

Welcome

Legal & General, Gisborne and the Church Commissioners for England will shortly be submitting an outline planning application for the regeneration of Bushfield Camp, Winchester.

Since we exhibited last, we have been working hard in collaboration with Winchester City Council, Hampshire County Council, Historic England, South Downs National Park, local cycling groups and other key stakeholders to develop and evolve our original ideas, and now we want to hear from you on our masterplan for Bushfield Camp.



The existing site

Our proposals for Bushfield seek a long-term relationship with Winchester City Council and the community, putting sustainability, green transport, open space and wellbeing at the core of it's ethos. Our development will embed ethical social principles into the lifespan of the development, placing social value as one of the highest development priorities. Bushfield will future proof Winchester's employment opportunities for years to come and provide space to stem the current drain of highly skilled and educated workforces to other cities and communities. As the world changes to greener awareness, Bushfield will provide employment space for Winchester's citizens to learn, train, innovate and work locally, whilst accessing work and leisure space integral to overall well-being.

Have your say



This third and final stage of consultation is designed to demonstrate how we have responded to the feedback received at our consultation in November 2022 and January 2023.

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

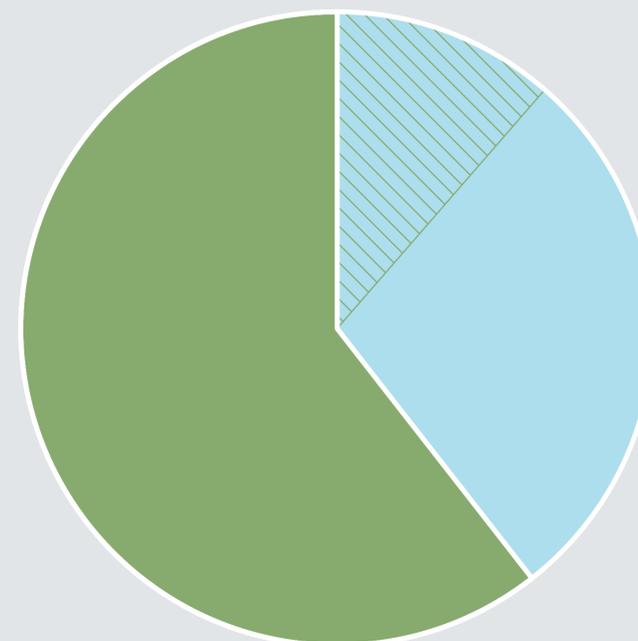


Fill in a feedback form and leave it with us or send it back via Freepost to:

Freepost, MEETING PLACE CONSULTATION (no stamp or post code required).



Or visit our website and fill in our online feedback form.



- Developed area, 17 hectares (42 acres), including 5 hectares (12 acres) of public realm within this developed area
- Semi natural accessible green space, 26 hectares (64 acres)

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.

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.



What to expect today



The following key themes have underpinned the masterplan and are how we have grouped the information being presented at today's public exhibition.



Collaborative approach



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.

We have had over 10 meetings with statutory consultees and partners including:

- **Winchester City Council planning officers** – including built environment lead, strategic planning manager, landscape architects
- **South Downs National Park** – planning policy lead and their appointed advisor
- **Design Review Panel, hosted by Design South East** – a small multidisciplinary group of professionals offering detailed design advice and providing an independent, expert assessment of significant proposals. The process ensures impartial, independent and constructive advice for a wide range of development proposals and occurs before the submission of a planning application.

“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

- **Historic England** – notified of and consulted regarding applications and proposals affecting the historic environment. They have said of the project:

“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

Engaged in over **600 face to face conversations** with local people via our drop in consultation events and meetings.

- **Met with key local stakeholders and groups** that cover sustainable travel, sports and recreation, Winchester’s heritage and character, sustainability, business and economy, and environmental conservation.
- **Analysed 245 feedback forms and the 230 comments on our interactive map**, incorporating comments throughout the design wherever possible.

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



Creating social and economic value for a future focused Winchester

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.

Policy context

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.

The current site



Creating social and economic value for a future focused Winchester

Social impact framework

When embarking on development projects, the real estate industry needs to consider both the commercial implications and the total impact the project could have throughout its lifecycle, including the building's impact on its end users and surrounding communities. This is not only the right thing to do, but also contributes to the long-term business case for a development – ensuring it is both profitable and drives positive outcomes throughout its lifetime.

L&G, together with the Church Commissioners and Gisborne, will deliver a ground breaking, innovative model for development in the UK at Bushfield Camp, one that puts social value as one of the highest development priorities.

As part of our commitment to maximise benefits for the communities in which we invest, we have developed a comprehensive and rigorous toolkit to measure delivery of place-based social impact across the lifecycle of our projects. The toolkit is a flexible framework for embedding a consistent and robust approach to social impact planning, delivery, measurement and reporting across the project lifecycle. It enables us, and the stakeholders we work with, to hold ourselves to account through an evidence-based approach.



The development will bring **new high skilled jobs to Winchester** in sectors such as research and development, life sciences, academia and office-based uses.



Local apprenticeship and career opportunities for local young people, negating the need to move elsewhere.



There will also be **new mixed skill and flexible jobs** in hospitality, clerical and maintenance roles.



By creating better links between the impressive green spaces and paths of Compton 'local gap' and Whiteshute Ridge with those of the Itchen valley SSSI and St Catherine's Hill, the connected green spaces of **the masterplan will offer 'landscape scale' health and wellbeing benefits for people and wildlife** and relieve recreational pressure on the St Catherine's Hill and the Itchen valley.



The long term management plan offers a fantastic opportunity to **involve local stakeholders in the future management of the site**. We will ensure habitats are managed according to best practice and that the needs of the protected species on site are met, with both educational, ecological and wellbeing benefits.

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.

Social Value UK sees social value as being 'about understanding the relative importance that people place on changes to their wellbeing and using the insights we gain from this understanding to make better decisions'.



Sustainability – movement

New access, improved connectivity and social inclusion are key aims of the masterplan, in particular from the south across Badger Farm Road and from the north towards the city centre. Encouraging active and sustainable travel is critical to us all in the climate emergency and the development will create a new quarter facilitating walking, cycling and new public transport links, whilst carefully managing parking requirements.

Sustainable travel

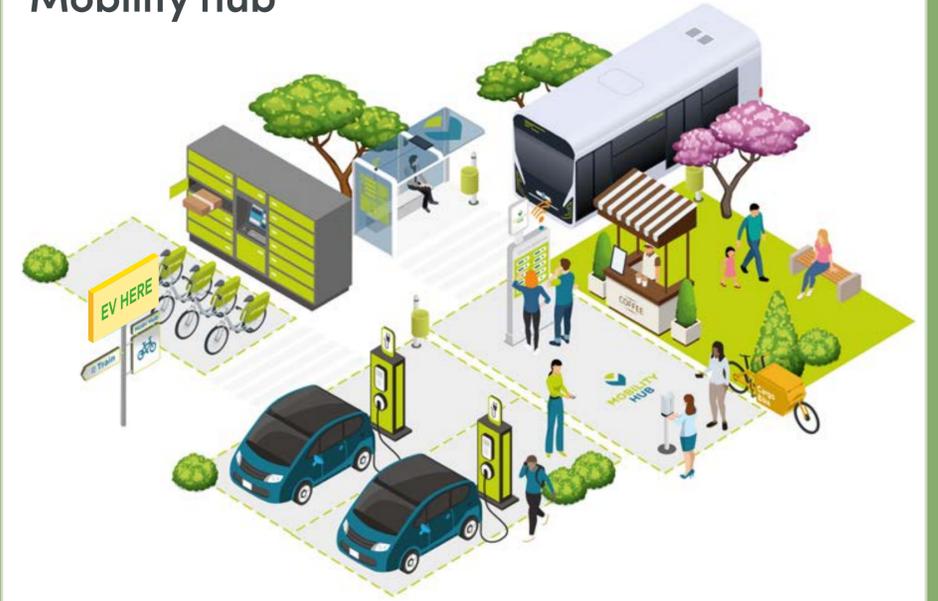
We have been working closely with Winchester City Council, Hampshire County Council and National Highways with regard to transport and parking provision.

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.

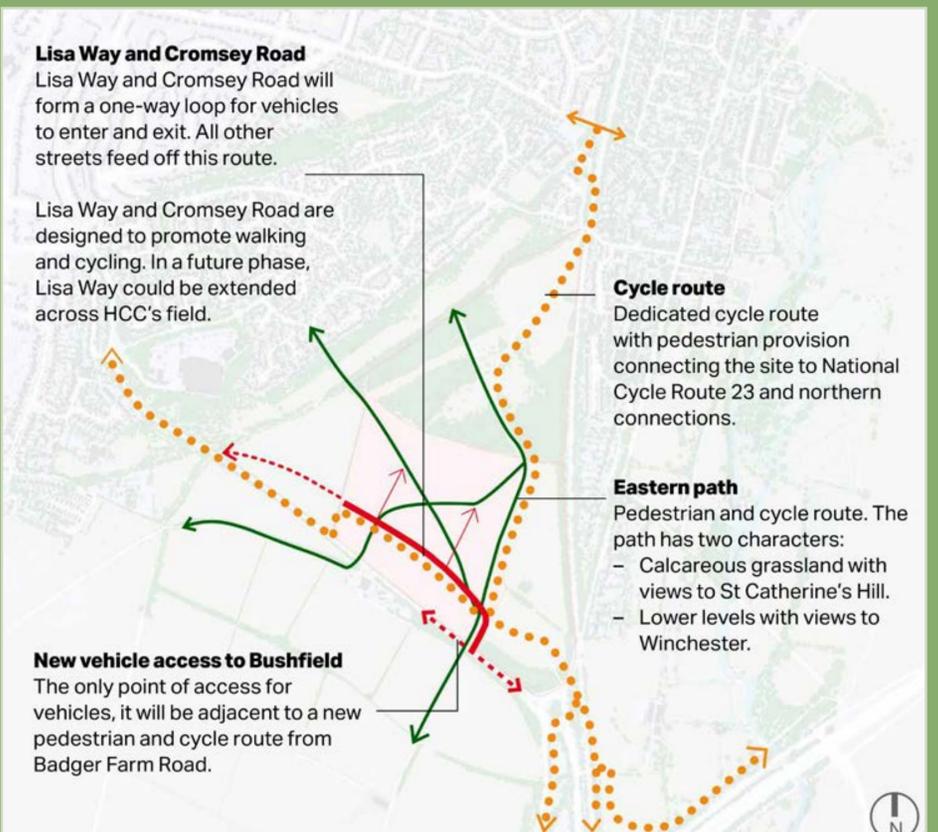
The masterplan includes:

- 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.
- 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).
- Providing 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 & Ride** to appropriately provide for new site users without encouraging inappropriate levels of car use.

Mobility hub



Our travel plan will be implemented on an incremental basis so we can adapt and change the proposals to support Winchester City Council's evolving movement strategy.



Sustainability – travel

Access

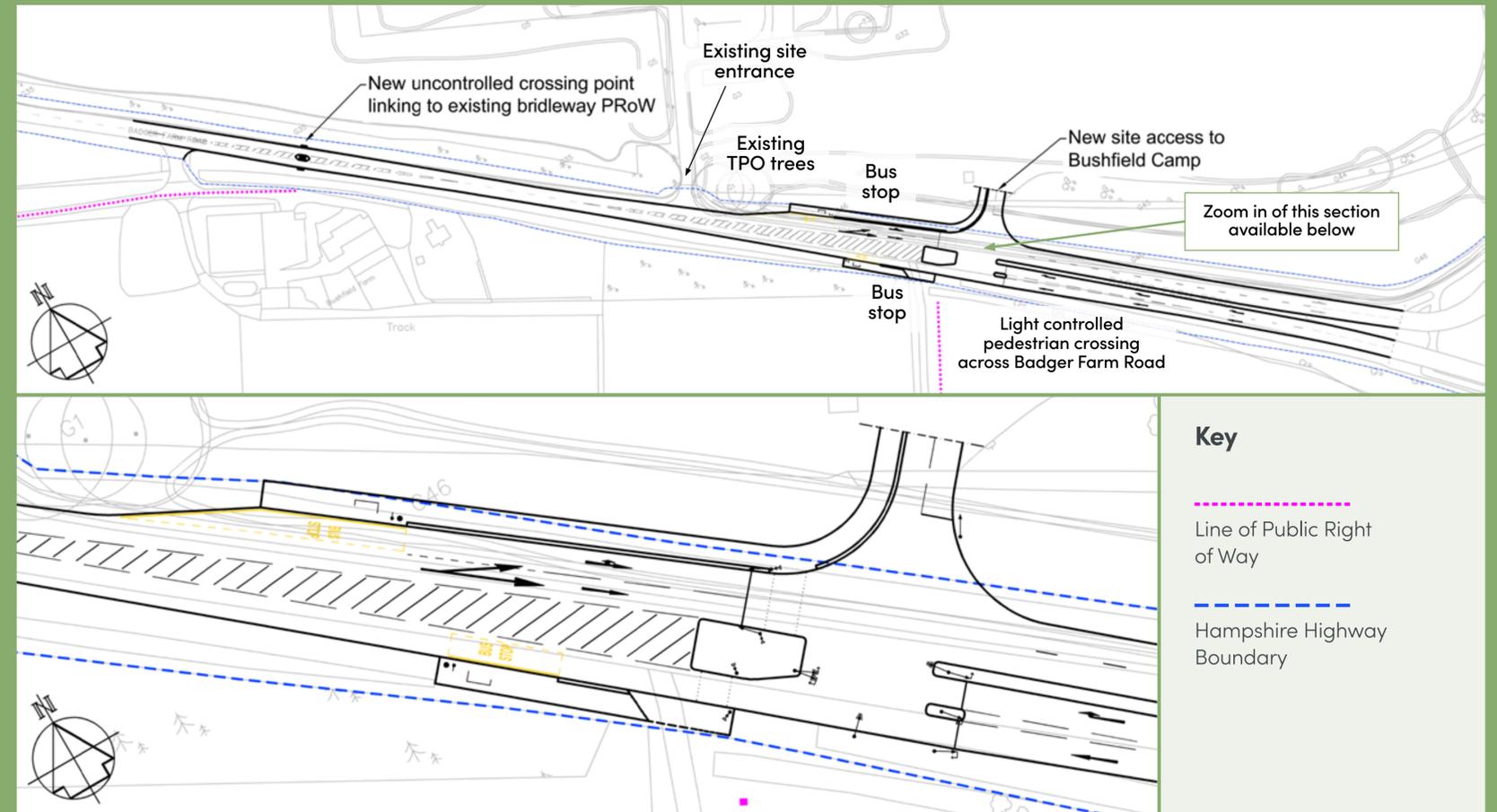
Access to the site will be from a new junction on Badger Farm Road, including improved pedestrian crossings to connect to the Public Rights of Way (PROW) network and new bus stops. The access junction is designed to ensure capacity for existing users of Badger Farm Road in addition to new users of the site.



Badger Farm Road



Direct pedestrian route with stairs and integrated sloped accessible path



After assessing a number of options, this access point has been selected because it:

- **Integrates with bus routes along Badger Farm Road.** It is vital that the development capitalises on existing and potentially extended connections to public transport.
- **Makes best use of existing infrastructure and minimises construction of new roads** – resulting in lower embedded carbon than a new road off St Cross roundabout which would have required a new road inside the site.
- **Aligns with the existing PROW from Compton** – Access signals will include a new light controlled pedestrian crossing which will improve connectivity across Badger Farm Road.
- **Provides the best solution for traffic flow into and out of the site based on detailed modeling and traffic surveys.** Our transport consultant, Pell Frischmann, knows the site intimately and has been surveying and monitoring traffic flows in the area for the last 18 months.
- **Minimises visual impacts from St Catherine’s Hill.** Significant work and consultation has been conducted to consider the sensitivities involved with new transport solutions.
- **Minimises impacts on existing trees** – existing TPO purple beech trees near the current site entrance are protected. Some trees will need to be removed for the new access but these are Grade C of lower quality than the trees to the west. New tree planting will replace those removed.
- **Provides greater capacity than any other potential solution to manage traffic flows into the site.**
- **Preserves the recreational value of the south eastern meadow** – proposed as new chalk wildflower meadow and with a cycle path and footpath from the roundabout, no general vehicle access will be allowed to this area.



Sustainability – net zero carbon

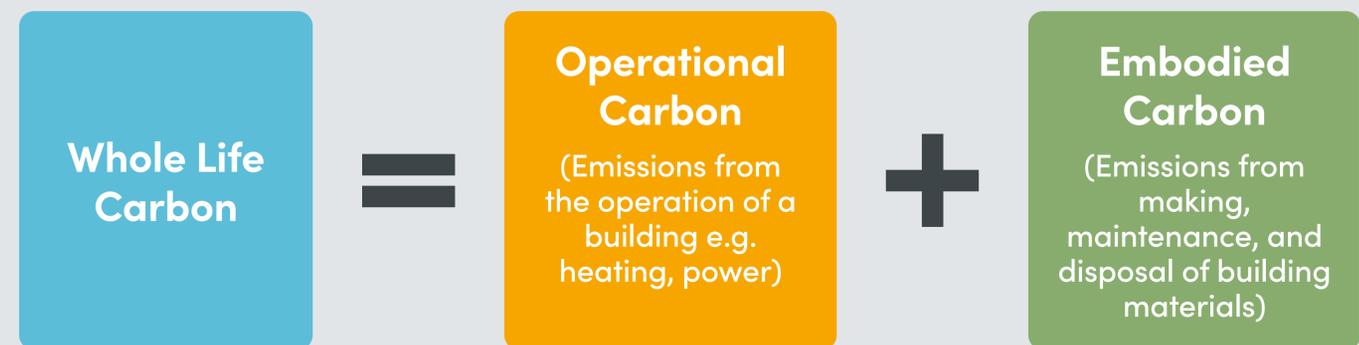
In June 2019 Winchester City Council declared a climate emergency. The Council is committed to becoming a carbon neutral local authority by 2024 and aiming for the wider district to be carbon neutral by 2030. In response, the Bushfield Camp sustainability strategy aims to not only address carbon in a rigorous and systemic way but develop a tracker which will monitor key targets that align to the aspirations of the Council and development partners, creating accountability throughout the development's design and construction.

The development will strive to become a **Net Zero Carbon community** through early-stage focus on embodied and operational carbon reduction through design, and developing a UKGBC-aligned Net Zero plan to achieve Net Zero in operation and construction.

To achieve this goal the development will:

- Utilise resource efficiencies to reduce, reuse, recycle & repurpose, where possible.
- Adopt a Whole Life Carbon Approach to master planning, urban design, and building engineering.
- Maximise passive gains to reduce energy demands across the site by applying a 'Fabric-First' approach to all uses and buildings.
- Delivering an All-Electric approach (no gas) by maximising the deployment of on-site renewables and low carbon technologies.

Whole life carbon



The green and blue infrastructure throughout the proposals have a nature-first focus on biodiversity, with generative green spaces that serve as both carbon sinks and collaborative social spaces, provide opportunity for community gardens, and habitat restoration; all intertwined with a network of paths and trails which facilitate active travel.

Climate resilience is an integral part of our bespoke strategy and will ensure optimised water efficiency, retention, and the use of landscape driven design features as a way of reducing the effects of indirect solar heat gain and mitigating the urban heat island effect.

The key priorities and aspirations of the masterplan have been informed by policy and accreditations such as BREEAM and WELL which guide the team in delivering a bespoke sustainability strategy for a more comprehensive and site-specific approach. As part of the holistic sustainability framework, there are key themes which span a range of resources and impacts including the use of **water, materials, energy, and waste** along with **associated environmental (ecology and carbon emissions) and social impact**.



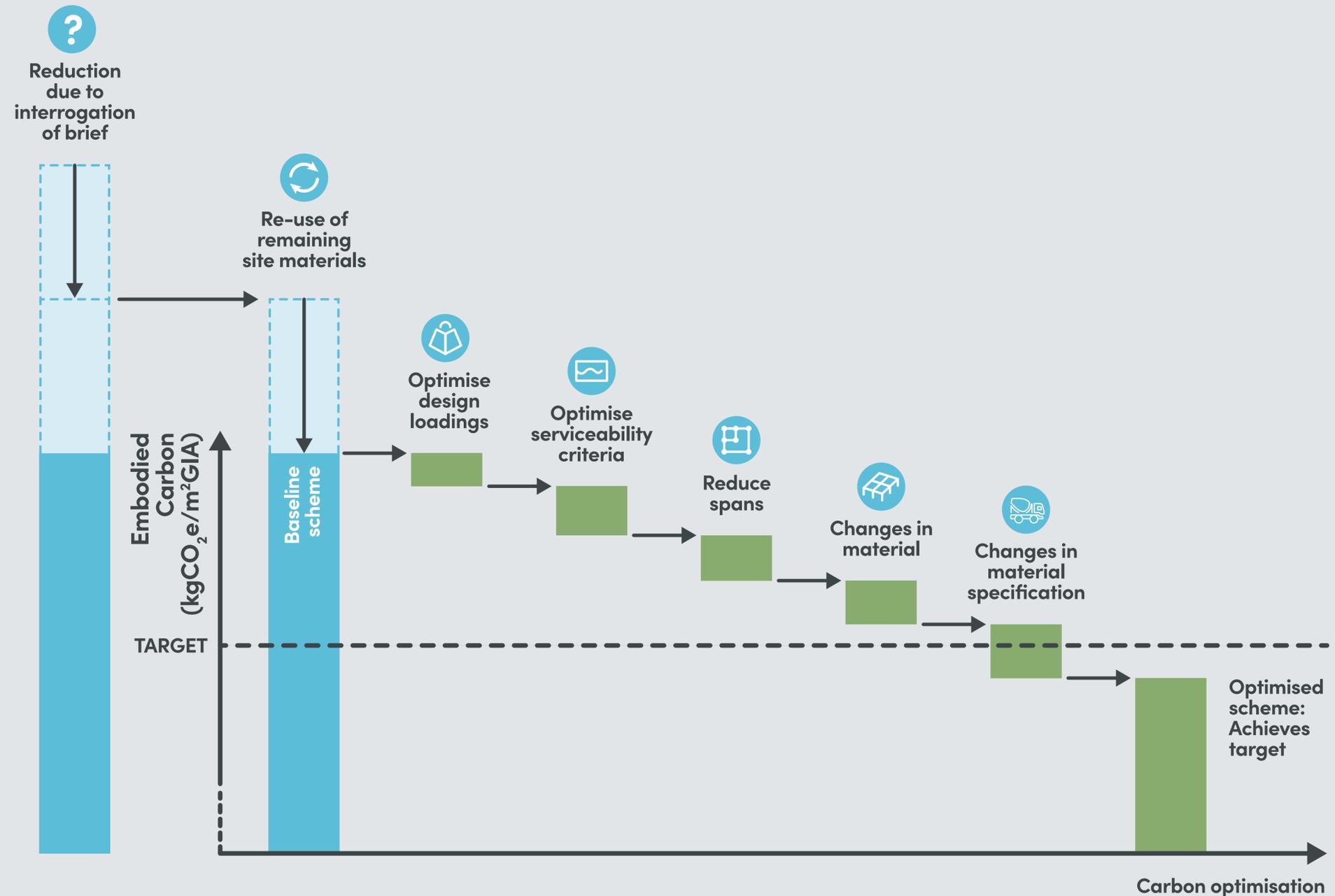
Sustainability - reducing embodied carbon

Achieving reductions in Embodied Carbon

Embodied carbon is made up of the total emissions generated to create a building or public space, caused by extraction, manufacture/processing, transport and construction (and sometimes, maintenance).

The reduction in embodied carbon focuses on initially ensuring that we have the right brief, and then interrogating our assumptions to only put the right materials in the right place.

At Bushfield, we are committing to reducing embodied carbon as part of our striving to create a Net Zero Carbon development.



Sitting sensitively in the landscape

Heritage

The site now known as Bushfield Camp has had a long and varied history of uses.

The land surrounding Bushfield Camp has been occupied for thousands of years, as shown in the groups of Bronze Age barrows on the edge of Compton Down to the south, and prehistoric burials have been found on the site itself. Late prehistoric and Romano-British field systems and enclosures have been found across the site, which align to the Roman road between Venta Belgarum (Winchester) and Clausentum (Southampton) which passes along St Cross Road to the south east.

A second major route passes to the north of the site along Whiteshute Ridge, leading from the New Forest to the important medieval town of Winchester. Another road led west across Compton Down, creating the boundaries of the triangle of land recognisable today. The site was part of the agricultural estates of the Bishops of Winchester from Saxon times and had been divided into the

present layout of four fields by the 19th century. The boundary on the south was amended in 1839 by the construction of the London and Southampton Railway parallel to the Roman road.

There was major change in 1939 by the rapid construction of the military camp. The layout of the camp kept the main field boundaries and sections of the site were levelled for the buildings and the sports ground, creating the earthwork boundary along the central beech hanger. The camp remained in use until the mid 1970s and part of the site at the north was also laid out as allotments.

Most of the buildings were dismantled when the camp was closed and others such as the remains of the armoury were cleared more recently, but the frame of the gymnasium, fragments of other structures, the road layout and the parade ground remain.

The masterplan represents the next chapter in the story.



'Winchester from the south' by Tobias Young, 1803



Aerial view of Bushfield Camp looking south, showing the layout of Bushfield Camp in the 1950s

Heritage assets

The following is the full list of heritage assets that has been agreed between Winchester City Council and Historic England that will be covered in our Environmental Impact Assessment:

Monuments on the hills to the east (within South Downs National Park) and to the south:

- St Catherine's Hill, Iron Age hillfort, later settlement and early medieval chapel.
- Two areas on Twyford Down: late Iron Age and Romano-British lynchets on the north-west spur and Romano-British farmstead enclosure and related features.
- Two late Neolithic/early Bronze Age barrow groups to the south: to the north-west of Texas and north of Attwoods Drove Farm.
- The large medieval foundations along the Itchen Valley.
- Hospital of St Cross and Almshouses of Noble Poverty (several assets listed Grade I).
- Winchester College (several assets listed Grade I).
- Winchester Cathedral and bishops palace: the Cathedral Close, Wolvesey Palace (several assets listed Grade I).

Winchester Conservation Area, in particular the following key heritage assets:

- St Cross.
- Winchester College and Kingsgate.
- St Giles Hill – the eastern suburb.
- The walled town.
- Hockley viaduct (non-designated heritage asset).
- Itchen navigation/watermeadows, cultural and literary associations (John Keats visit autumn 1819).





Illustrative masterplan



Masterplan overview

This board provides an illustrative idea of how the masterplan areas could fit together.

Key

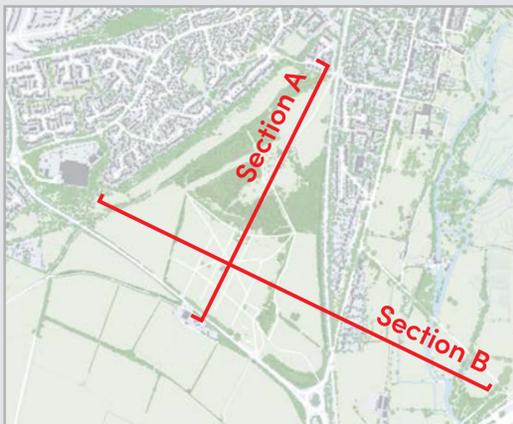
- 1 Knowledge Park
- 2 Sports and Community Hub
- 3 Arrival Gardens
- 4 Arrival Space
- 5 Woodland Edge Meadows
- 6 Academic Accommodation
- 7 Main Vehicle Entry
- 8 Cycle Connection - South
- 9 Cycle Connection - North
- 10 Pedestrian / cycle entry



Sitting sensitively in the landscape

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.



Contextual sections



Sitting sensitively in the landscape

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. 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. The visuals illustrate the current illustrative masterplan massing without any proposed landscape mitigation or screening.



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

Baseline



Test



Viewpoint 1 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 3 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.

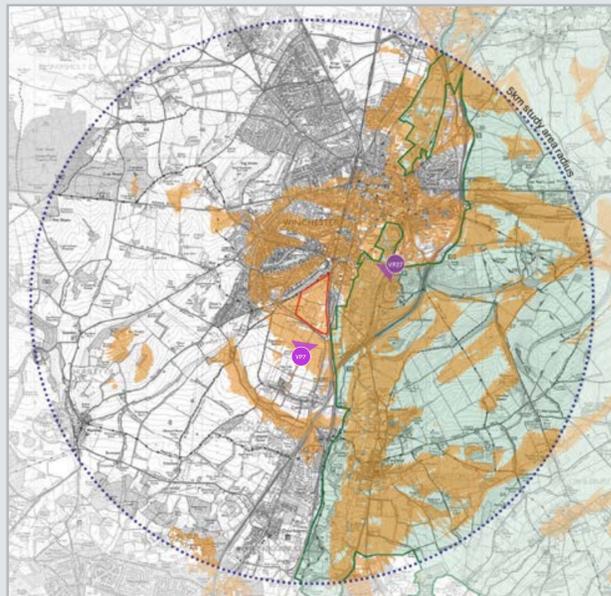
There are strong linear belts of mature trees including those around the Bushfield Camp site, along the railway line and A3090 and at Compton to the south-west, many of which form wooded skylines.



Sitting sensitively in the landscape

Aims

- 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.



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

Baseline



Test



Viewpoint 7 Attwoods Drove Farm

Baseline description:

The viewpoint is located on a public right of way near Attwoods Drove Farm. Looking north, Bushfield Farm is located to the centre of the view. Lighting columns along Badger Farm Road are visible within the mature trees which are present either side of the road, which include a group of copper beech tree (subject to tree preservation order) at the existing entrance to the Bushfield Camp site. The beech hanger along the northern side of the main Bushfield Camp forms a strong wooded skyline. The metal structures within Bushfield Camp are just visible within the vegetation. A double wood pole line is visible poles breaking the wooded skyline. Currently, there is a National Highways contractor compound for works on the M3. This was expected to be in place until late 2024; however, with the pause in the Smart Motorways, the timescales are currently unknown.

Baseline



Test



Viewpoint 27 Tun Bridge

Baseline description:

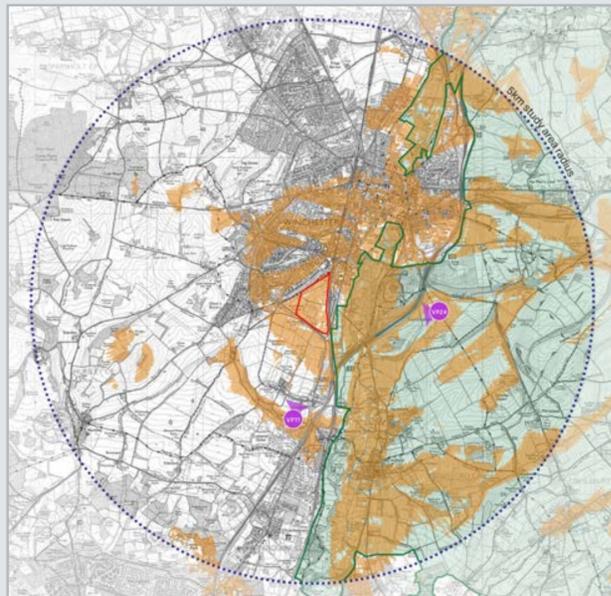
This viewpoint is representative of people using the Itchen Way regional trail at Tun Bridge on Garnier Road. It is located adjacent to the car park for St Catherine's Hill. The viewpoint is located within the South Downs National Park.



Sitting sensitively in the landscape

Evolving masterplan

- The concept masterplan has evolved through an iterative process to test layout and massing options and review impacts for key LVIA viewpoints to ensure the development sits sensitively in the local context.



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



Viewpoint 11 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.



Viewpoint 24 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.



The green link

Landscape

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.

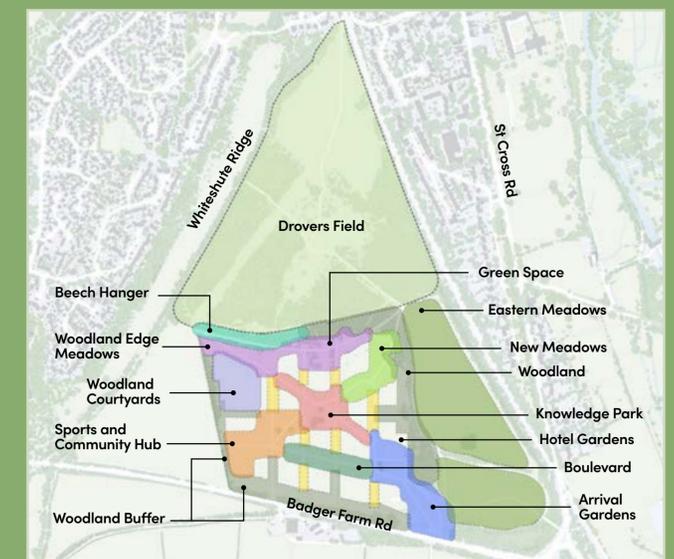
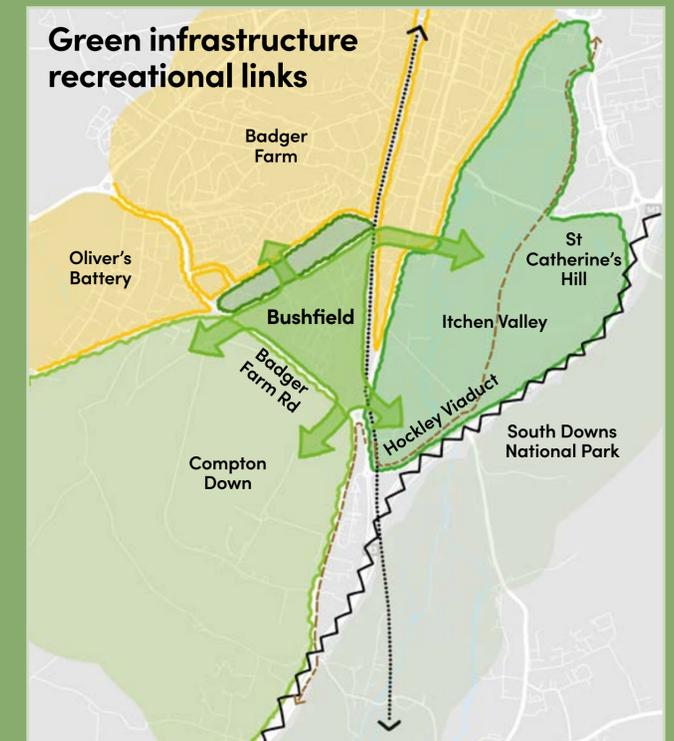
The masterplan represents an opportunity to **improve access** and secure the **long-term future management** of the previously undeveloped parts of the site for **recreational use and environmental benefit. In addition it will create 14 hectares of brand new connected accessible greenspace** – 5 hectares 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.

By **creating better links** between the impressive green spaces and paths of Compton 'local gap' and Whiteshute Ridge with those of the Itchen valley SSSI and St Catherine's Hill the connected green spaces of the masterplan will offer **'landscape scale' health and well being benefits** for people and wildlife, and relieve recreational pressure on the St Catherine's Hill and the Itchen valley. The masterplan seeks to create a green bridge between the city and the countryside that surrounds.

Since we last consulted, we have done more work to refine the masterplan to make the most of the spectacular **views out** and have created a **new central space called Knowledge Park** to be a focus of the knowledge quarter.

- Existing valuable landscape features such as **Drovers Field** and the existing **mature trees** in the former army camp and striking Beech Hanger will be **projected and enhanced**.
- 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.
- 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 include 1.4 km of new all weather, footpaths and cycle paths suitable for wheelchairs and mobility scooters providing possibilities for **improved circular routes** between these popular recreational areas for everyone to enjoy.



Existing beech hanger and Drovers Field to be retained and protected



New Biodiverse accessible green space within the former camp area



New chalk grassland to be created in the Eastern Meadows



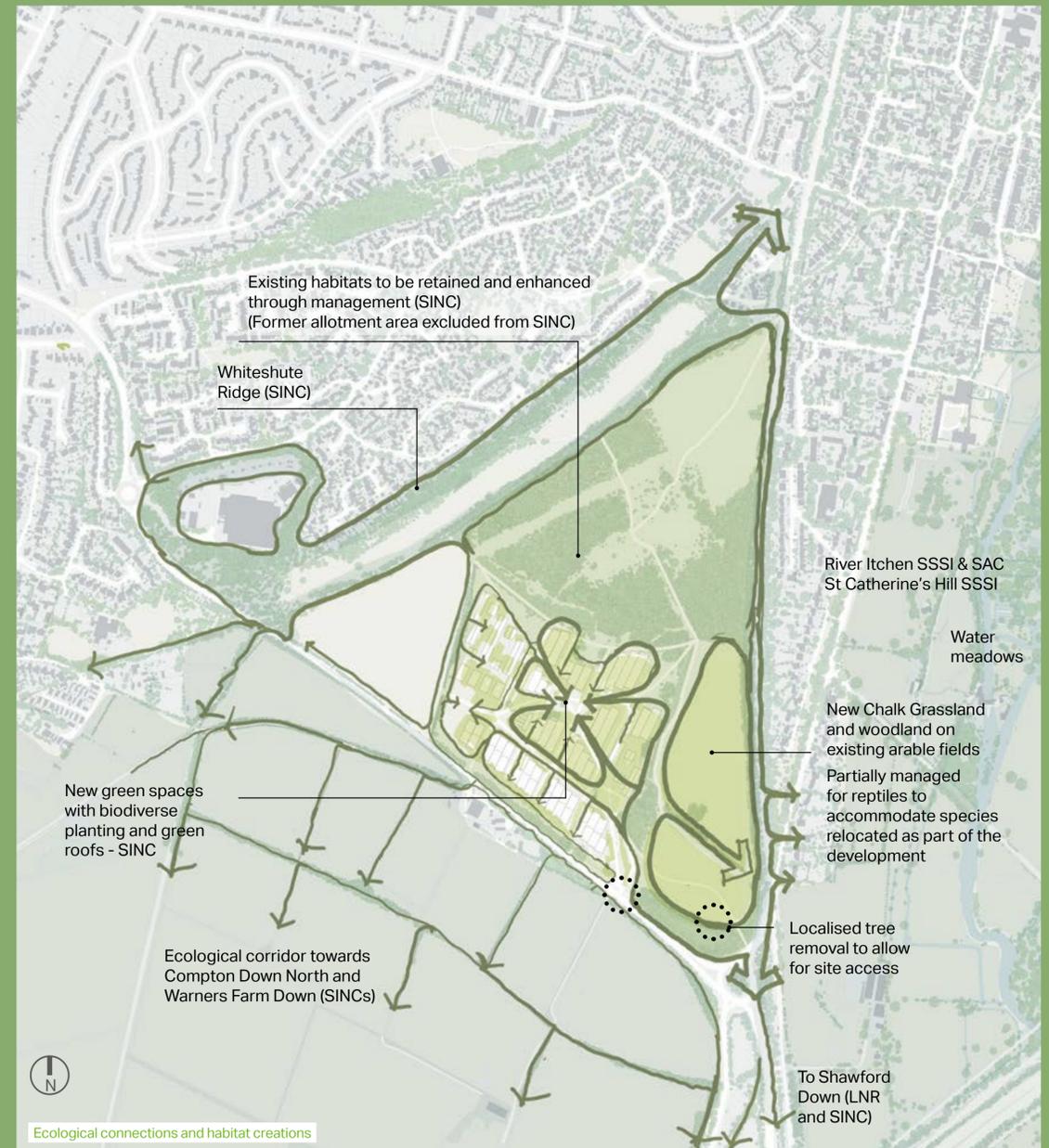
The green link – biodiversity

The masterplan and associated management will deliver both a net gain in biodiversity for the site and strengthen green links and wildlife corridors to surrounding areas. In doing so it will deliver wider benefits to the biodiversity of the county, helping to make the existing green infrastructure network more resilient to climate change.



The proposed masterplan will:

- Carefully **protect, manage, and enhance the existing habitats in the north of the site** through a long-term, site-wide management plan.
- **Protect and retain the Beech Hanger, woodland, valuable hedgerows and trees across the development site.** These features provide important habitats for foraging and commuting wildlife, and we have sought to improve these to strengthen wildlife corridors.
- **Integrate species-specific enhancements throughout the site** including those for hazel dormouse, birds, bats and reptile species.
- **Create new chalk grassland habitat of high value to wildlife in the eastern arable fields aiming to meet the criteria for achieving 'Site of Importance for Nature Conservation' according to the Hampshire county.** This will replace the same area of grassland habitat lost as part of the proposed development, with an additional area of chalk grassland created and managed with the aim to support reptile species displaced by the construction area.
- **Create new broadleaved woodland** habitat to replace those trees lost as part of the proposed development and increase the amount of woodland cover on site.
- Create valuable wildlife habitat woven through the built development including; **green roofs; pollinator friendly planting; wet areas as part of a sustainable drainage network** 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 green link – ecology

Following consultation on the proposed development we have:

- Continued 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.
- Assessed the site in the context of the wider landscape and designed a **sensitive lighting strategy for on-site and surrounding wildlife** with particular consideration over those areas where there is no light currently such as the route of the cycle lanes.
- **Instructed an environmental management plan and construction environmental management plan to 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.
- **Completed a habitat assessment** and considered the impacts of the development on the priority species harvest mouse following consultation with the county's ecologist.
- Ensured that **the impact of recreational use of the site is fully assessed in the reports.**
- Integrated the **information given to us on habitats and flora and fauna, communicated during the consultations, into the ecology reports.**



What next?

Later this year we will be submitting an outline planning application.



What documents will be submitted to form the outline planning application?

The outline application will be accompanied by a number of technical planning documents including an Environmental Statement as well as a Development Specification which will set out a more detailed description of the proposed development. The Development Specification document will also set principles for how a proposed detailed development will be brought forward under a Reserved Matters application, if outline planning permission were granted. The development principles are not intended to fix a specific design outcome at the outline stage, but to set criteria for the detailed design stages ensuring that a high quality development is delivered.

Details of the access to the site will be provided as part of the outline application and therefore this element of the design will be fixed at this stage.

What documents will be submitted to form the application?

As part of the outline planning application, Parameter Plans will be submitted. These plans set out the parameters within which any future detailed development must work within.

For example, the following details will be shown on the Parameter Plans:

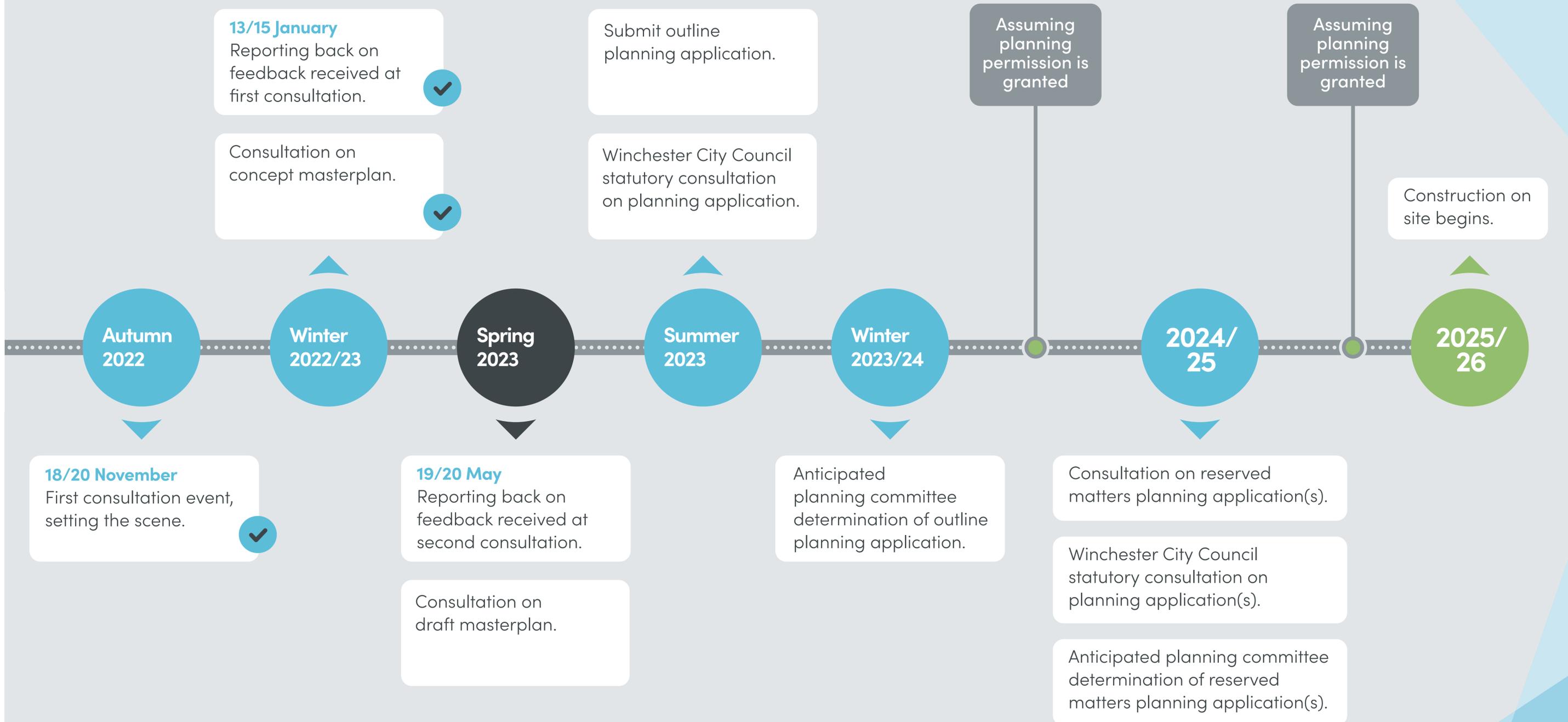
- Layout and Scale: Parameter Plans will define the extent of areas for built development, as well as maximum building heights above ground level.
- Landscape: Parameter Plans will identify the locations of strategic landscape elements. Further details of landscape, including landscaping within each of the Development phases will be provided through the Reserved Matters applications.
- Access arrangements.

What won't you see in an outline planning application?

Not included in the outline application will be any detailed designs of the buildings proposed. While illustrative design will be shown, fixed detailed design will happen as part of future Reserved Matters applications and will be the subject of further public consultation.



Timeline



Woodland edge



Knowledge Park



www.bushfieldcampregeneration.co.uk



GISBORNE
Investment Group