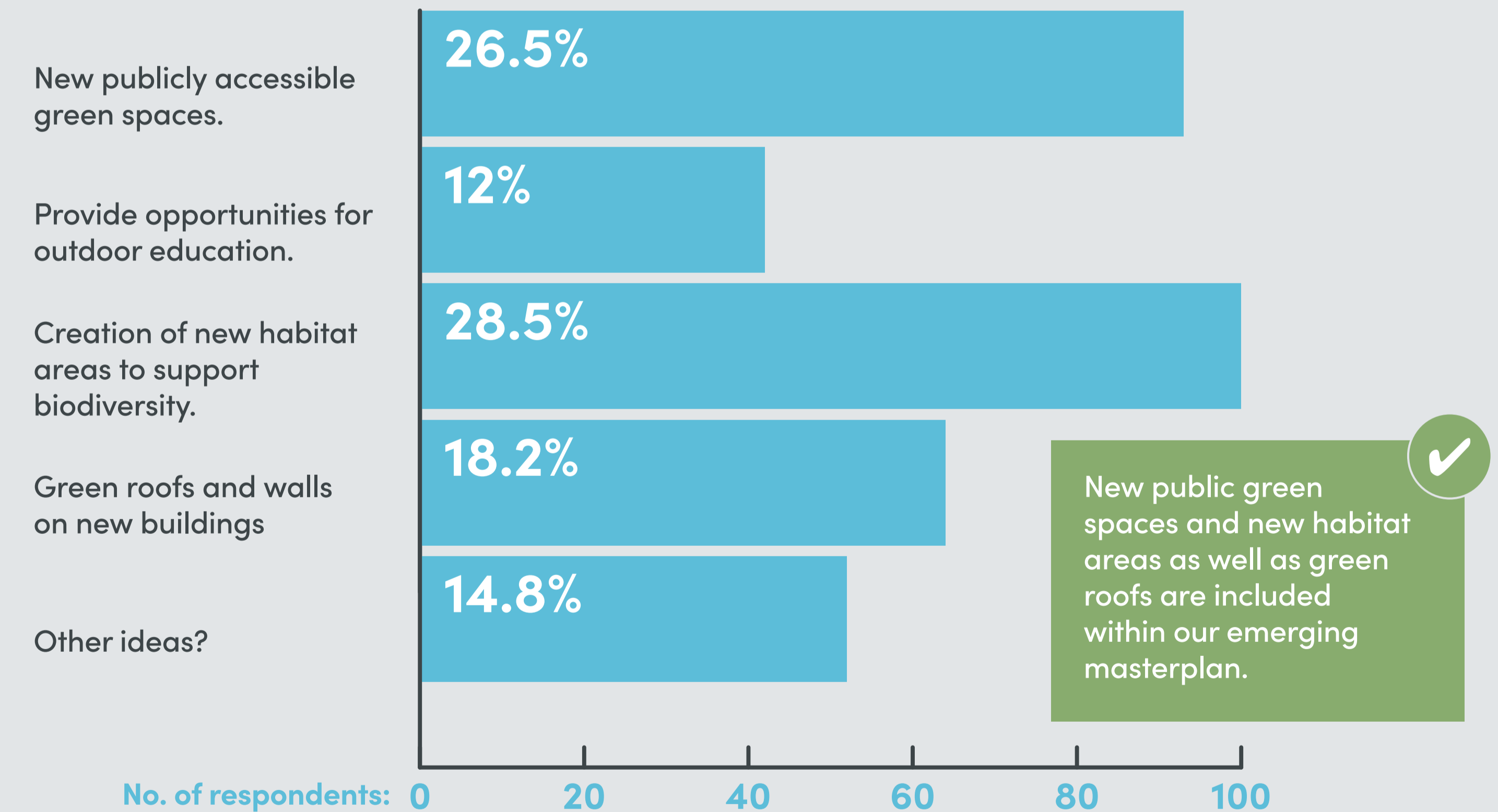
We have reviewed and reflected on this feedback and would like to provide a summary of that feedback for you.



What uses would you like to see included in the masterplan for Bushfield Camp?



What do you think should be the priorities for enhancing landscape, biodiversity and open space on the site?



Other ideas submitted included: Retaining the existing natural landscape, keeping the area as it is, providing nature trails and allotments, renewable energy production and additional tree planting.



Feedback

What should be the character of the new development at Bushfield Camp?

Reflect the best quality in the surrounding area.

40.4%

Be a mix of characters.

14.6%

Reflect the best quality urban areas in the city.

7.6%

Look new and modern.

11.4%

Other ideas?

26%

Local area character study continues to inform the design parameters of our emerging masterplan. ✓

No. of respondents: 0 10 20 30 40 50 60 70 80

The predominate theme from 'other ideas' was sustainability, green and natural materials and landscape.



When thinking about the access and movement strategy for the site, the feedback overwhelmingly told us that it was most important to consider safe and attractive routes for pedestrians and safe and attractive cycling routes.

The demographics of those who responded were as follows:

| Age | No. of respondents | Percentage of respondents |
|-------------------|--------------------|---------------------------|
| Under 18 | 2 | 1.3% |
| 18 – 24 | 7 | 4.7% |
| 25 – 34 | 21 | 14% |
| 35 – 44 | 11 | 7.3% |
| 45 – 54 | 18 | 12% |
| 55 – 64 | 28 | 18.7% |
| 65 + | 49 | 32.7% |
| Prefer not to say | 14 | 9.3% |

According to the 2021 census data, residents of Winchester who are over 65 represent 20.9% of the population. 16-19 year olds on the other hand represent 6% suggesting we need to work hard to involve young people in our consultation going forward.

The top most liked comments on the interactive map:

"Build a good-quality utility cycle route along the eastern edge of the site. This will enable a through cycle route from Winchester to the south, avoiding the busy St Cross Road."

"Provide a crossing on Badger Farm Road to allow cycle/pedestrian/equestrian access between the bridleway on the west side and a new cyclepath... on the east side."

"Business park development should be limited to the old camp site and the fields on the west of the camp... it would be good for the fields to the East of the camp [to be] used for a less dense managed area (e.g. parkland with cafés etc for workers)... everything North of the camp ruins should remain as is as it is an important natural environment used by the locals."



The elements of the project that promoted the most questions were:

- 1 Building heights and layout of the built development on the former army camp.
- 2 Access and traffic management.
- 3 Landscape, biodiversity enhancement and protection plans.



We have sought to provide more information about these elements as part of this consultation.



Working with you

The masterplan focuses on the whole area not just the former army camp. It has been developed through understanding how the area is currently used, existing walking and cycling networks and effects of the development on sensitive views - which have been assessed from many locations around the City.

A new network of walking and cycling routes will connect into the existing network with the aim of **improving accessibility**. Where these intersect in the army camp, new public spaces will be programmed with a variety of community uses including a range of outdoor play and sports spaces. These new routes and spaces will define future development plots. The concept masterplan has been developed through an iterative process where layout and massing options have been assessed in these views. This process is ongoing and involves detailed reviews with Winchester City Council, Historic England and South East Design Review Panel.

The overall amount of future development has been informed by previous Legal & General projects which have succeeded in creating **vibrant, enduring and sustainable communities**.

Key benefits

Employment

- Office.
- Research and development.
- Life sciences.
- Academia.
- Hotel.

Community

- New squares and routes with amenity uses.
- Community hub.
- A range of play/sports spaces.

Connections

- Integrating Bushfield within Winchester. New City cycleway connections and pedestrian through-routes.
- New links to the south across Badger Farm Road.
- Potential for new bus routes and stops.

Green infrastructure

- Habitat creation and increased biodiversity.
- Enhanced public rights of way /access.
- Integration with surrounding open spaces and recreation routes.

Dynamic flexible quarter



Blend into the wider landscape setting



Restorative public offer



Celebrate the site's cultural heritage



Achieve sustainable access



New multifunctional green infrastructure



Enhance the biodiversity of the site



Space for learning



Concept masterplan



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Key

1. Arrival square and Mobility hub
2. Exchange square
3. Orchard square
4. Optional site access point
5. Sport hub
6. Woodland edge/meadow
7. Green roofs
8. View point

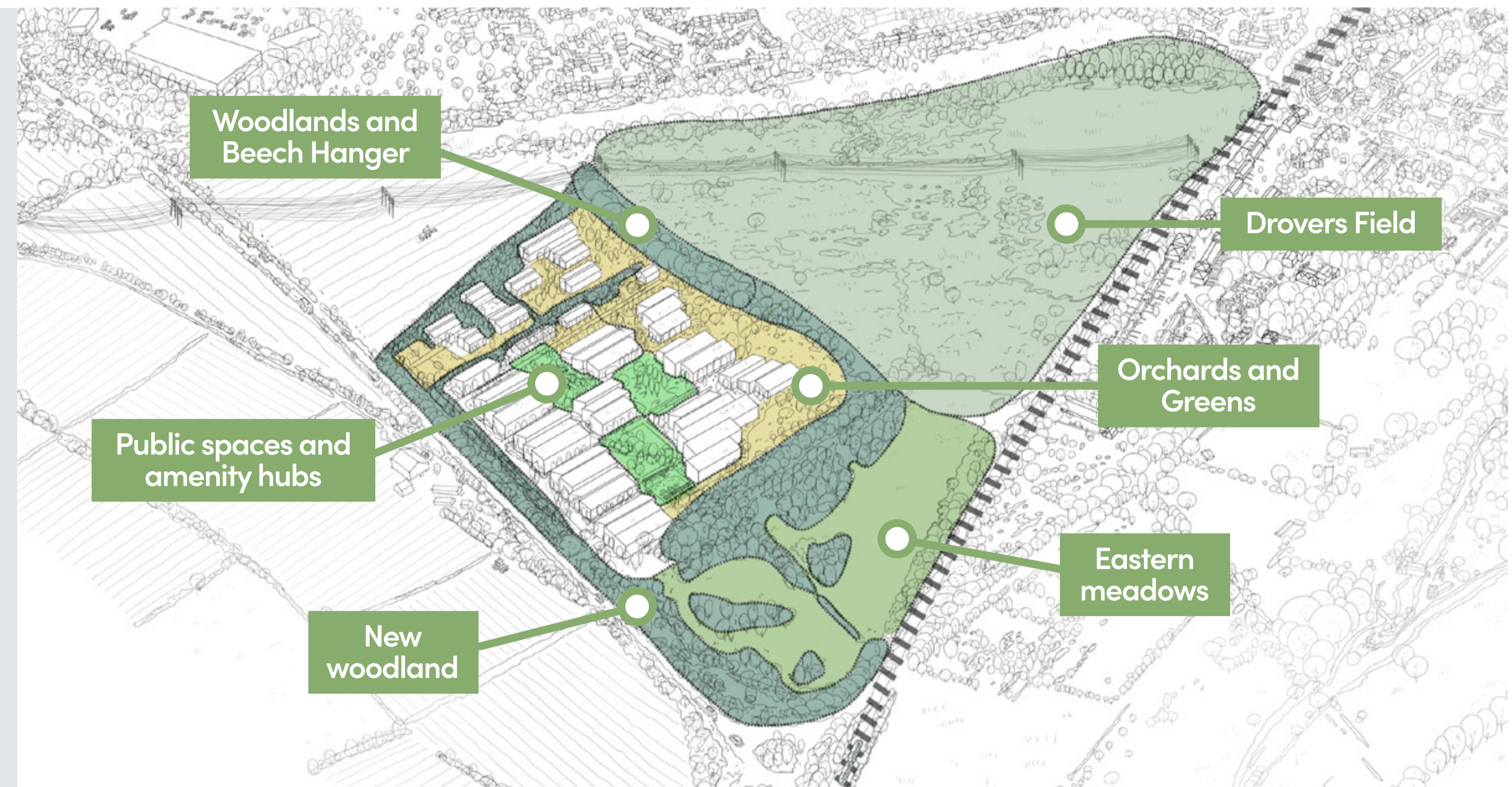


Landscape and open space

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'. You can find it on maps but it is not sign-posted and access is tricky. The masterplan represents an opportunity to **improve public access** and secure the long-term future management of the previously undeveloped parts of the site for **recreational use and environmental benefit**.

- New areas of valuable chalk **grassland, and woodland** will be created in the existing arable fields to the east of the camp with views across to the South Downs National Park.
- Existing landscape features such as the existing **mature trees** in the former army camp and striking Beech Hanger will be protected and enhanced.
- A new network of publicly accessible **biodiverse spaces** within the developed former camp area will provide spaces for **relaxing, education and well-being** and include an amenity hub.
- **New tree planting** within the former camp area will echo the surrounding tree topped hills of the city with meadow planted **green roofs** incorporated on the buildings.
- A **sustainable drainage** network infiltrating into the chalk will be integrated throughout the development.

- The proposed **improved open space network** within walking distance of the city centre will link with the wider recreational path and open space network in the area.
- It will **improve connections** between Whiteshute Ridge and communities to the west, the path network on Compton Down to the south, and eastwards to St Cross, the Itchen Valley and St Catherine's Hill.
- It will provide possibilities for **improved circular routes** between these popular recreational areas for everyone to enjoy.



Woodlands and Beech Hanger



Existing and new areas of woodlands for enhanced amenity and biodiversity.

Drovers Field



Existing land preserved and managed for recreational use and environmental benefit.

Eastern meadows



New areas of chalk grassland will be created with spectacular views towards Winchester.

Public spaces and amenity hubs



A series of flexible, accessible and welcoming amenity public spaces including arrival square with mobility hub, exchange square with areas for seasonal and all year round use (lawns, recreation, outdoor dining, pop-up stalls, events etc.).



Orchards and greens



Public green spaces with opportunities for social activity, recreation, sport and community involvement.



Biodiversity and ecology

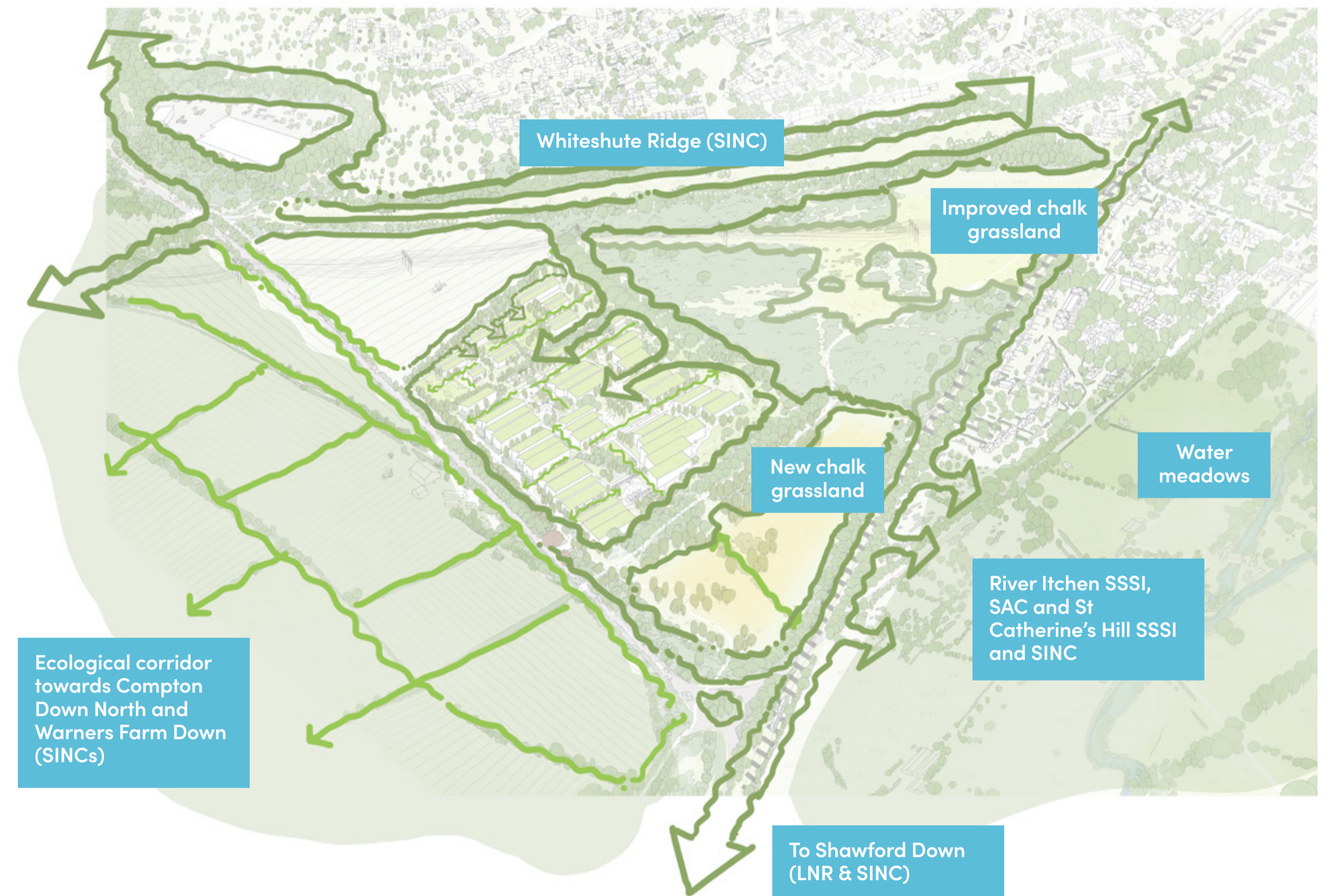
The site consists of a variety of habitats and supports valuable wildlife including Hazel dormice, reptiles such as common lizard and slow worm, multiple bird species, as well as commuting and foraging bat species. It is designated as a Site of Importance for Nature Conservation for its valuable grassland habitats, including rare chalk grassland, which is currently unmanaged and deteriorating in condition as scrub and trees regenerate.

The proposed masterplan will:

- Carefully protect, manage, and enhance the existing habitats in the north of the site through a long-term, funded, site-wide management plan.
- Protect and retain the Beech Hanger, woodland, valuable hedgerows and trees across the site. These features provide important habitats for foraging and commuting wildlife, and we have sought to improve these to strengthen wildlife corridors.
- Create new habitat of high value to wildlife in the eastern arable fields including new areas of chalk grassland and broad-leaved woodland, both priority habitats.
- Create valuable wildlife habitat woven through the built development including; green roofs; pollinator friendly planting; wet areas as part of a sustainable drainage network providing opportunities for wetland habitats, a priority habitat, on the otherwise dry site; and new tree planting.
- Provide opportunities for environmental education with new signage, interpretation and seating areas that can be used by schools.
- Provide opportunities for conservation volunteering.

The masterplan and associated management will deliver both a net gain in biodiversity within the site and strengthen ecological networks and linkages to surrounding areas. In doing so it will deliver wider **benefits to the biodiversity of the city**, helping to make the existing ecological networks more resilient to climate change.

Ecological connections



Layout, massing and scale

The layout of Bushfield has been informed by a desire to **increase permeability and accessibility** to the site.

The masterplan has addressed accessibility across Badger Farm Road and has allowed for formalised pedestrian movement routes that currently exist whilst managing access to sensitive ecological areas which include the Beech Hanger.

The scale and form are being shaped by aspirations for sustainable development promoting **health and wellbeing** through access to natural light, natural ventilation, and the public realm. The ground floor of the new development will feature a variety of active frontages and accessible spaces (both indoor and outdoor) helping to define the identity as a people centred place.

Buildings are being arranged to deliver the best quality of daylight and views for occupants, enabling them to be fully or partially naturally ventilated for a substantial proportion of the year, supplemented by mechanical systems to provide heat recovery in winter and comfort cooling in summer where required.

Key features

Layout

- A clear network of routes with new public spaces within Bushfield to create openness and permeability.
- Simple, safe and attractive links which protect ecologically sensitive areas.
- New cycle routes which connect the area to the surrounding City.

Massing

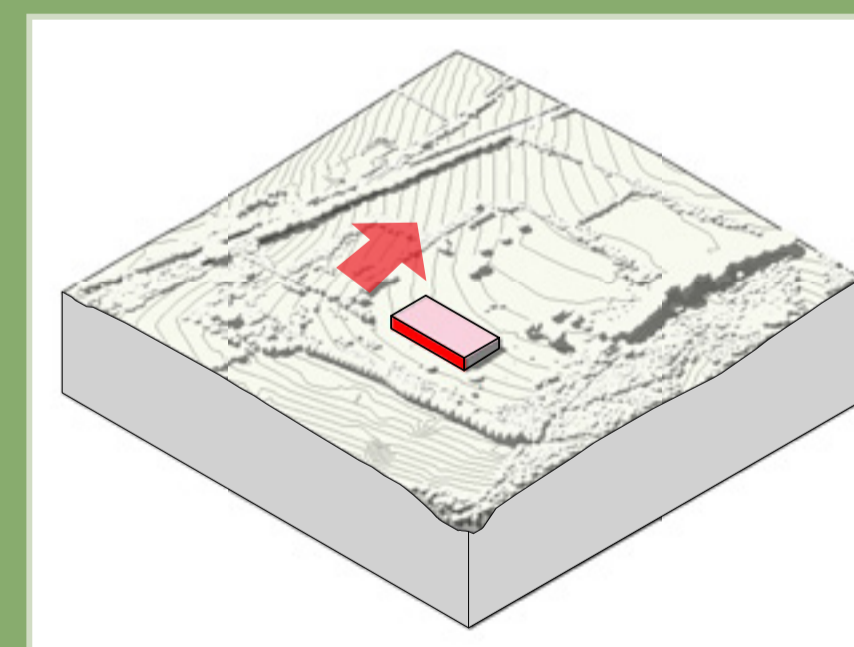
- The scale, massing and edges are being shaped by views where the proposed buildings will be visible from the surrounding areas including St Catherine's Hill and public footpaths to the south.

Ground floor

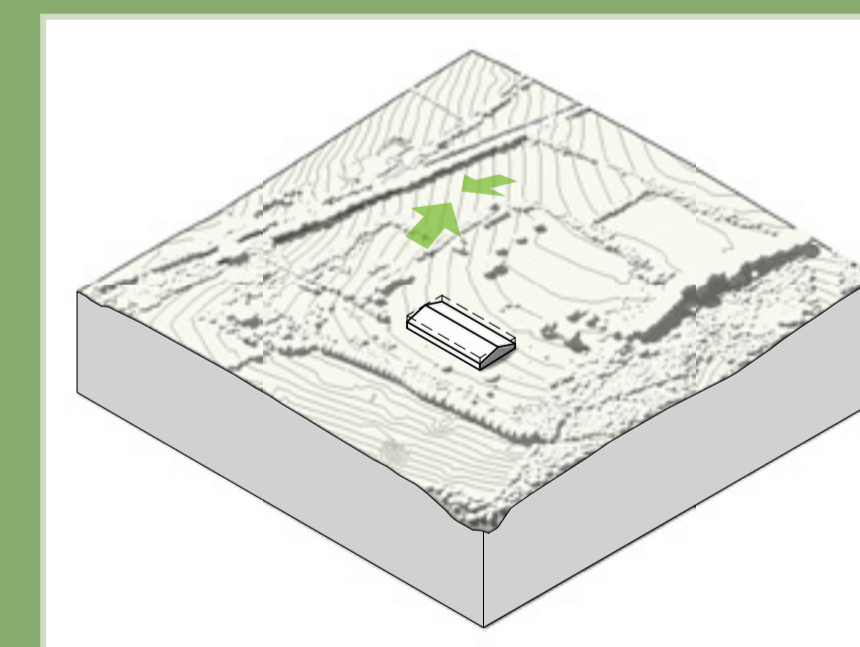
- The buildings are being arranged to provide sunny areas to sit as well as protection from wind and other elements.
- The public realm will feature existing and new trees.



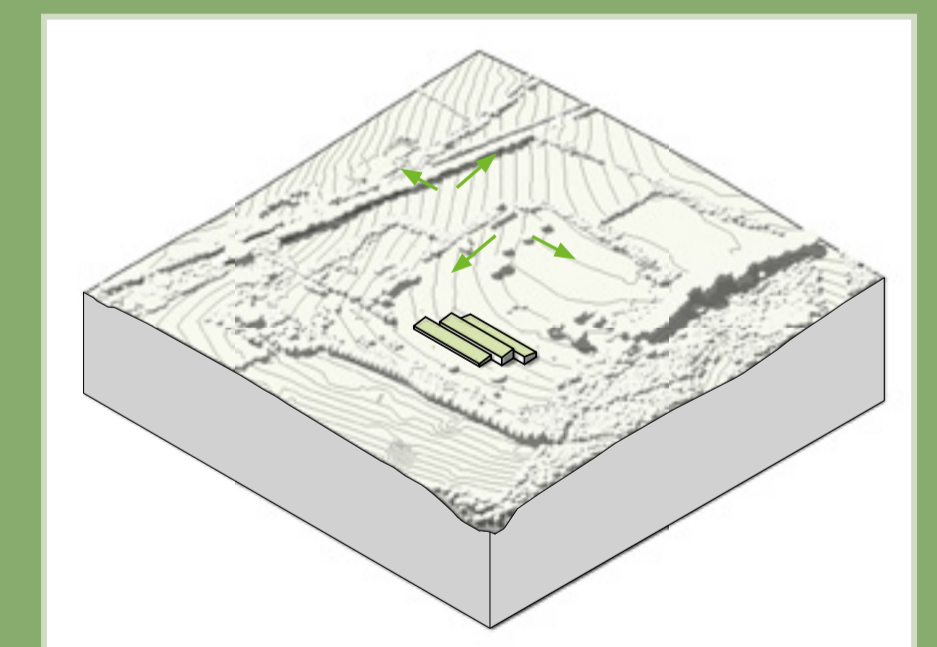
Massing approach



Avoiding façades and flat roofs visible above the existing tree line from routes along St Catherine's Hill.



Inclined landscape roofs reduce visible façades and flat roofs and merge the buildings with the landscape.



Bands of linear blocks are staggered to create green terraces, courtyard spaces and squares, allowing natural daylight into the buildings and views of the surrounding landscape.



Built form and character

View from
St Catherine's Hill

A key aim of the concept masterplan is to make sure that **the development feels part of the local area** by studying the architectural character of surrounding areas and precedents of similar developments.

Aims

To ensure this is a place that feels part of the local area we have been:

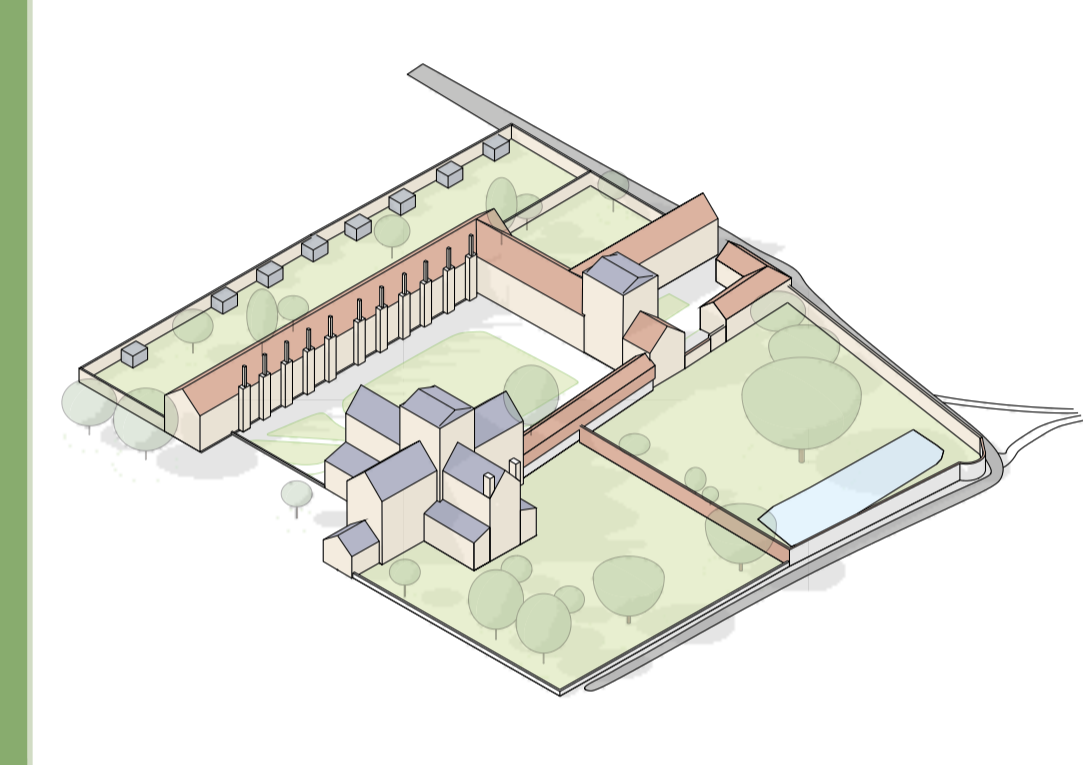
- Studying the architectural character of buildings in the surrounding area so that new **buildings will feel rooted** in their context.
- Creating a **variety in the architecture** and design used across Bushfield to reflect different uses and activities.
- Studying precedents of developments in locations with similar **sensitivities**.
- Understanding that the predominate **characteristic of Winchester** is of trees interspersed with visible roofs.
- Proposing the use of **green roofs planted with meadows** to blend the buildings into the landscape.
- Proposing the use of a concise palette of materials which **reflect the natural materials** brick, stone and timber found in the surrounding context.



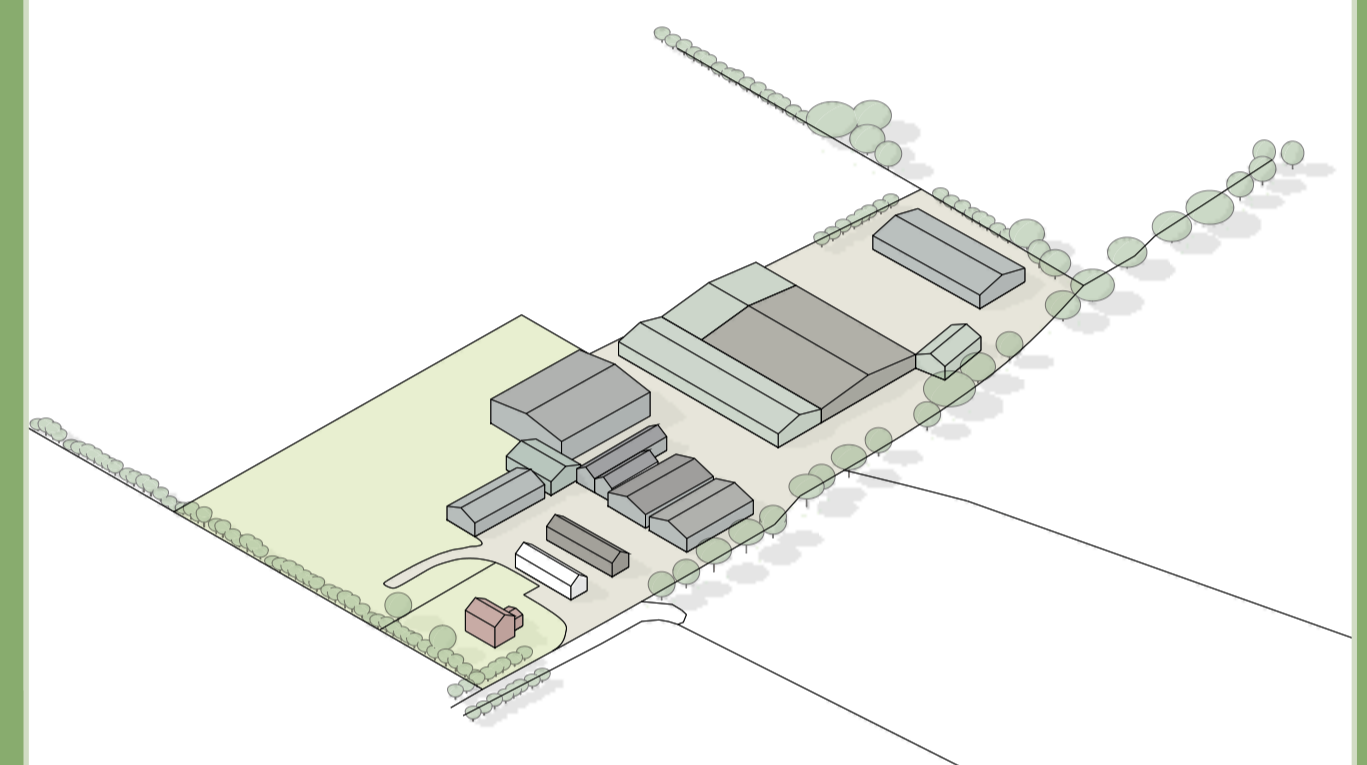
Winchester College Hospital of St Cross Yew Tree Farm



The complex is characterised by a series of intricately linked courtyards. These are not organised around a central circulation route but, by a series of connecting archways which create a dramatic series of spatial experiences.



The accommodation redeveloped in the 15th century is a collegiate plan, with two courtyards linked by a gatehouse. The building ranges are 2-3 storeys, around 90m long by 12m wide and are arranged around three sides of the larger courtyard 78m long by 50m wide.



Yew Tree Farm is part of a series of 20th century farms which run south from Badger Farm Road to Compton. They are visible from the network of public footpaths and contribute to the character of the area.

Precedent studies



Fælledby, Copenhagen, Denmark.
Henning Larsen (architect).
Illustration of a hybrid neighbourhood that balances city and nature. Envisioned as 40 percent undeveloped land it has been designed to combine sustainable architecture serving people and other species alike.



Zutphen, Netherlands.
Moedersheim Moonen (architect).
Multi-storey car park clad with wooden slats designed to reference the region's historic warehouses.



Alder Hey Children's Hospital, Liverpool, United Kingdom.
Hopkins Architects.
A research and education building. The parkland setting creates a unique working environment with natural materials and light.



Bob Champion Research & Education Building, University of East Anglia, Norwich, United Kingdom.
Hawkins Brown (architect).
A laboratory and teaching facility for the University of East Anglia in collaboration with the NHS. The main entrance is characterised by a naturally lit atrium with the cedar cladding giving a softer impression than many biomedical facilities.



View of Exchange Square

View location plan



Movement and connectivity

Bushfield benefits from close proximity to the M3 and Winchester South Park & Ride but can be difficult to access by foot and cycle and has little in the way of public transport. **Access and inclusion are key themes of the masterplan.**

A key aim of the masterplan is to **improve connectivity** along the edges of the area in particular from the south across Badger Farm Road. The development will improve walking, cycling and public transport links and create a new quarter **encouraging active and sustainable travel**, whilst carefully managing parking requirements.

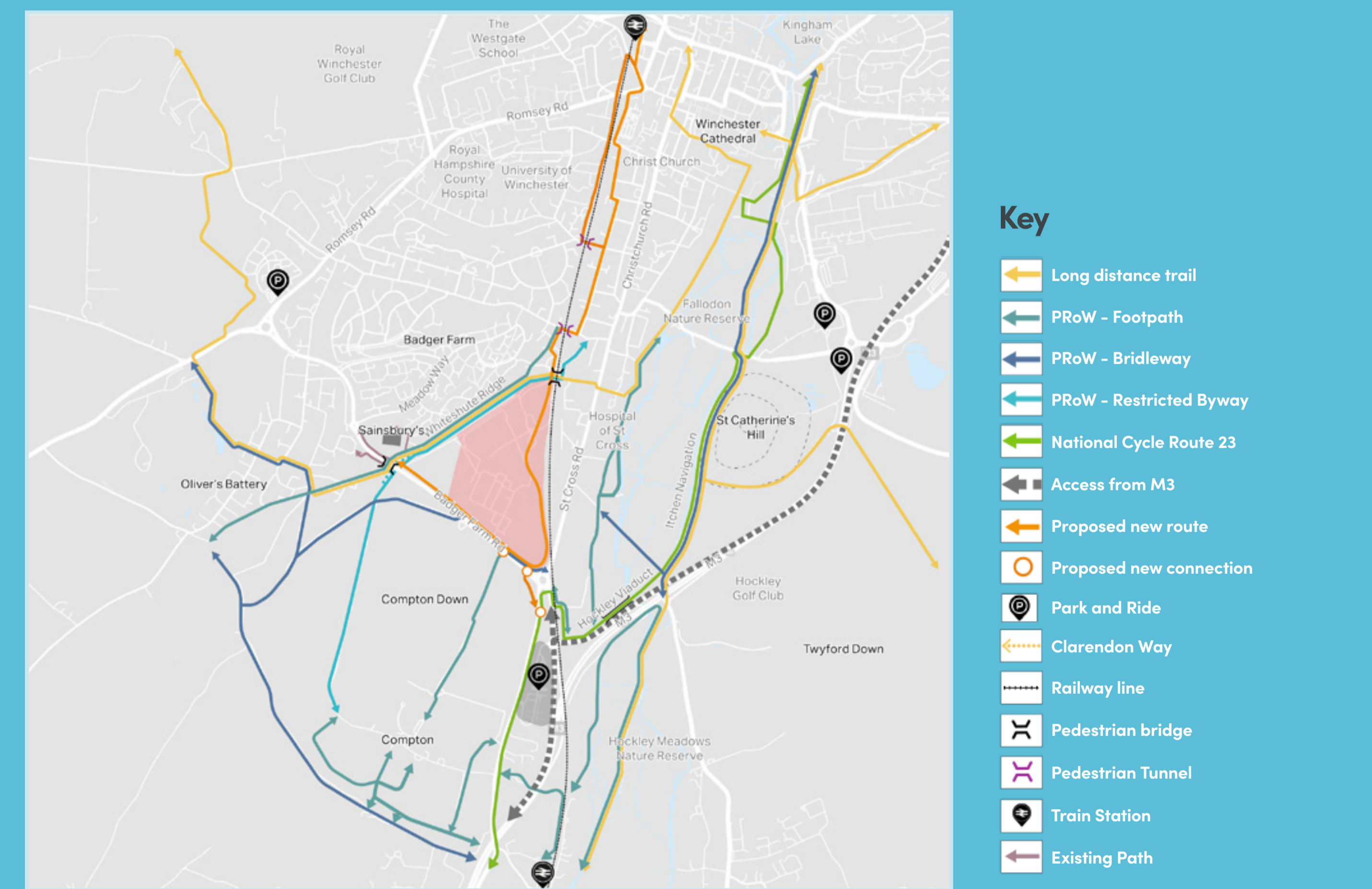
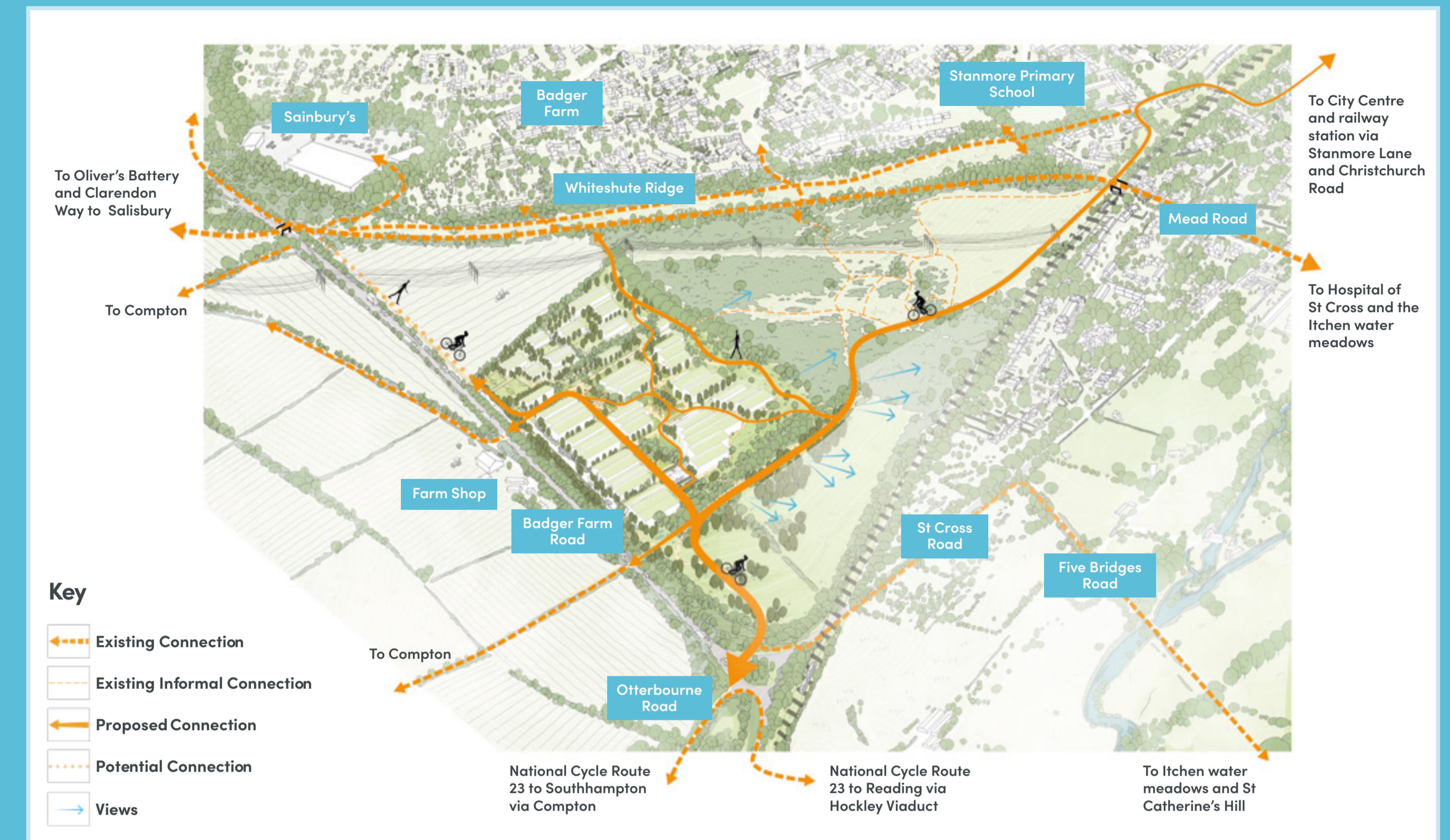
Existing network

- Bounded by the railway line, Whiteshute Ridge open space and the high-speed Badger Farm Road.
- Clarendon Way long distance footpath runs along the edge of Whiteshute Ridge, crossing over the rail line and connecting to St Cross Hospital and the River Itchen.
- Pedestrian and cycle connections to the city centre exist from the north of the site, and will be improved in the future through the Winchester Movement Strategy.
- National Cycle Route (NCR) 23 links to the Hockley viaduct, St Catherine's Hill and Compton via the St Cross Roundabout which currently has difficult pedestrian and cycle connections.
- A footbridge connects across Badger Farm Road to the west of the site but the road itself currently lacks any footways or cycle paths.
- The Bluestar 1 Southampton to Winchester bus currently runs along St Cross Road with a stop on Otterbourne Road near the Park and Ride, with the Park and Ride bus running along Badger Farm Road. The rail station is two miles away from the camp area and not readily walkable.

Proposed improvement opportunities

- New and improved pedestrian/cycle connection towards the city centre within the site, tying into the current and future walking and cycling networks.
- Improved foot/cycle ways through the site and along Badger Farm Road corridor towards Sainsbury's and the community centre.
- Signalising the St Cross Road Roundabout to improve pedestrian and cycle links into the site and towards the Park & Ride and NCR 23.
- Providing new bus links into the site connecting to Winchester city centre, the railway station and the wider area.
- Bus stop upgrades on the surrounding network, such as on Otterbourne Road.
- Improving 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).
- Provide a walkable, people-friendly network throughout the site, and be open to the public. It will retain, expand and enhance the current Public Right of Way network in and around the site.
- An appropriate vehicle access point will be provided from either Badger Farm Road or directly from the St Cross Road Roundabout.

Pedestrian and cyclist circulation



Views

Landscape and visual impact assessment (LVIA)

A Landscape and Visual Impact Assessment (LVIA) identifies and assesses the significance of the effects of change caused by a development on the landscape as an environmental resource as well as views and visual amenity. The viewpoints being tested have been discussed and agreed with Winchester City Council as part of the pre-application engagement process. The concept masterplan is evolving through an iterative process to test layout and massing options and review impacts for key LVIA viewpoints.



Key

- Site boundary
- Viewpoints selected for iterative testing in advance of formal EIA
- Zone of theoretical visibility (ZTV) 25m (bare earth)
- South Downs National Park (SDNP)

Baseline



Test



Viewpoint St Catherine's Hill

Baseline description:

The viewpoint from St Catherine's Hill is arguably the most sensitive identified as part of the initial landscape and visual baseline study.

It is located within South Downs National Park (SDNP), is a promoted viewpoint on the 1:25K OS and is designated as a Schedule Monument as well as a biological SSSI and nature reserve. Its distinctive landform and network of footpaths makes it a popular place for recreational users, with views across Winchester and SDNP.

To the west, there are views towards St Cross Hospital which sits on the edge of the River Itchen floodplain, the residential areas of Stanmore and Badger Farm beyond. Residential properties in the Oliver's Battery area can be seen on the skyline.

There are strong linear belts of mature trees including those around the Bushfield Camp site, along Otterbourne Road (Roman Road) and at Compton to the south-west.

Baseline



Test



Viewpoint Hockley Golf Club

Baseline description:

The viewpoint is located on Twyford Down within Hockley Golf Club. It is located within the South Downs National Park on a public right of way. From this location, Winchester is screened by the rolling chalk landform of the downs.

Few buildings are visible, with the exception of residential properties in the Oliver's Battery area which can be seen on the skyline to the west.

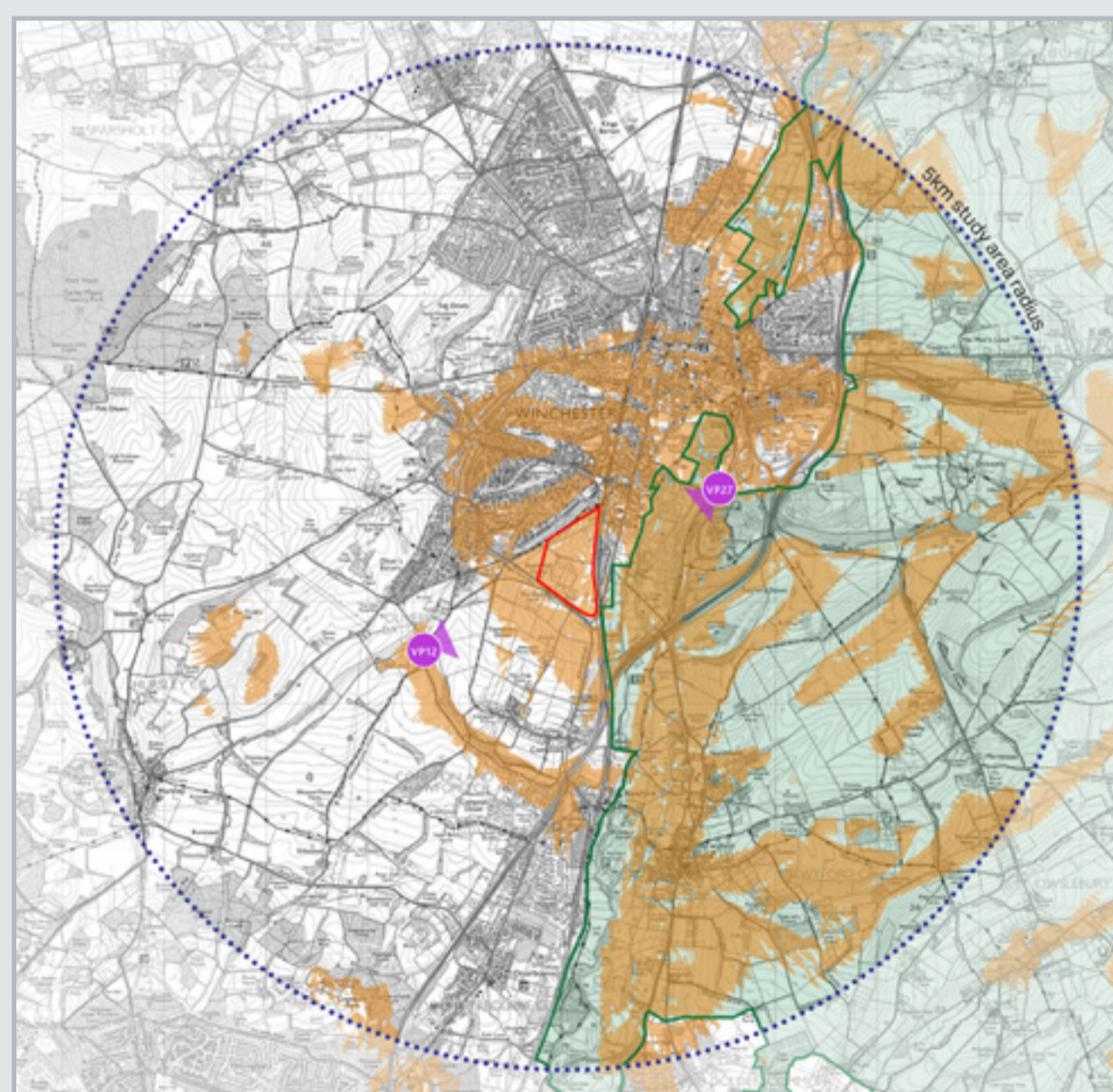
There are strong linear belts of mature trees including those around the Bushfield Camp site, along the railway line and A3090 and at Compton to the south-west, many of which form wooded skylines.



Views

Aims

- Ensure building heights remain below distant tree lines where possible.
- Where possible maintain visibility of existing trees around and within the Bushfield Camp area.
- Use form and materials to break up massing and blend with the surrounding area.
- Use pitched roofs planted with meadow species to blend with the landscape and enhance biodiversity.
- Maintain the historic setting of Hospital of Saint Cross and Keat's Walk along the Itchen Valley.



Key

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Baseline



Test



Viewpoint Yew Hill

Baseline description:

This viewpoint is representative of people using the footpath network on Yew Hill. The viewpoint is located where a number of footpaths and bridleways converge at the top of the hill.

The susceptibility of these receptors is high as people will primarily use for recreation and to visit this location to experience the views. Yew Hill is also designated as a nature reserve managed by Butterfly Conservation.

Baseline



Test



Viewpoint Tun Bridge

Baseline description:

This viewpoint is representative of people using the Itchen Way regional trail at Tun Bridge on Garnier Road. It is located adjacent to the car park for St Catherine's Hill.

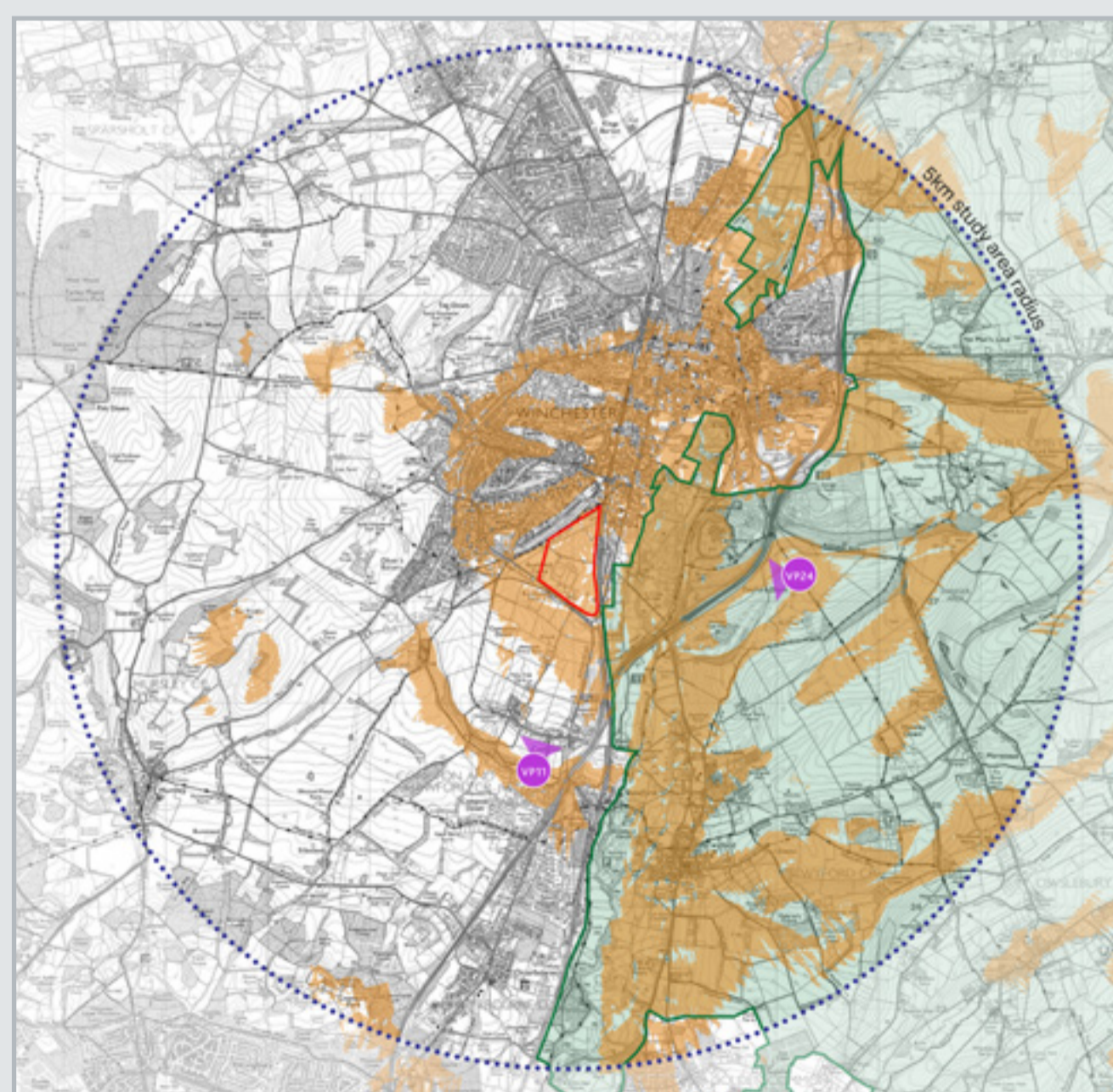
The viewpoint is located within the South Downs National Park. The susceptibility of these receptors is high as people will be visiting this area primarily for recreation.



Views

Evolving masterplan

- We have agreed over 30 viewpoints for testing with Winchester City Council.
- The six we have shown today are some of the most sensitive identified.
- Testing is an iterative process. As the masterplan evolves, we test each view, assess the results and then refine the masterplan further.
- As our consultation with the community, the Council and other statutory bodies continues, the masterplan will be refined and we will continue to work hard to ensure we meet the aims set out on the previous board.



- Key
- Site boundary
 - Viewpoints selected for iterative testing in advance of formal EIA
 - Zone of theoretical visibility (ZTV) 25m (bare earth)
 - South Downs National Park (SDNP)

Baseline



Test



Viewpoint Hurdle Way (Compton Gap)

Baseline description:

The viewpoint is located on a public right of way on Hurdle Way in Compton. The landform slopes away from the viewpoint allowing longer distance views north towards Winchester and Twyford Down.

The roofs of properties along Compton Road are visible in the mid-ground with Attwoods Drove Farm seen on the higher ground beyond.

The strong belt of mature trees towards the centre of the view are those along Otterbourne Road, Winchester Cathedral is just visible just to the left. The spire of St Thomas Church breaks the skyline.

To the right of those trees, St Catherine's Hill with its distinctive landform rises above the tree line with Twyford Down forming the skyline to the right. Beyond Attwoods Drive Farm, the beech hanger and vegetation at Bushfield Camp forming a more wooded skyline to the left.

Baseline



Test



Viewpoint Twyford Down (Pilgrim's Trail)

Baseline description:

The viewpoint is located on Twyford Down adjacent Hockley Golf Club on the Pilgrim's Trail regional footpath. It is located within South Downs National Park. From this location, there are wide views across Winchester with its wooded hills.

Views to the west are dominated by the golf course in the foreground with its greens and small groups of trees. St Catherine's Hill is just visible to the right of the view.



Energy and carbon sustainability

Winchester City Council has committed to carbon neutrality in the wider district by 2030.

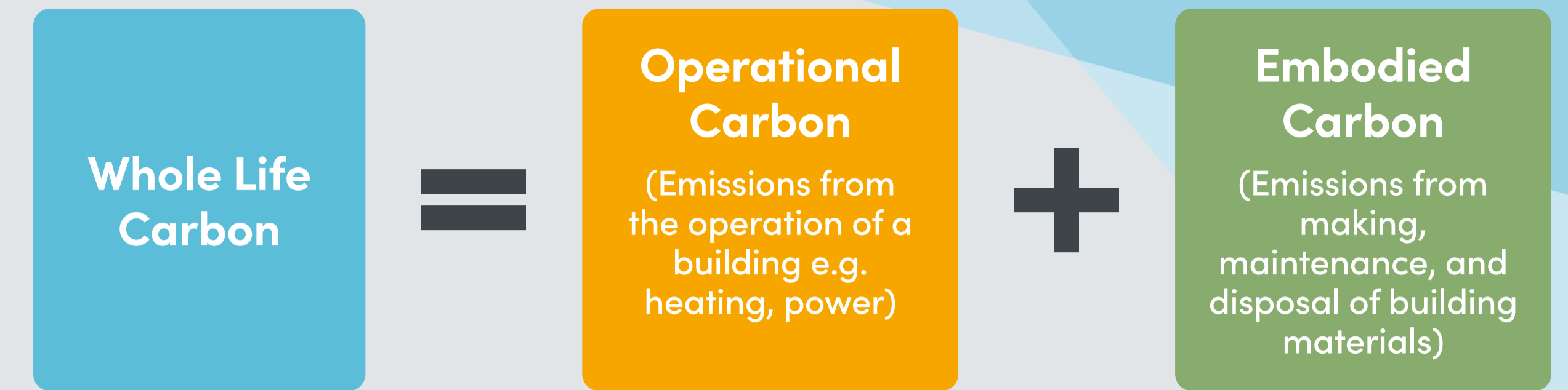
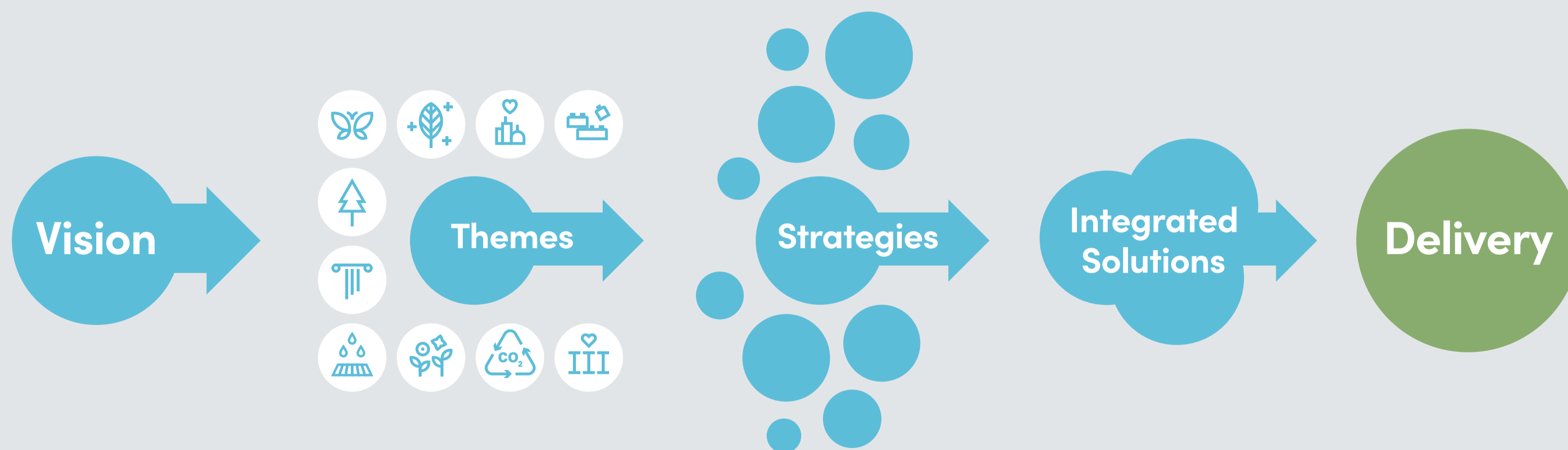
By responding to policy and current best practice, Bushfield Camp will be targeting a number of measures to create an exemplar 21st century sustainable development.

Bushfield Camp will aim to be carbon positive; to exceed policy; and to be designed for flexibility and circularity for end-of-life disassembly and reuse.

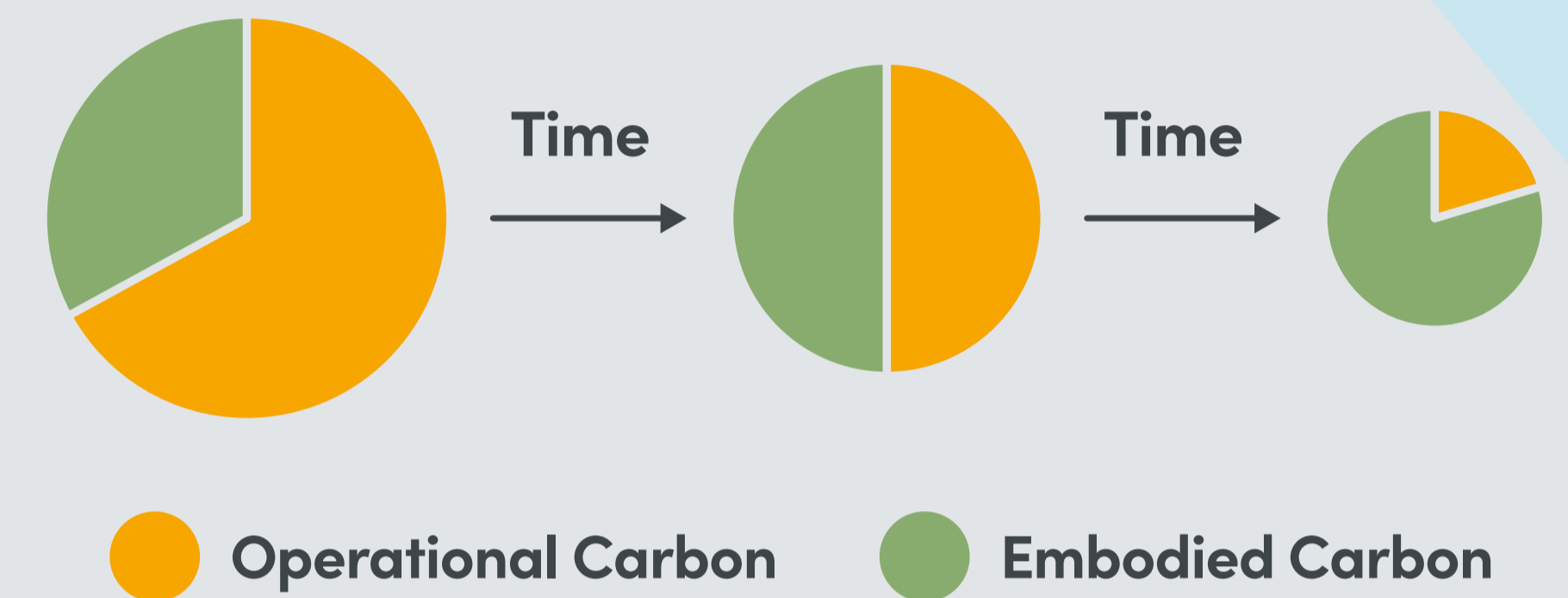
Creating a bespoke sustainability framework for Bushfield Camp

The bespoke sustainability strategy for Bushfield Camp will go through a rigorous development process to ensure that realistic targets are set and are achieved throughout all stages of the masterplan. Drawing on a range of sources, we will create a bespoke sustainability framework, aligning with the project vision, community and stakeholder needs, and the most relevant contextual themes.

- Overarching themes will define site-specific strategies, targets and KPIs.
- A dashboard will be created to monitor KPIs to better reduce the gap between intent and realisation.



Whole life carbon reduces over time but due to the electrical grid de-carbonising, the proportion of embodied carbon increases over time so reducing embodied carbon becomes more important.



Operational carbon

The total from all energy sources used to keep our buildings warm, cool, ventilated, lighted and powered.

The masterplan is designed in line with the energy hierarchy, prioritising the savings in operational carbon that can be made by:

- Intelligent use of the site, massing, orientation, and building position.
- “Fabric first approach” to ensure the building’s fabric is designed to minimise heat loss in winter, heat gains in summer.
- Efficient system designs such as ground source heat-pumps that can make use of the existing aquifer, and the omission of gas-fired systems in general.
- Providing the resulting required energy through renewables on site, procuring any remaining energy through renewable means.

Embodied carbon

The amount of carbon emitted during the creation of building materials and the construction, maintenance, and deconstruction of a building.

The masterplan will balance the embodied carbon with the potential for greater operational benefits into the future.

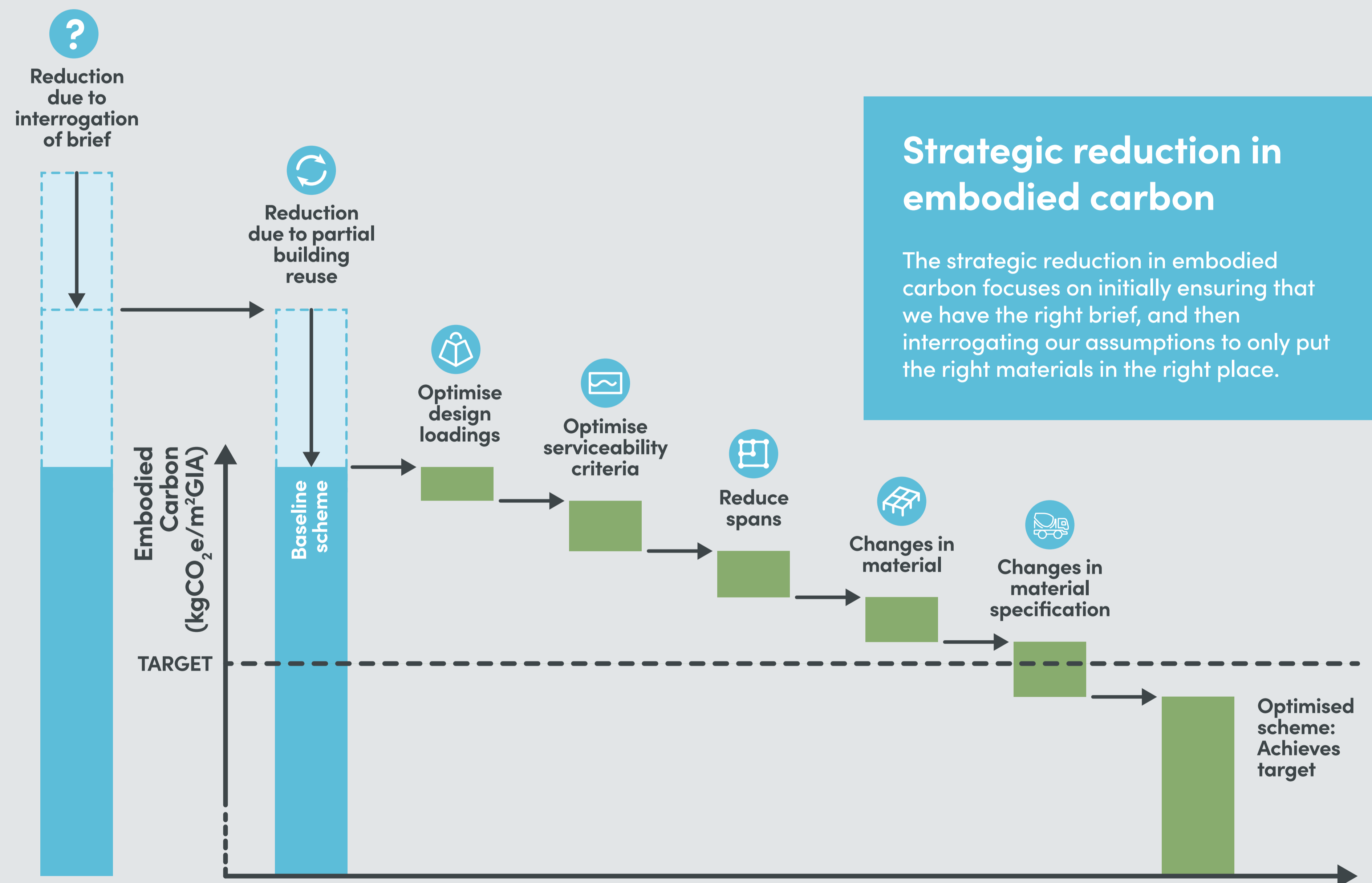
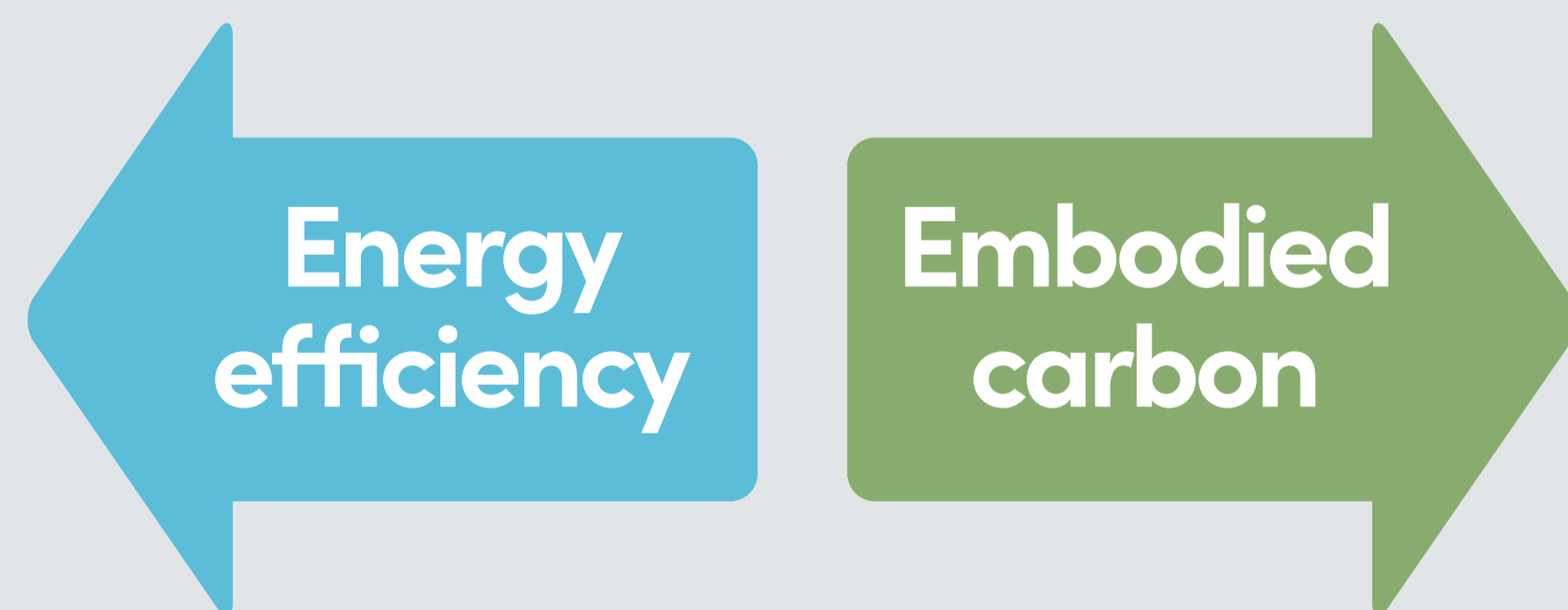


Balancing embodied carbon and energy efficiency

For an appropriate design, **reducing the embodied carbon of a project must be balanced** with the potential for greater operational benefits into the future.

For example, triple glazed windows have more material in them than double glazed windows, and like for like, have a higher embodied carbon. However, triple glazed windows limit heat loss more than double glazed windows, resulting in lower energy bills.

In this case, it is likely that triple glazing provides enough value reducing operational carbon to warrant the higher embodied carbon, and is the kind of study the design team would undertake for this specific site to ensure the best outcome.



Socio economic benefits



New high skilled jobs to Winchester in sectors such as research and development, life science, academia and office based uses.



Significant new revenue flows for Winchester City Council.



Local apprenticeship and career opportunities for locally based younger generations, negating the need for migration elsewhere.



New mixed skill and flexible jobs in hospitality, clerical and maintenance roles.



Providing financial contributions through planning to infrastructure and facilities in Winchester.



Local construction jobs and wider supply chain jobs for the construction period.

Potential for job creation

Provided below is an indication of the potential number of people working on site, based on the Homes and Communities Agency guidance. The estimations below are based on the current design development and is likely to change as the scheme is adapted and developed through the consultation period.



Approximately 2,500-3,500 jobs created as part of the employment provision which includes, office, research and development and life sciences floorspace.



Approximately 80-100 jobs created through the provision of a hotel on site.



150-250 employees through education related floorspace.

Socio-economic assessment

A Socio Economic Assessment will be prepared as part of the Environmental Statement (ES) to be submitted as part of the outline planning application.

The purpose of the Socio Economic chapter of the ES will be to assess the potentially significant socio-economic effects of the Proposed Development. The assessment will consider potential socio-economic effects during the construction and operational phases of the Proposed Development, with effects assessed in the context of policy and literature relevant to socio-economic assessments and a baseline of existing and future socio-economic conditions. The assessment will consider the effect of the Proposed Development on 'local' and 'wider' impact areas.

Considering the scale and nature of the Proposed Development, there is the potential to generate a variety of potentially significant socio-economic effects including additional employment and impacts to the labour market within the local area.



Social value

The project presents a huge opportunity to create a scheme which puts **sustainability, inclusivity and wellbeing** at the heart of its design.

To help us embed this social value within the masterplan, we have partnered with the Social Value Portal, an independent B corp that specialises in measuring and reporting on social value. They own the most widely used and trusted social value measurement framework, the National Themes, Outcomes and Measures (TOMs), which is endorsed by the Local Government Association and supported by the National Social Value Taskforce.

The National TOMs provides a common language for measuring social value.

Social Value Portal will shortly embark on a robust process with the community to enable them to prepare the Social Value Strategy and Action Plan that Legal & General, Gisborne and the Church Commissioners will commit to delivering throughout the lifecycle of the development.

What is social value?

This is defined within the Social Value Act as the **'economic, social and environmental wellbeing'** that is created by a service (or development) and is delivered as both direct and indirect outcomes or benefits arising from an intervention over a period of time. This includes the value that can be generated by people or organisations going over and above their business as usual to benefit people, communities, the environment and society as a whole.



To help inform our Social Value Strategy and Action Plan we are keen to hear from you –

- What are the biggest challenges the community faces in this area?
- What community initiatives or activities you would like to see supported? What local organisations inspire you?

Our process

Understand needs and priorities

- Identify local needs and challenges.
- Identify partners and initiatives.

Community consultation

Engaging the local community and stakeholders through social value focused workshops which will start in February 2023. Please let us know if you would like to get involved.

Vision Statement & Indicative Assessment

- Overview of the Social Value Strategy for the masterplan.
- Assessment of the Social Value Add on the project.

Action plan

- Setting targets for social value delivery using the National TOMs.
- Targets created for the lifecycle of the development.

Measurement and reporting

- Managing, measuring and reporting.
- Benchmarking delivery for continual improve.

