

**Consultation comments on policy W5 – Bushfield camp**

- Support - 9
- Neither support of object - 18
- Object - 37

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments in support of policy W5 – Bushfield camp</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKWX-S	<p>This location represents an opportunity for a mixed-use campus approach retaining both open land and varying commercial and educational opportunities.</p> <p>We (Winchester Hockey) also believe there is opportunity here for WCC to allocate a small parcel of land for the provision of a much-needed additional sand dressed artificial grass pitch (AGP) and clubhouse sporting facility. This would meet the requirements of the WCC Playing Field Strategy Report of 2018 for an additional AGP. It would also enable realistic vehicle and parking access required, reducing travel with the more central Winchester area.</p> <p>We believe there is additional requirement from other sporting organisations that would also like to utilise some of this land to the benefit of the community and recommend this is included as an important element of this campus development.</p>	<p>In terms of the future use of the existing sporting facilities and whether they could be used for hockey, it is recommended that these are issues that should be raised with consultants as part of the masterplanning process.</p> <p><b>Recommended Response:</b> No change.</p>

ANON-KSAR-NK2Z-P	<p>Provision needs to be in place for no further traffic attempting to access the city as a result of future development.  Vehicles should be encouraged to return to the M3.  Better cycle provision to the city should be paramount.  motorists should be encouraged to use the park and ride service.  No housing should be included now or at any times in the future.  Only brown site sections considered for development.  No greenfields disturbed.</p> <p>TEXAS DRIVE SHOULD NOT BE ALLOCATED DEVELOPMENT AT ANY STAGE DUE TO STRATEGIC LOCAL GREEN SPACE FACILITY AND CURRENT HUGE TRAFFIC CONGESTION</p>	<p>As part of the masterplanning process, HCC in their statutory role as a highway authority have been engaged with masterplanning process/planning application. Criteria v already requires any proposals to be designed to be permeable based on sustainable modes of transport. There are no plans within this Local Plan to allocate Texas Drive.  <b>Recommended Response:</b> No change.</p>
ANON-KSAR-NK47-N	<p>I support the development of the brownfield portion of the Bushfield site, it is well situated for development and I think could benefit from being for both employment and residential social housing use. This would help address the lack of affordable housing in Winchester.  This housing provision would mean one or more greenfield sites proposed for allocation could be withdrawn from the Local Plan, supporting the brownfield first approach.  The development needs to take into account the need for sustainable building and include solutions to maintain the biodiversity in the area.  The main vehicular access to the site should be directly off the Badger Farm Road/St Cross Road roundabout and not onto Badger Farm Road.</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for social housing. Any proposals will need to meet the other requirements in the Local Plan (energy efficiency, biodiversity etc). The vehicular access to the site is being agreed with HCC highways.  <b>Recommended Response:</b> No change.</p>
ANON-KSAR-NKJY-D Hampshire County Council	<p>Hampshire County Council as a landowner supports the regeneration of Bushfield Camp and would welcome discussions with the City Council to explore how the County Council's available adjacent land at Itchen Farm, north of Badger Farm Road (subject to Member approval - as promoted in SHELAA, site CS10), could facilitate delivery and contribute to sustainable growth within the Winchester Town area.</p>	<p>Comments noted. However, there are no plans within this Local Plan to allocate the adjacent site that is within the ownership of HCC for development.  <b>Recommended Response:</b> No change.</p>

<p>ANON-KSAR-N81Y-1</p>	<p>Our clients are supportive of the proposed allocation on the Bushfield Camp (Policy W5) which relates to “high quality flexible business and employment space, an innovative/education hub and creative industries”, with approximately 20 hectares of the site subject to contain built development. It is positive that paragraph 12.38 confirms that the site is defined in a broad way to enable a comprehensive approach to be taken regarding the future development of the land.</p> <p>Paragraph 12.39 makes reference to “the area was used by the Army during the Second World War and, until closure of the camp in the 1970s, had a number of buildings and other military infrastructure. It is gradually reverting to its previous character, although large concrete areas, building remnants and roadways remain in situ”. It should be noted, and included within the supporting policy, that there are some existing buildings on the site, rather than referring to building remnants.</p> <p>Paragraph 12.41 states that “prominent highly visible structures would likely be visually distracting and unsympathetic, especially as they could draw attention from the assets or affect the skyline.” It should be clarified within this wording that development of the scale at Bushfield Camp cannot be fully screened and may be visible in key views. The policy should recognise that through careful massing, high quality architecture, retention of existing tree belts and new planting, sympathetic lighting etc that development may be visible but not visually distracting and unsympathetic.</p> <p>Paragraph 12.46 states that the site “may be suitable for high quality</p>	<p>Support welcomed and comments noted.</p> <p>There are no ‘existing buildings’ on the site – only skeletal remains. Recommended response: No change.</p> <p>The comment that ‘development of the scale at Bushfield Camp cannot be fully screened and may be visible in key views’ is correct. This has been demonstrated by the applicants design team in their viewpoint analysis as part of the work on the pre-application. It is also fair to say that, with appropriate design, the development will need to demonstrate that it will not be visually distracting and unsympathetic. Policy W5 ix already covers this. <b>Recommended Response:</b> No change.</p>
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	<p>flexible business and employment space, education and creative industries, innovation hub along with the potential for complementary uses, that are appropriate for such a unique location, rather than main town centre uses which could and should be routinely accommodated within or adjoining the town centre.” It is recognised that main town centre uses should follow the national planning approach of locating within the town centre in the first instance. However, for a development of this scale, it would be prudent for the policy to allow for some complementary uses such as a hotel to support the employment led development on site. In addition, some small scale and/or ancillary town centre uses could be appropriately located on this site without detracting from the town centre. We therefore request this additional flexibility is captured within the proposed Bushfield Camp policy.</p> <p>In terms of the policy wording, the rationale behind policy point iv) is supported, however we would request additional wording is added to relate to ancillary/small scale/complementary town centre uses being supported on the site. For example, policy point viii) requires active ground floor spaces and the inclusion of this wording in point iv) would assist in achieving this policy aim.</p> <p>Draft policy point xv) states that “Any application is accompanied by a green/blue infrastructure strategy to both enhance the development and mitigate potential impacts on the water environment and biodiversity. This should include the provision of multi-functional green links throughout the site”. It would be helpful if the policy was explicit in stating if this is required to be covered within a standalone document or is to be integrated within a Design and Access Statement/masterplan document.</p> <p>Paragraph 12.47 sets out what the masterplan should cover, however</p>	<p>Comments noted but in accordance with the NPPF, this work would need to be undertaken in order to be able to include the wording in policy. As this work has not been undertaken it would not be appropriate to amend the wording of the policy. <b>Recommended Response:</b> No change.</p> <p>See above response.</p> <p>Comments noted, however, depending on the nature of the planning application this can be agreed with the Local Planning Authority as part of the pre-advice. <b>Recommended Response:</b> No change.</p>
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	<p>it is not clear on what the masterplan process is. Clarity within the site allocation should be included, covering the process for developing a masterplan, how this is developed with the Council and the relationship between developing a planning application and agreement of a masterplan. This comment also relates to point i) of draft Policy W5. Whilst, as a principle our client supports the process of developing a masterplan, the strategy and process around this should be clarified within the policy wording.</p>	<p>A Governance Paper on the process for agreeing Concept masterplans has been Cabinet on the 21st June. Recommended Response: No change.</p>
<p>BHLF- KSAR- N8T8-3</p> <p>ANON- KSAR- NKHU-7</p> <p>Olivers Battery Parish Council</p>	<p>OBPC strongly supports that where there is need for development it should be sited on brownfield sites rather than greenfield sites and that the location should be sustainable. Consequently, the brownfield portion of the Bushfield site should be prioritised ahead of greenfield sites.</p> <p>This site while away from central Winchester, safe cycle routes and footpaths can be created into the town centre. The site is conveniently close to the M3 and more importantly is on the South Winchester P&amp;R route to the town centre. It is also near to the Sainsburys Badger Farm supermarket, Badger Farm Community Centre and Badger Farm Surgery and close to the local centre in Oliver's Battery.</p> <p>However, development at Bushfield should not be restricted to employment use. WCC has more potential for employment development than is required in the plan period. Clause 10.38 refers to the need for an additional 20 ha for employment across the district but, in addition to the Bushfield camp 20 ha, other employment site opportunities are identified, including in central Winchester.</p> <p>Although Winchester town is the main economic centre in the district, the full 20 ha brownfield portion of the Bushfield site should not be</p>	<p>Support welcomed and comments noted.</p> <p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for social housing. Discussions are ongoing with HCC as the highway authority in terms of how the site can accessed and the use of the P&amp;R facility. <b>Recommended Response:</b> No change.</p>

	<p>earmarked for employment use. It would be much more sustainable for the Bushfield camp development to be a mixed scheme with both employment related space and housing, in particular social housing which is desperately needed in Winchester.</p> <p>The provision of some social housing is likely to be recognised as very appropriate by the Church commissioners, who own the site. Perhaps two thirds of the development should be employment related and the other third social housing.</p> <p>This housing provision would mean one or more greenfield sites proposed for allocation could be withdrawn from the Local Plan, supporting the brownfield first approach.</p> <p>The proposals to create a permeable place based around sustainable modes of travel should include a footpath and cycleway from Sainsburys roundabout to the Badger Farm Road/St Cross Road roundabout, which also connects to the surrounding area/PROW/cycle network.</p> <p>The South Winchester P&amp;R facility may need to be enhanced, as well as other public transport.</p> <p>The developed area should be limited to approximately 20 hectares and the remaining site secured for public recreational purposes in perpetuity.</p> <p>The main vehicular access to the site should be directly off the Badger Farm Road/St Cross Road roundabout and not onto Badger Farm Road.</p>	
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<b>Comments which neither support nor object to policy W5 – Bushfield camp</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>

ANON-KSAR-NKYQ-M	It is vital to maintain the rural spaces of South Winchester, Compton Down etc as these are vital for green space well being.	The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and the policy has been carefully drafted to ensure that it is landscape led scheme. <b>Recommended Response:</b> No change.
ANON-KSAR-NKYP-K	<p>As noted elsewhere, the triangle of land to the rear of the site (i.e. furthest away from Badger Farm Road), which is sometimes called "Bushfield Down", is an important area for walking and has both recreational and biodiversity value. We would like to see this land protected through Local Green Space designation as the Bushfield Camp site is developed.</p> <p>In addition, we would urge consideration of how the Bushfield Camp site can be developed to support employment and economic opportunities in an area that is already a strength for Winchester, such as the creative industries. There is scope for significant growth of this sector locally, given the presence of the Winchester School of Art and the University of Winchester, the large numbers of architects, designers, artists and other creatives in the city and its surrounds, and the increasing use of the city as a location for filming. Bushfield Camp could provide both a permanent base for Winchester-based companies and a temporary base for visiting film-makers, if designed well, with links to the universities and local schools (e.g. for collaborative projects, work experience, apprenticeships and graduate jobs).</p>	<p>Comments noted. However, there are no plans within this Local Plan to allocate the adjacent site that is within the ownership of HCC for development. <b>Recommended Response:</b> No change.</p> <p>The site promoter is currently having discussions with a number of potential end users that would be interested in occupying the site. <b>Recommended Response:</b> No change.</p>
ANON-KSAR-NKC8-5	I would prefer nature to be allowed to complete its natural regeneration but if development is allowed at Bushfield than nature, open spaces should be protected and any new development should be Carbon positive, that is better than neutral which would be difficult to achieve	The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and the policy has been carefully drafted to ensure that it is

		landscape led scheme. <b>Recommended Response:</b> No change.
ANON-KSAR-NKH3-5	Whilst Greenfield sites should only be developed when absolutely necessary, I would support developing Bushfield site as it has been built on before, even if overgrown. The infrastructure and roads would need to be improved to accomodate this developement.	Support welcomed and comments noted.
ANON-KSAR-NKPC-W	I support development on brownsites, but developing greensites should be avoided..	Support welcomed and comments noted.
ANON-KSAR-N884-3	<p>My primary comment is that the policy should be unequivicol that the natural habitat land generally to the north of the ridgeline of trees and to the east, running down to the trainline, should remain completely undeveloped. This is a wonderful open space resource with dark sky potential, accessible to all people in the city for walking and nature, and must be retained – it is a unique asset.</p> <p>I support that some of the army camp area should be developed for the purposes proposed.</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and the policy has been carefully drafted to ensure that it is landscape led scheme. The South Downs National Park Authority are included in the discussion relating the development of the site. <b>Recommended Response:</b> No change.</p> <p>Support welcomed and comments noted.</p>
BHLF-KSAR-N8TQ-V	<p>I agree with OBPC which strongly supports that where there is need for development it should be sited on brownfield sites rather than greenfield sites and that the location should be sustainable. Consequently, the brownfield portion of the Bushfield site should be prioritised ahead of greenfield sites. This site while away from central Winchester, safe cycle routes and footpaths can be created into the town centre. The site is conveniently close to the M3 and more importantly is on the South Winchester P&amp;R route to the town centre. It is also near to the Sainsburys Badger Farm supermarket, Badger</p>	Support welcomed and comments noted.



	<p>Farm Community Centre and Badger Farm Surgery and close to the local centre in Oliver's Battery.</p> <p>However, I do think that development at Bushfield should not be restricted to employment use. WCC has more potential for employment development than is required in the plan period. Clause 10.38 refers to the need for an additional 20 ha for employment across the district but, in addition to the Bushfield camp 20 ha, other employment site opportunities are identified, including in central Winchester. I agree that the full 20 ha brownfield portion of the Bushfield site should not be earmarked just for employment use. It would be much more sustainable for the Bushfield camp development to be a mixed scheme with both employment related space and housing, in particular social housing which is desperately needed in Winchester. I think the church commissioners would approve of the need for social housing and this area of land would be better off being part homes and part business – not all businesses.</p> <p>Brownfield land such as that at Bushfield Camp – an old army barracks- is a much better place to develop if new housing is to be considered as it is directly on the Badger Farm Rd and has easy access to the M3. However even this would put huge pressure on the traffic volumes along the Badger Farm Road which is nose to tail most mornings due to traffic trying to get to the Romsey Road and through the 3 sets of traffic lights which hold traffic up around the newly developed Winchester Village. This development has really increased traffic in this area and I fear that even more housing located along Badger Farm Road (Bushfield Camp) would make this road even more miserable to navigate.</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. Discussions are ongoing with HCC as the highway authority in terms of how the site can be accessed and the use of the P&amp;R facility. <b>Recommended Response:</b> No change.</p> <p>See above response.</p>
BHLF-KSAR-N8T5-Z	<p>Having read the response of Oliver's Battery Parish Council I agree with their views. Particularly their comments regarding :-</p>	<p>See above response.</p>

	<p>Bushfield Camp (Policy W5)</p>	
<p>BHLF-KSAR-N8TG-J</p>	<p>It is noted that after very many decades since the Army vacated the former Bushfield camp (now owned by the Church Commissioners), a proposal has been made by the owners together with the Legal and General pension fund and developers Gisborne, for the development of the brownfield part of the site (approx. 20 ha) for employment use to provide some 1 million square feet of space. Their consultation proposals indicate they would retain the remainder of the site as an improved conservation area.</p> <p>CPRE has always argued strongly that where there is need for development it should be sited on brownfield sites rather than greenfield sites and that the location chosen should be sustainable. It follows that if there is now a need for development, whether for employment use or for housing, the brownfield portion of the Bushfield site should be prioritised ahead of the many greenfield sites which are proposed for allocation elsewhere in the developing local plan. This site, while away from central Winchester, is conveniently close to the M3 and more importantly is on the park and ride route from the South Winchester site route to the city centre and station. It is also directly adjacent to the Sainsburys Badger Farm supermarket and very close to the shops in Oliver's Battery. There would also appear to be opportunities to create new quite direct cycle and pedestrian paths into the City centre.</p> <p>The Bushfield site is in a prominent position relative to the South Downs National Park and the visually sensitive parts of Winchester, in particular in relation to the Cathedral. We therefore welcome the recognition by the promoters of the development, and in the local plan through policy W5, of the constraints this imposes on the location and form of any development at Bushfield. We agree that a</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing.  <b>Recommended Response:</b> No change.</p> <p>Support welcomed and comments noted.</p>

	<p>well-prepared Masterplan will be required to ensure that the development of the 20ha brownfield area is of a high architectural standard and that the new building does not adversely impact on the remaining part of the Bushfield site and the other adjacent visually sensitive areas.</p> <p>We do not however believe that development at Bushfield should be restricted to employment use. We note that WCC has more potential for employment development than is required in the plan period. Para 10.38 refers to the need for an additional 20 ha for employment across the district but, in addition to the Bushfield camp 20 ha, the adjacent paragraphs identify many other employment site opportunities, including in ideal locations in central Winchester close to the transport hub and other necessary infrastructure support. It follows there is no need for the full 20 ha brownfield portion of the Bushfield site to be earmarked solely for employment use. Moreover, were this to happen there would inevitably be further pressure on the local housing sector from those employed in the new development on this site. In addition, many of the new jobs created at Bushfield would be filled by people living further afield whose travel to work would create additional traffic further contributing to the climate change challenge.</p> <p>It would be much more sustainable for the Bushfield camp development to be a mixed scheme with both employment related space and housing, including in particular social housing which is so desperately needed in Winchester. The latter is likely to be recognised as very appropriate by the owners of the site who have a clear ethical approach to the development of their landholdings. As a guide we suggest that half the development be employment related and the other half housing which, using the guideline standard</p>	<p>See above response.</p> <p>See above response.</p>
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	<p>adopted by the Council in its SHEELA assessment, could then deliver between 300-400 dwellings.</p> <p>This housing provision would mean a number of greenfield sites proposed for allocation in the MTRA area could be withdrawn from the local plan improving its overall sustainability.</p>	<p>See above response.</p>
<p>BHLF-KSAR-N8Z7-8 South Downs National Park Authority</p>	<p>(3) The Delivery of New Homes The SDNPA is in the process of starting its Local Plan Review (LPR). An evidence study of development need has been commissioned. In addition, a call-for-sites for development, biodiversity net gain (BNG), nutrient offsetting and renewables was carried out in Summer 2022. Reference is made in the Draft Winchester District Local Plan to the delivery of 500 homes within the SDNP area of Winchester District between 2019 and 2039. This is a provisional figure that will need to be subject to much further evidence. We will continue to work proactively with WCC towards achieving a robust joint position, which does not pre-empt or prejudice the South Downs LPR.</p> <p>Furthermore, we are mindful that Michael Gove (Secretary of State for Levelling Up, Housing &amp; Communities [LUHC]) recently provided a statement on the planning system in the House of Commons on 06 December 2022. The Statement referred to an upcoming National Planning Policy Framework (NPPF) prospectus in which housing numbers should “be an advisory starting point, a guide that is not mandatory”. Indeed, Mr Gove explained that it will be up to Local Authorities – by working with their communities – to determine how many homes can actually be built and that this will need to take into account what should be protected; i.e., Green Belt, National Parks (emphasis added), the character of the area, or heritage assets etc. The Statement also alluded to alterations to the need to demonstrate a rolling 5-year land supply depending on the stage of plan preparation and adoption.</p>	<p>Comments noted.</p> <p>Comments noted.</p>

	<p>The SDNPA acknowledge the findings of the latest Winchester GTAA (2022) which concludes there is no unmet need for gypsy and traveller households in the Winchester Area of the SDNP, and a need for 8 Travelling Showpeople households in the Winchester Area of the SDNP. We would recommend that Tables H3 and H4 are updated to make it clear that the need and delivery for traveller pitches and plots shown are in relation to the parts of Winchester District outside of the SDNP only.</p> <p>Moving forward, we will look to work positively with WCC towards achieving a robust joint position on housing figures (along with other cross boundary issues) through a new Statement of Common Ground (SoCG). The above will need to take into account any potential forthcoming amendments to the NPPF, and the recent announcement regarding advisory, rather than mandatory, housing figures.</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites and/or neighbourhood plan (NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following: Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart &amp; Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).</p>	<p>Comments noted.</p> <p>Support welcomed and comments noted.</p> <p>It is important that the Local Plan is read as whole and in this respect, it is not considered necessary to refer each specific policy to NE8. <b>Recommended response:</b> No change.</p>
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	<p>Policy W5 – Bushfield Camp (Business &amp; Employment)</p> <p>This extensive site plays an important role in the setting of the SDNP and is located on the rising side of the western slope of the Itchen Valley. More specifically, the site provides an immediate setting and backdrop for St Cross Hospital and the Itchen Valley Floor, and is part of the wider setting of Winchester as a settlement on the river enclosed by steep sided downland. These views are experienced from St Catherine’s Hill, a well visited and historic location within the SDNP. Indeed, the view from St Catherine’s Hill is one of the key views identified in the “South Downs National Park: View Characterisation and Analysis (2015)”. The previous land use does not have any detrimental impacts on these views; however, the proposed quantum and type of development on this site has real potential to be harmful to the setting of the SDNP. More specifically, this relates to harm to; diverse inspirational landscapes and breath-taking views; well conserved historical features and rich cultural heritage; and distinctive towns and villages.</p> <p>However, in recognition that the site is already allocated in the Adopted Winchester Local Plan for mixed-use development, it is requested that, in order to reduce the potential level of harm, the required master plan is landscape-led to ensure high quality design and the retention of large areas of open space. In addition, a ZTV analysis could identify parts of the site that are not visible from St Catherine’s Hill (although this may only identify limited areas) for development. It may be necessary to develop and agree a Design Code as part of the master planning exercise. The SDNPA is committed to working with WCC to bring this site forward in a way that respects the setting of the National Park and its nationally designated landscape.</p>	<p>Comments noted.</p> <p>It is fully recognised that due to the sensitive nature of the site the redevelopment of the site will need to be carefully designed and the involvement of the SDNPA in the masterplanning process is welcomed. <b>Recommended Response:</b> No change.</p>
BHLF-KSAR-N8ZU-6	I believe there are inaccuracies in the submission for the Bushfield site to be included in the local plan as follows:-	

	<p>1. The land is part of the Winchester – Compton Gap. This is an important area between settlements.</p> <p>2. There is already a large site for the motorway works opposite and fills in the gap totally for a min of 6 years. Bearing in mind the services now serving this site it is unlikely to be returned to agricultural use. Thus the gap will be permanently lost.</p> <p>3. It is not a Brown Field Site as it is not listed in the national register.</p> <p>4. The land was sequestrated for the war effort by the Government of the time and returned to the owners once the MOD had finished with the site. Therefore, any buildings were always of a temporary nature thus not complying with the requirements to be considered as a Brown field site.</p> <p>5. It is an important Biodiversity site and requires careful conservation.</p> <p>6. Any development needs to be considered by the National Park as it is highly visible from it.</p>	<p>It is acknowledged that the site is located within the Compton Gap.  <b>Recommended Response:</b> Add an additional bullet point under paragraph 12.47. <b>Ensure that the design take account of the Winchester - Compton Street Local Gap.</b></p> <p>The service area for drainage works to the M3 motorway are only temporary and now the M3 smart motorway has been abandoned by the Government this area of land will revert to countryside.  <b>Recommended Response:</b> No change.</p> <p>The policy and the supporting text has not stated that it is brownfield land.  <b>Recommended Response:</b> No change.</p> <p>See above response.</p> <p>Agree. Biodiversity does need careful consideration and it is important to read the LP as whole (see Policy NE5). Criteria ix includes specific reference to the SDNP and they are a key consultee that is involved in the masterplanning</p>
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	<p>7. The roads surrounding the area are at maximum capacity, entry onto St Cross roundabout is by nature of the volume of traffic dangerous.</p> <p>8. Entry onto Badger Farm Road is dangerous due to the road width and traffic volume. It is not uncommon for the traffic jam to start at St. Cross roundabout and continue up to and along Romsey Road.</p> <p>9. Badger Farm Road, St Cross roundabout are both in the M3 diversion route, emergency vehicle route for Fire, ambulance services not to mention the Police. They have enough problems with heavy traffic at present.</p> <p>10. In the event of a major emergency the road could not function. If you add a development this would be more than a serious problem.</p> <p>11. The whole of the estate covered by this application, not just the temporary army camp, is included in this unrealistic allocation. This would cause major problems on the Badger Farm Estate with car parking. The current situation is that cars associated with the university, hospital and prison are using it for free parking. Any increase would cause major problems for the refuse trucks as well as buses and emergency vehicles.</p> <p>12. The whole area is used for recreational purposes by people from all over the city, it is an important area.</p>	<p>process. <b>Recommended Response:</b> No change.</p> <p>Discussions are currently taking place with HCC Highways and agreement will need to be reached with HCC Highways in terms of how the site is connected to the local road network. <b>Recommended Response:</b> No change. See above response</p> <p>See above response</p> <p>The whole of the site is include in the site allocation so that a comprehensive approach can be taken for the whole of the site. Policy W5 has been carefully worded to restrict the developable part of the site that were part of the army camp. <b>Recommended Response:</b> No change.</p> <p>Agree. A key part of the bringing forward this site is to ensure that it is accessible with high quality public spaces, improvements to the public realm and biodiversity. <b>Recommended Response:</b> No change.</p>
BHLF-KSAR-N8ZG-R	Plans at Bushfield camp in the Local Plan currently fail to recognise the site's inherent wildlife, habitat and landscape value. On the	Policy W5 has been carefully worded to reflect the sensitive nature of the site and



	<p>eastern side of the site, there is currently relic chalk grassland which can hold immense biodiversity value and is a habitat which is fast disappearing locally and nationally.</p> <p>There is a clear opportunity for enhancement of the chalk grassland habitat to be built into the design stage of the plans. We urge Winchester City Council to include chalk grassland restoration as part of policy W5.</p>	<p>to ensure that any proposal comes forward with an appropriate strategy for the management and maintenance of open space/natural area. It is important that the LP is read as a whole as Policy NE5 cover biodiversity. <b>Recommended Response:</b> See additional bullet point that has been added to paragraph 12.47 regarding chalk grassland..</p>
<p>BHLF-KSAR-N8BY-J</p>	<p>Brownfield land such as that at Bushfield Camp – an old army barracks, is a much better place to develop if new housing is to be considered as it is directly on the Badger Farm Rd and has easy access to the M3. However even this would put huge pressure on the traffic volumes along the Badger Farm Road which is nose to tail most mornings due to traffic getting to the Romsey Road and through the 3 sets of traffic lights which hold traffic up around the newly developed Winchester Village. This development has really increased traffic in this area and I fear that even more housing located along Badger Farm Road (Bushfield Camp) would make this road even more miserable to navigate.</p> <p>I agree with OBPC which strongly supports that where there is need for development it should be sited on brownfield sites rather than greenfield sites and that the location should be sustainable. Consequently, the brownfield portion of the Bushfield site should be prioritised ahead of greenfield sites. This site while away from central Winchester, safe cycle routes and footpaths can be created into the town centre. The site is conveniently close to the M3 and more importantly is on the South Winchester P&amp;R route to the town centre. It is also near to the Sainsburys Badger Farm supermarket, Badger Farm Community Centre and Badger Farm Surgery and close to the local centre in Oliver’s Battery. However, I do think that development</p>	<p>Discussions are currently taking place with HCC Highways and agreement will need to be reached with HCC Highways in terms of how the site is connected to the local road network. <b>Recommended Response:</b> No change.</p> <p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for social housing. <b>Recommended Response:</b> No change.</p>

	<p>at Bushfield should not be restricted to employment use. WCC has more potential for employment development than is required in the plan period. Clause 10.38 refers to the need for an additional 20 ha for employment across the district but, in addition to the Bushfield camp 20 ha, other employment site opportunities are identified, including in central Winchester. I agree that the full 20 ha brownfield portion of the Bushfield site should not be earmarked just for employment use. It would be much more sustainable for the Bushfield camp development to be a mixed scheme with both employment related space and housing, in particular social housing which is desperately needed in Winchester. I think the church commissioners would approve of the need for social housing and this area of land would be better off being part homes and part business – not all businesses.</p> <p>Overall, I object to all new housing development on the green fields between Texas Drive and Yew Hill as it will spoil all the reasons why people enjoy living on Oliver’s Battery.</p>	<p>There are no plans in this Local Plan to allocated land in these areas.  <b>Recommended Response:</b> No change.</p>
<p>BHLF-KSAR-N8BH-1</p>	<p>Policy W5 of the Regulation 18 Local Plan identifies Bushfield Camp for 20 hectares of employment provision, specifically for ‘high quality flexible business and employment space, an innovation hub and creative industries’,</p> <p>Bushfield Camp is a long-standing allocation that was originally identified for development potential within the 1997 (Bushfield Camp Study), albeit at that stage it was focussed on park &amp; ride facility and recreational opportunities. Subsequent development plans explored development opportunities further culminating in the employment allocation within the adopted Core Strategy 2013 (Policy WT3). The allocation recognised the landscape sensitivity of the site adjacent to the Local Gap, South Downs National Park and River Itchen SSSI, and the need to contain development that the previously developed land area only.</p>	<p>Comments noted.</p>

	<p>However, despite this extensive time period to date no formal applications have been submitted for its development. My client is aware of a very recent consultation exercise that has taken place on behalf of the landowner. However, consultation responses provided online have been concerned about the impact of development on the landscape, and many have suggested alternative uses such as residential, educational or health facilities should be provided. Given the above, it is recommended a cautious approach be applied to the potential delivery of the site for employment purposes.</p> <p>In addition, my client would highlight that the nature of the employment uses identified within the Regulation 18 Local Plan would not provide for B8 storage and distribution uses, nor potentially does it envisage B2 manufacturing based industries.</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. Any planning application for town centre uses such would need to undertake and meet the requirements of a site sequential test as specified in the NPPF  <b>Recommended Response:</b> No change.</p> <p>Due to the sensitive nature of the site, it is not considered an appropriate site for distribution uses. If a planning application did come forward to an alternative use this would need to be justified by the appropriate evidence and be assessed against a departure from the Local Plan and weighted up in the planning balance. <b>Recommended Response:</b> No change.</p>
<p>BHLF-KSAR-N8BE-X  Environment Agency  <a href="#">Link here</a></p>	<p>See SP for colours  Comments  Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&amp;3  Orange text: Action to be taken  Red text: Concern over deliverability without further work/information</p> <p>5. Bushfield Camp (carried forward)</p>	

	<p>Business and employment Based on the information currently available, the site raises some environmental concerns that need to be addressed. Further work will be needed to show how these issues can be satisfactorily addressed to ensure no environmental impacts.</p> <ul style="list-style-type: none"> <li>• Principal Aquifer</li> <li>• Land use contamination risk (military)</li> <li>• nearby abstractions</li> </ul> <p>Water Quality There may be contamination issues with this site. This may include PFAS issues from former military activities. The site is not in any SPZ but on principal aquifer, so would be regarded as sensitive.</p>	<p>Comments noted. It is important that the Local Plan is read as a whole. Policy D8 deals with contaminated land. <b>Recommended Response:</b> No change.</p>
<p>BHLF-KSAR-N86T-1 Hampshire County Council (Transport)</p>	<p>The site's location, on the edge of town, bounded by the railway line and Whiteshute Ridge, create an 'island' effect. This coupled with its close proximity to Junction 11 of the M3 means that there is a high likelihood that a large proportion of employees who will work in any new business or employment space would commute to the site by private car from other parts of Hampshire. Pro-active measures should be implemented to help minimise this additional car trip generation. This will mean that the site should be highly accessible by improved sustainable transport options (better than currently available) including bus services from the city centre and Winchester rail station (for onward rail connections). Ideally, the access and egress arrangement should facilitate diverting the Bluestar 1 bus service (a high-quality route) onto and through the site, with minimal additional running time. The site should provide exemplary best practice active travel facilities and shared mobility schemes to minimise private vehicle trips and support travel by sustainable modes. Active travel routes and infrastructure must be LTN01/20 compliant and provided in accordance with the City and County Council adopted transport strategies, including the</p>	<p>A key part of the masterplanning process and the subsequent planning application is the need to be able to demonstrate that the site is designed around sustainable modes of transport that maximises the opportunity for walking and cycling. A key part of these discussions are around public transport/P&amp;R site. This is addressed in criteria v of Policy W5.</p> <p>It is important to read the Local Plan as whole as sustainable and active travel is dealt with in a separate topic. This is a very specific issue that can be dealt with as part of the design process. As part of the design process, an applicant will be required to prepare and submit a Design and Access Statement that will have needed to consider and take into account</p>

	<p>Winchester Movement Strategy and City of Winchester LCWIP cycle network.</p> <p>The design of any new access to the proposed employment development will need to reflect and closely align with the high ambition for sustainable development set out in the Winchester Movement Strategy and the emerging Hampshire LTP4 that envisage reduced car dependency and greater use of local bus and active travel.</p> <p>It will be very important that the developer supports and helps deliver new safe, direct pedestrian and cycle connections to join the site up with the existing urban parts of Winchester, by tying it into the proposed Winchester LCWIP cycle network</p>	<p>all users' needs irrespective of gender, age or disability.</p> <p><b>Recommended Response:</b> No change.</p>
<p>BHLF-KSAR-N86F-K Natural England <a href="#">Link here</a></p>	<p>We note that the exact use of the site is not yet decided and will be identified through a master planning process, but it is allocated for employment and complementary uses.</p> <p>Paragraph 12.47 refers to the protection and enhancement of local landscapes and views. This site contains large areas of lowland calcareous grassland priority habitat but there is no reference to this in Policy W5 or the woodland on site. We strongly advise that the</p>	<p><b>Recommended Response:</b> Add additional bullet point under paragraph 12.47 <b>Address retention, enhancement, and management of the existing biodiversity interest on site, in particular the large areas of chalk grassland.</b></p>

	<p>master planning principles should also address retention, enhancement, and management of the existing biodiversity interest on site, in particular the large areas of chalk grassland. This could be included in paragraph xv which requires the provision of multi-functional green links throughout the site.</p>	
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<b>Comments which object to W5 – Bushfield camp</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKN8-G	<p>I have no issues developing the old army Bushfield site, but there is no reason for the site to include all the green fields surrounding it. This development could easily improve the local area if they ensure the surrounding greenfields are kept and even improved. And if they add a bike pass on the main roads surrounding it</p>	<p>The whole of the site has been allocated so that the site can be dealt with in a comprehensive way. Criteria iii is very clear that the masterplan limits to 20 hectares which is the undeveloped part of the site. A key part of the proposals will be to bring forward a management plan for the whole of the site and to ensure that the site will be permeable. <b>Recommended Response:</b> No change.</p>
ANON-KSAR-NKG5-6 Crawley Parish Council	<p>The policy in its current form is too vague about the use of the land. It is positive that the policy is wanting some non-retail business/commercial infrastructure at this site, but it needs to commit to how much. Policy should also be clearer about how much of the land will be preserved for open space and recreation. This is a well used area for recreation by residents and its repurposing will be a loss in many respects.</p>	<p>The quantum of floorspace has not been specified in Policy W5 as this is being developed through the masterplanning process. The whole of the site is 47 hectares of which 20 hectares was previously occupied by the military camp (see paragraph 12.37). <b>Recommended Response:</b> No Change.</p>

<p>ANON- KSAR- NKBD-G</p>	<p>I fear that development at Bushfield camp will have a negative impact on the surrounding area including Whiteshute Ridge. The downland and other areas adjacent to the camp are rich in biodiversity and rare species that cannot tolerate light and noise pollution Most of this is a lovely green space with relict downland. The camp could be incorporated into to this to make a valuable, natural green area that will benefit both local people and the whole city. This is a much loved open area used by walkers, dog owners, bird watchers and naturalists. I have participated fully in the consultation process.</p>	<p>It is fully acknowledged that this is a sensitive site and it is enjoyed by a range of people and used for a variety of activities and this has been reflected in the supporting text and Policy W5. <b>Recommended Response:</b> No Change.</p>
<p>ANON- KSAR-NK2Y- N</p>	<p>I strongly supports that where there is need for development it should be sited on brownfield sites rather than greenfield sites and that the location should be sustainable. Consequently, the brownfield portion of the Bushfield site should be prioritised ahead of greenfield sites. This site while away from central Winchester, safe cycle routes and footpaths can be created into the town centre. The site is conveniently close to the M3 and more importantly is on the South Winchester P&amp;R route to the town centre. It is also near to the Sainsburys Badger Farm supermarket, Badger Farm Community Centre and Badger Farm Surgery and close to the local centre in Oliver's Battery.</p> <p>However, development at Bushfield should not be restricted to employment use. WCC has more potential for employment development than is required in the plan period. Clause 10.38 refers to the need for an additional 20 ha for employment across the district but, in addition to the Bushfield camp 20 ha, other employment site opportunities are identified, including in central Winchester. Although Winchester town is the main economic centre in the district, the full 20 ha brownfield portion of the Bushfield site should not be earmarked for employment use. It would be much more sustainable for the Bushfield camp development to be a mixed scheme with both</p>	<p>Support welcomed and comments noted.</p> <p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for social housing. Discussions are ongoing with HCC as the highway authority in terms of how the site can accessed and the use of the P&amp;R facility. An important element of the masterplan/planning application is securing the future management and maintenance of areas of open space and</p>

	<p>employment related space and housing, in particular social housing which is desperately needed in Winchester. The provision of some social housing is likely to be recognised as very appropriate by the Church commissioners, who own the site. Perhaps two thirds of the development should be employment related and the other third social housing. This housing provision would mean one or more greenfield sites proposed for allocation could be withdrawn from the Local Plan, supporting the brownfield first approach. The proposals to create a permeable place based around sustainable modes of travel should include a footpath and cycleway from Sainsburys roundabout to the Badger Farm Road/St Cross Road roundabout, which also connects to the surrounding area/PROW/cycle network. The South Winchester P&amp;R facility may need to be enhanced, as well as other public transport. The developed area should be limited to approximately 20 hectares and the remaining site secured for public recreational purposes in perpetuity. The main vehicular access to the site should be directly off the Badger Farm Road/St Cross Road roundabout and not onto Badger Farm Road.</p>	<p>ensuring that the site is permeable. <b>Recommended Response:</b> No change.</p>
<p>ANON- KSAR-NKR6- J</p>	<p>The recent public consultation by Legal and General and Gisborne implied that the whole site comprising 43ha was to be the subject of some form of development/management. As I understand it 20ha was allocated for 'employment use' with the remaining 23ha to be allocated as a green space for public use in perpetuity. The green space should be left and not managed in any way and represents biodiversity at its best.</p> <p>I don't believe that the remains of the army camp should be regarded as 'existing buildings' and therefore falls outside the definition of previously developed land.</p> <p>The site is in a a very prominent position and is visible from the</p>	<p>Paragraph 12.37 identifies that the whole of the site 43ha and that the development should be restricted to 20 hectares which was previously occupied by the military. An important element of the masterplan/planning application is securing the future management and maintenance of areas of open space and ensuring that the site is permeable. <b>Recommended Response:</b> No change.</p>



	SDNP, St Cross, and Oliver's Battery. It also falls within the Local Gap between Winchester and Compton. As the Council appear to place great importance on retaining and protecting Local Gaps in their area then they should not allow development which would diminish the importance of these Local Gaps.	
ANON-KSAR-NKAD-F	Policy should now be updated to reflect current and expected future trend towards remote working. Mixed development should include employment related space along with affordable housing. Infrastructure issues including road access, shopping, schools and local public transport are far less challenging for much needed housing on this brownfield site than on any putative greenfield developments in the area.	The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. The masterplanning process/planning application will need to be supported by a range of evidence base and will need to address the changing nature of employment needs. <b>Recommended Response:</b> No change.
ANON-KSAR-NKFV-6	<p>1 Any development of the Bushfield Camp site should focus on the brownfield component of that site and therefore reduce the need for any equivalent development on greenfield sites</p> <p>2 Any development of that site-whether for employment or housing-should have the strategic objective-both for WCC and the developer-to be CARLESS. This could serve as a new model for developments in Winchester.</p> <p>3 The prospect of hundreds of more cars entering and departing from large car parks onto Badger Farm Road or St.Cross Road would not only add to existing congestion but also increase pollution of the</p>	<p>Paragraph 12.37 identifies that the whole of the site 43ha and that the development should be restricted to 20 hectares which was previously occupied by the military. <b>Recommended Response:</b> No change.</p> <p>The masterplanning process/planning application will need to be supported by a range of evidence base and will need to address the changing nature of employment needs. <b>Recommended Response:</b> No change.</p> <p>HCC as the highway authority in terms of how the site can accessed and the use of the P&amp;R facility/PROW network, walking</p>

	<p>environment. 4 There is much potential to provide CARLESS solutions for employees; eg zero carbon links( perhaps electric/hydrogen shuttle facilities paid for by employers) between the nearby P &amp; R site and Bushfield Camp.Also integrated walk ways and cycle lanes would be beneficial.</p> <p>5. The CARLESS challenge for this development should be A HIGH PRIORITY from the outset rather than left to the last minute where a CAR PARK would be the only option by default. WCC please set the CARLESS OBJECTIVE as a TOP PRIORITY from the outset.</p>	<p>and cycling links. <b>Recommended Response:</b> No change.</p> <p>See above response.</p>
ANON-KSAR-NKJ9-D	<p>Bushfield Camp forms part of the Compton Gap and borders the Itchen area of special scientific interest as identified in the report. The site has been unoccupied since the early 1980s and is essential for the wellbeing of local residents. Developing on this site is detrimental to the wildlife in the area and removes essential green space. Developing the site would be a major source of light and noise pollution for residents; the local roads cannot cope with the current volume of traffic. Developing the site seems to be contrary to the council's green agenda.</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP). Any redevelopment of the site will need to come forward with a range of evidence including assessments of noise and light. HCC as the highway authority in terms of how the site can accessed and the use of the P&amp;R facility/PROW network, walking and cycling links. <b>Recommended Response:</b> No change.</p>
ANON-KSAR-NK21-D	<p>Object This is a site carried forward from the existing plan, for employment purposes. We raise significant objection to this allocation. As the plan makes clear at various points, this is a highly sensitive site in relation to topography, flood risk, landscape/coalescence. Master planning has not been undertaken, and it is not clear the extent to which the significant and wide ranging constraints can be addressed. Until a full</p>	<p>It is accepted that this is a sensitive site. Masterplanning is being undertaken and any planning application will need to be supported by a range of evidence. The site is an allocated employment site in the adopted Local Plan. <b>Recommended Response:</b> No change.</p>

	<p>assessment is undertaken, this site should not be included within the plan.</p> <p>In any event, because the site is being rolled forward from the existing plan, significant question marks remain as to its suitability and deliverability. The plan does not explain why the site is now likely to come forward. Absent of this justification, the site should be removed from the plan.</p> <p>We recognise that the delivery of employment land is a key objective and requirement of the plan, however deleting this site need not prejudice the realisation of these objectives given our representations in relation to Policy W2 (Sir John Moore Barracks) which we consider would more appropriately be put to employment led development at the point at which it is known when the site is available.</p>	<p>The city council has entered into a Planning Performance Agreement with the site promoters and they are fully committed to submitting a planning application by the middle of the year. <b>Recommended Response:</b> No change.</p> <p>See above response.</p>
ANON-KSAR-NKAP-U	<p>There should be a revisiting of the Planning allocation of Bushfield camp. Developers have had many many years in which to move forward with this and no one has come forward with a plan to use the land as designated. This is because there are numerous other sites where these aspects of land use are better suited. Bushfield camp is a BROWNFIELD site. It is a dangerous and untidy area in some large areas. It should be re designated for housing and leisure use with the housing sited carefully. Most of the untouched land should be used as a green lung linking other important wild life areas.</p>	<p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. Paragraph 12.37 identifies that the whole of the site 43ha and that the development should be restricted to 20 hectares which was previously occupied by the military. An important element of the masterplan/planning application is securing the future management and maintenance of areas of open space and ensuring that the site is permeable. <b>Recommended Response:</b> No change.</p>
ANON-KSAR-N8UP-V	<p>This comment also applies to aspects around sustainable transport. I am not objecting to the principle of further development, but believe there has been insufficient consideration and progress on transport</p>	<p>A key part of the masterplanning process and the subsequent planning application is the need to be able to demonstrate that</p>

	<p>routes and harm mitigation. The B3335 and other roads in the area do not provide safe, usable routes for cycling. Current volumes and types of traffic are already substantial, leading to pollution and hazardous crossing. Plans around this development must therefore include sufficient mitigations to those harms, and they do not currently appear to. There is an opportunity to connect up areas so that it becomes realistic for commuters, children and the elderly to travel by cycling (or e-bikes). The benefit is recognised and valued by a range of policy intentions; if this plan is to successfully deliver new housing then these changes to local infrastructure must be made as well.</p>	<p>the site is designed around sustainable modes of transport that maximises and connects opportunity for walking and cycling. A key part of these discussions are around public transport/P&amp;R site. This is addressed in criteria v of Policy W5. <b>Recommended Response:</b> No change.</p>
<p>ANON-KSAR-NKDP-X</p>	<p>The allocation diagram shows the whole area as being for development, but it should be the smaller area of 20h that was identified in the earlier studies. It is dangerous to show the whole area as being suitable for development. More fundamentally, why is this area being developed at all? Where is the demand? The whole area should be maintained and enhanced as an area for nature and for informal open green space - maintaining the use which has developed over the years. Its use shows the need for this. Your nature policies require it. If this land is lost for informal recreation, the pressure on remaining sites, including our nature reserves - already disastrously high - will be increased yet further. It is also vital to maintain the visual aspects of this land which is part of the setting of the city and visible from places like St Catherine's Hill.</p>	<p>Paragraph 12.37 identifies that the whole of the site 43ha and that the development should be restricted to 20 hectares which was previously occupied by the military. The whole of the site has been allocated for development so that the site can be dealt with in a comprehensive way as it will be important to identify what the undeveloped parts of the site will be used for, how the areas of open space will be maintained and managed etc. <b>Recommended Response:</b> No change.</p>
<p>ANON-KSAR-N8EY-N</p>	<p>No, only the current Brownfield portion of the site should be developed. And such development could provide some truly affordable housing as well as some high quality employment generating business but not retail or retail park type development (ie not such as Winnal trade units). Furthermore access is an issue here and Badger Farm Road should not be widened other than a</p>	<p>Paragraph 12.37 identifies that the whole of the site 43ha and that the development should be restricted to 20 hectares which was previously occupied by the military. The whole of the site has been allocated for development so that the site can be</p>

	<p>footpath/cycleway provided in both directions to link with the St Cross Road roundabout and the J Sainsbury's roundabout. Perhaps an access direct from the St Cross Road roundabout could be provided as has been suggested by others.</p>	<p>dealt with in a comprehensive way as it will be important to identify what the undeveloped parts of the site will be used for, how the areas of open space will be maintained and managed etc.</p> <p>The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. A key part of the masterplanning process and the subsequent planning application is the need to be able to demonstrate that the site is designed around sustainable modes of transport that maximises and connects opportunity for walking and cycling. <b>Recommended Response:</b> No change.</p>
<p>ANON-KSAR-NKYT-Q</p>	<p>The approach to the development of this site should be 'holistic' and include mixed use as all the other sites should be, rather than 'zones' for particular types of use. It should include social housing, especially as it is close to an existing P &amp; R site and there is a large supermarket nearby at Badger Farm. It should have a variety of types of employment not just 'high quality flexible business &amp; employment' and as it is roughly the same size as the development site proposed at Winnall, designated currently just for 'employment' (which I also oppose) I suggest that the variety of employment &amp; education/training &amp; creative industries suggested for this site should also apply to Winnall, particularly as the latter site already has student accommodation and is closer to the Art College (U of S) &amp; central Winchester.</p>	<p>The masterplanning process is assessing the whole of the site in a comprehensive manner. The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. Alongside this the consultants are considering what type of employment need there is along with educational uses/needs. <b>Recommended Response:</b> No change.</p>

<p>ANON- KSAR-N8E3- F</p>	<p>Bushfield camp is a valuable wild space and should not be considered for development</p>	<p>Comments note. The site is allocated and considered a suitable location for employment uses (in the previous adopted Local Plan and the Reg 18 LP). The whole of the site has been allocated for development so that the site can be dealt with in a comprehensive way as it will be important to identify what the undeveloped parts of the site will be used for, how the areas of opens space will be maintained and managed etc. <b>Recommended Response:</b> No change.</p>
<p>ANON- KSAR-N8Y8- 8</p>	<p>I strongly support that where there is need for development it should be sited on brownfield sites rather than greenfield sites and that the location should be sustainable. The brownfield portion of the Bushfield site should be prioritised ahead of greenfield sites. The site is conveniently close to the M3 and more importantly is on the South Winchester P&amp;R route to the town centre, with road links being provided direct to the main St Cross / Badger farm roundabout. The development at Bushfield should not be restricted to employment use, but would be much more sustainable for the development to be a mixed scheme with both employment related space and housing, in particular social housing which is desperately needed in Winchester.</p>	<p>Paragraph 12.37 identifies that the whole of the site 43ha and that the development should be restricted to 20 hectares which was previously occupied by the military. The whole of the site has been allocated for development so that the site can be dealt with in a comprehensive way as it will be important to identify what the undeveloped parts of the site will be used for, how the areas of opens space will be maintained and managed etc. The site is allocated for employment uses (in the previous adopted Local Plan and the Reg 18 LP) and it is not considered to be an appropriate location for housing. <b>Recommended Response:</b> No change.</p>

<p>ANON- KSAR-N8YU- 5</p>	<p>I support that the development should be sited on brownfield part of the site. The site is conveniently close to the M3 and more importantly is on the South Winchester P&amp;R route to the town centre. It is also near to the Sainsburys Badger Farm supermarket, Badger Farm Community Centre and Badger Farm Surgery.</p> <p>However, the full 20 ha brownfield part of the site should not be earmarked for employment use. It would be much more sustainable for the development to be a mixed scheme, largely employment related but at least 25% social housing.</p> <p>This housing provision would mean one or more greenfield sites proposed for allocation could be withdrawn from the LP, supporting the brownfield first approach.</p> <p>The developed area should be limited to approximately 20 hectares and the remaining site secured for public recreational purposes in perpetuity.</p>	<p>See above response.</p>
<p>ANON- KSAR-NKJ6- A</p>	<p>Although Bushfield Camp is technically defined as being 'brown space' if does not link to the build up area of Winchester town and the identified space for possible development will always remain isolated and controversial given its position in relation to Winchester and its setting. It was put in to the previous Local Plan for employment before adequate investigation for other areas to be more effectively developed for employment were considered - the Station area in particular, an area with much unused office space. If a suitable development can indeed be conceived consideration could be given to investigating the possibility of swapping some of the suggested area for development to provided more open space with public access, and using another less sensitive part of the part site for development, one that would knit in with the town better.</p> <p>If indeed the site remains in the LP the policy should be amended to include broader mixed use, including some housing if it relates to the development.</p>	<p>See above response.</p>

ANON-KSAR-NK9M-G	I am worried about existing wildlife and biodiversity in this area. I am also concerned that all of the land will be developed and would like to see the land on the northern side below the line of beech trees to the railway pedestrian bridge given over in perpetuity to WCC as recreation green space and never built on.	See above response.
ANON-KSAR-NK2C-Y Southern Water	<p>We have made an initial assessment of this site and ascertained that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.</p> <p>Proposed amendment</p> <p>Accordingly, we propose the following additional criterion for Policy W5:</p> <p>Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</p>	Point noted. <b>Recommended response:</b> Add an additional criteria added Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.
ANON-KSAR-N8Y5-5	<p>20 hectares (approximately half) of the Bushfield Camp site has been allocated for a mixed use, high quality, flexible business and employment space. In my view this will sign the death knell for all of the open land between Badger Farm Road and Winchester as it would only be a matter of time before it was all developed.</p> <p>If it has to be included in the Plan, which I personally do not believe to be the case, only the land between Badger Farm Road and the beech hanger should be considered, i.e. the area formerly occupied by the WWII military camp, and the only sensible use for it would be as an additional Park and Ride facility. With proper screening, such a</p>	This is an existing employment site allocation in the adopted Local Plan. It is important to note that only part of the site (20 hectares) would be redeveloped which was previously occupied by the military camp. Access and public transport and cycling and walking to the site are all key issues that any proposal would need to be able to demonstrate. <b>Recommended response:</b> No change.



	facility would have relatively low visual impact and would not encourage further development.	
ANON-KSAR-N8XH-Q	<p>Bushfield Camp is a great opportunity to create more than another industrial estate / business park.</p> <p>More than 20 Ha of employment development has been identified in the Local Plan so part of the 20 Ha identified at Bushfield Camp should be allocated for housing, including Social Housing closest to the town and the remainder of the overall site designated as Public Open Space and Wildlife Reserve.</p> <p>The opportunity should be seized to improve the local walking and cycling routes to link Badger Farm and Oliver's Battery to the Viaduct Way / routes to Twyford and into St Cross and thus the city centre.</p>	<p>The area of land (20 hectares) would be redeveloped as this is the land which was previously occupied by the military camp. The remainder of the site would be managed and set aside for green infrastructure/wildlife as this is an extremely valued green space. Local cycling and walking routes are an integral part of the layout and design of the development that would take place on the site. <b>Recommended Response:</b> No change.</p>
ANON-KSAR-N8UQ-W	I feel that this area is one of the lungs of the city much used in lockdown and afterwards. As much as possible should be retained as open space	<p>Agree – please see above point.</p> <p><b>Recommended Response:</b> No change</p>
ANON-KSAR-N83T-X	The bulk of Bushfield Camp should kept for biodiversity and natural habitat, rather than development. It should be tidied to facilitate natural habitat.	Agree – please see above point.
ANON-KSAR-N8GA-Y	<p>Please see the introductory comments to T1</p> <p>Suggested revised text. We will send a tracked changes version which will highlight the changes we are suggesting:</p> <p>v. The proposals are designed to create a permeable place and be based around sustainable modes of travel that maximises the opportunity for walking, cycling and public transport which connect to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre, the Badger Farm commercial centre, and local residential areas where those employed in the development will be</p>	<p>Commented noted. However, criteria v already addresses these points. It is important to read the Local Plan as whole as sustainable and active travel is dealt with in a separate topic. This is a very specific issue, that can be dealt with as part of the design process. As part of the design process, an applicant will be required to prepare and submit a Design and Access Statement that will have needed to consider and take into account</p>

	<p>encouraged to live under the twenty-minute community intentions of this plan (Oliver's Battery, Badger Farm, Pitt, Stanmore, Otterbourne) and the existing nearby park and ride facility. Within the 20 hectares of brownfield land where development will be concentrated there should be a linear network of at least 2.4 miles for each of: (a) mobility scooters and bicycles, and (b) pedestrians.</p>	<p>all users' needs irrespective of gender, age or disability. <b>Recommended response:</b> No change.</p>
<p>ANON-KSAR-N81B-A</p>	<p>The allocation of Bushfield Camp as an employment site needs to be reviewed. Employment patterns have changed profoundly since Bushfield was first so allocated into a previous Local Plan. The need for sites for national headquarters is no longer appropriate in the current economic climate. Winchester has no such employment needs as are suggested by developers of this site, rather given the need for social housing, it should be incumbent upon the landowner, the Church of England, to provide at least part of the site for housing. If it were employment only, and given Winchester's low unemployment rates currently, it would become an unsustainable site, fed almost entirely by car journeys from the motorway. So much more interesting to have an opportunity for people to live and work on the same site, truly sustainable. It would be preferable to establish a balance between social housing, employment opportunities and preserving the character of the chalk downland of the site. Not dependent on cars, with better bus routes.</p>	<p>The Employment and Retail studies have both been updated with new data and this has demonstrated that there is a still a demand/need for employment floorspace. This employment floorspace would only be on the part of the site that was previously occupied by the military (20 hectares) as not all of the site is suitable for development. A key part of the proposals would be to demonstrate that the site could be accessible by a range of sustainable transport and promote cycling and walking routes. <b>Recommended response:</b> No change.</p>
<p>ANON-KSAR-N8WC-H</p>	<p>As some or all of Bushfield camp is brownfield it should be prioritised for development over greenfield sites. It should include a significant portion of social housing as well as employment use. Access to the M3 is good and the P&amp;R South is close by. The developed area should be restricted to 20 hectares and the remaining site for public recreational purposes in perpetuity. The main vehicular access to the site should be directly off the Badger Farm Road/St Cross Road roundabout and not onto Badger Farm Road.</p>	<p>See above point.</p>

<p>ANON-KSAR-NKX6-R</p>	<p>This site would be best purchased by WCC from the Church Commissioners and utilized only for public recreational space in order to create a new wide open area and breathing lung for residents. There is a need (evidence base) for an area on the southern side of the city within walking distance of areas such as Stanmore and Badger Farm for a large recreational area with cycling/walking/running routes. To bring more young people to this region will need focus on better open space provision for their new style life/work balance.</p>	<p>The site is within private ownership. The Church Commissioners are currently at advance stages of working with Consultants pursuing a employment led scheme on the site and as such there is no intention for the city council to purchase the site. Not all of the site will be redeveloped (only 20 hectares of land that was previously occupied by the military) – the remainder of the land will continue to be accessed by the general public alongside creating a permeable employment space. <b>Recommended Response:</b> No change.</p>
<p>ANON-KSAR-NKQN-9</p>	<p>(v) is not specific enough and would allow a developer to get away with the bare minimum.</p> <p>Suggested addition to (v): “(v) [... existing text ...] Specifically, the proposals must integrate with the Winchester City LCWIP and the District LCWIP by providing high-quality all-weather active travel routes that connect the development to the Badger Farm community/commercial centre, the Hockley Link roundabout and Lower Stanmore Lane (for onward access to the town centre and station). It should link these together to provide safe public cycling and walking routes that run parallel to Badger Farm Road and St Cross Road. It should provide links and crossings where necessary to connect with the bridleways and footpath on the south side of Badger Farm Road. It must also provide off-site development to upgrade the southern NCN23 link through to the southern Park &amp; Ride and beyond at least as far as Shawford Station, opening up onwards links to Otterbourne, Twyford and Colden Common.”</p>	<p>Disagree. The wording has been drafted with the assistance of the landscape team in order to ensure that the developer will create a permeable place.</p> <p>There is no need to mention the LCWIP in the policy as these issues would be picked up by the PROW Officer. A key part of the proposals that have are currently being developed is to link the site to various PROW. It is important to note that it is only possible to request off site improvements (such as the upgrading of PROW beyond the development) if they meet the following planning tests -</p> <ul style="list-style-type: none"> <li>• necessary;</li> </ul>

		<ul style="list-style-type: none"> <li>• relevant to planning;</li> <li>• relevant to the development to be permitted;</li> <li>• enforceable;</li> <li>• precise; and</li> <li>• reasonable in all other respects.</li> </ul> <p><b>Recommended response:</b> No change.</p>
ANON-KSAR-NK6N-E	<p>We believe that this site should never have been allocated in the existing Local Plan. There are no good reasons for developing the last surviving piece of Winchester’s downland on the west side of the Itchen Valley. It is of critical landscape importance, being a crucial element of Cobbett’s famous description of the Itchen Valley and its defining hills in Winchester: “There are not many finer spots in England; and if I were to take in a circle of eight or ten miles of semi-diameter, I should say that I believe there is not one so fine.” (Rural Rides). It is only a matter of carelessness and accident that Bushfield Down has somehow come to be seen as a “brownfield” site. Acquired under emergency wartime measures, it ought to have been returned to its original state after the emergency (nobody imagined that the wartime encampments in London’s Royal Parks could be turned into commercial developments after they ceased having a purpose).</p> <p>The view from St Catherine’s Hill in particular is of huge landscape concern. We are worried at some of the assertions being made that</p>	<p>The Employment and Retail studies have both been updated with new data and this has demonstrated that there is a still a demand/need for employment floorspace. This employment floorspace would only be on the part of the site that was previously occupied by the military (20 hectares) as not all of the site is suitable for development. A key part of the proposals would be to demonstrate that the site could be accessible by a range of sustainable transport and promote cycling and walking routes. The site is within private ownership. The Church Commissioners are currently at advance stages of working with Consultants pursuing a employment led scheme on the site and as such unfortunately, there is no intention to return the site. <b>Recommended response:</b> No change.</p> <p>The need to assess the views from the site and back from the site to the city</p>

	<p>the proposed site is in a hollow. It is not – it is only relatively recent vegetation that prevents the parade ground being seen from the upper ramparts (as the City of Winchester Trust demonstrated photographically some years ago). Anything built on this level will present an intrusive urban skyline, where the current horizon is natural and historic. Even if development were to be sunk, so as not to present an urban skyline, the reasonably dark horizon would be compromised by its lighting requirements.</p> <p>In no way does the site resemble what any normal observer would think of as a ‘brownfield’ site. The remaining presence of a few discernible ground features represents a very minor aspect of what has clearly been a site that Nature has taken back and continues to do so. It would be very surprising if it had not already established habitats of at least locally important biodiversity, despite some vegetation stripping a few years ago. It has to be regarded as an important part of what NE1 refers to as the Ecological Network, linking the Valley to the Compton hills (Badger’s Farm Road will be a barrier to some species but not all). To have a Local Plan (and a Biodiversity Action Plan to which it refers) which promises action to improve Nature in the District [policies NE, especially NE1 i)-iii)] and to select such a site, that is already a fair way towards rewilding, and make out that it is brownfield, seems perverse to us.</p> <p>Even if Bushfield Down were of no ecological or landscape importance, we believe this siting of employment land is mistaken in transport and climate terms. We obviously ought to be moving away from peripheral traffic generators and especially placing them close to so-called ‘strategic’ highways. This is how the monster Solstice Park at Amesbury came about. Billed just like this, as a science park, it is now an environmental disaster and instead of offering high</p>	<p>have been fully addressed in Policy W5. In order to ensure that that all of these views have been fully addressed, Officers from the landscape team have worked closely with a landscape expert from the SDNP. All of this information will be made public as part of the forthcoming planning application. <b>Recommended response:</b> No change.</p> <p>Paragraph 12.37 acknowledges that part of the site was occupied by the military camp. Ecological surveys of the whole of the site have been undertaken and this information will be available as part of the planning application. It is important to read the LP as a whole. The redevelopment of this site will be assessed against all of these policies. <b>Recommended response:</b> No change.</p> <p>A key part of the proposals that have been the result of a number of public exhibitions is that the site would come forward with a high quality blend of complimentary uses. <b>Recommended response:</b> No change.</p>
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	<p>quality skilled employment, has become a vast sprawl of megashed distribution centres, burger bars and motels. The City Council should take this as a warning.</p> <p>Amendments?: We do not think this allocation can sensibly be amended. The Council should take this opportunity to undo the disastrous outcome of the Inquiry for the current Local Plan and remove the allocation. We are not convinced that the case has been made, post-Covid, for such additional employment land and even if the case is made, we do not believe there are no alternatives better than this one.If this allocation remains in the Plan, then the landscape integrity of Bushfield Camp must be preserved by sinking any development so that there is no urban skyline visible from St Catherine’s and there should be maximum effort put into reducing light pollution from it.</p>	<p>Points noted but the policy has been very carefully worded particularly to pick up on the sensitive location of the site. Light pollution and landscape impact are all matters that are extremely important and will need to be addressed as part of the planning application process. <b>Recommended response:</b> No change.</p>
ANON-KSAR-N8GG-5	<p>(W5) Bushfield Camp =&gt; Ensure any development here does not spoil Winchester's Countryside Lansdscape Setting. Countryside Visits bring so many Tourists back to Winchester, time after time.</p>	<p>The policy has been very carefully worded particularly to pick up on the sensitive location of the site. Light pollution and landscape impact are all matters that are extremely important and will need to be addressed as part of the planning application process. <b>Recommended response:</b> No change.</p>
ANON-KSAR-N889-8	<p>We are concerned that the Bushfield Camp development may result in the subsequent development around Oliver's Battery. Along with the vast majority of local residents, I object to any potential development on South Winchester Golf Course, Texas Drive or the greenfield space between Hursley and Oliver's Battery (Royal Down). Any of these developments would destroy the character and setting of Oliver's Battery and should be rejected. Many people have moved to Oliver's Battery to enjoy a quiet retirement, and do not wish to spend their retirement living in or on a major construction site. Is</p>	<p>This LP does not include any site allocations in Oliver’s Battery, South Winchester Golf Course, Texas Drive or the greenfield space between Hursley and Oliver's Battery (Royal Down). <b>Recommended response:</b> No change.</p>

	Bushfield Camp is to be developed, it will important to protect the character and setting of Oliver's Battery from the possibility of adjacent development.	
ANON-KSAR-N8S5-Y	We are concerned that the Bushfield Camp development may result in the subsequent development around Oliver's Battery. Along with the vast majority of local residents, I object to any potential development on South Winchester Golf Course, Texas Drive or the greenfield space between Hursley and Oliver's Battery (Royal Down). Any of these developments would destroy the character and setting of Oliver's Battery and should be rejected. Many people have moved to Oliver's Battery to enjoy a quiet retirement, and do not wish to spend their retirement living in or on a major construction site. Is Bushfield Camp is to be developed, it will important to protect the character and setting of Oliver's Battery from the possibility of adjacent development.	See above point.
BHLF-KSAR-N8R5-X Twyford Parish Council	An objection to the Bushfield development as it will lead to a further increase the large number of commuters from the S and East using B3335 and also on the following grounds; <ul style="list-style-type: none"> <li>o general sustainability</li> <li>o landscape impact</li> <li>o no need for more jobs in Winchester</li> <li>o better located in S Hants</li> </ul> Serious consideration must be given to the impact of traffic arising from new housing along the B3335 and B2177 corridors on the upstream settlements. The further housing proposed for Colden Common (approx140 dwellings) and in Bishops Waltham will lead to additional traffic to B3335 which passing through the centre and historic core of Twyford. This will cause additional noise, pollution and congestion to the many residents living in the vicinity of the road and generally degrade the local environment and historic fabric. At present there is inadequate provision made for mitigating the harm caused by new development. Works required to mitigate this harm to	A key part of the discussions that are currently taking place with the city council and HCC Highways is how the site can be made accessible to a range of sustainable transport. The Employment and Retail studies have both been updated with new data and this has demonstrated that there is a still a demand/need for employment floorspace. This employment floorspace would only be on the part of the site that was previously occupied by the military (20 hectares) as not all of the site is suitable for development. The Regulation 19 LP will be accompanied by a Strategic Transport Assessment that will look at the cumulative impact of the site

	<p>Twyford should be a prior requirement of development along the B3335 and B2137 corridors, including the application of CIL. The requirement should be tied also to the upgrading of cycling facilities for commuters along the B3335 corridor at present held up primarily by the excessive speed limit (60 mph) on the Twyford to Hockley stretch of B3335.</p>	<p>allocations on the highway network. <b>Recommended response:</b> No change.</p>
<p>BHLF-KSAR-N8BD-W</p>	<p>Objections and comments The site plan is misleading both in colour (green) and area. It implies that 43ha is a site allocation for development. The site plan should only show a 20ha site. The rationale for this allocation is weak. Whilst the policy mentions 20 hectares of employment it does not give either a floorspace or the business use classes that would be permissible. The policy wording is concerned to protect the town centre and mitigate the impact of development on an environmentally very sensitive site. The policy states that the allocation “is to meet future, currently unidentified needs.” The requirement for 20ha of employment land is referred to in the 2021 Stantec Report. It defines employment land at Bushfield Camp as Classes B1c (light industry), B2 (manufacturing) and B8 (storage and distribution). Paragraph 4.109 of Stantec notes that the allocation “was initially earmarked to deliver some form of office space but demand for office space is better suited in the town.” It mentions “R&amp;D” and “hi-tech” uses without being specific about use classes. The Stantec requirement is district-wide, so could for example be accommodated in major growth areas where employment and labour supply are increasing, including west of Waterloooville and Whitely. Given the location of Bushfield Camp outside the town, and close to J11 of the M3, it is likely that an allocation of employment land will attract investment and employment from outside Winchester, rather than contributing to the town itself. Winchester’s existing and proposed allocations of employment land offer sufficient opportunities</p>	<p>The whole of the site has been allocated for development in order to ensure that the whole of the site is considered. Criteria iii makes it very clear that the masterplan (the built form) is restricted to the 20 hectares of land that was previously occupied by the military. The Employment and Retail studies have both been updated with new data and this has demonstrated that there is a still a demand/need for employment floorspace. Any planning application that comes forward for the site, will need to include more information about the types of floorspace. <b>Recommended response:</b> No change.</p>



	<p>for existing and new businesses to develop within the town. In 2013 the Inspector for the Examination in Public into the last Local Plan recommended that this 20ha ‘opportunity site’ identified by the Council, should be allocated for employment use without evidence for the need.</p> <p>The Bushfield site is part of the landscape setting for the City. It is recognised by the City Council as an area of great landscape sensitivity. It adjoins the South Downs National Park. It is within the Local gap between Winchester and Compton. It is largely covered by a Site of Importance for Nature Conservation and is a site detached from the urban edge of the City. Allocation of this site would be contrary to Policy SP3 (iii). The skeletal remains of the army camp cannot be regarded as “existing buildings” and a strong case can be made for it falling outside the definition of previously developed land. The Trust argued that the Inspector’s recommendation should not be adopted by the Council. In 2018 the owners, the Church Commissioners, instructed Deloitte Real Estate to undertake engagement with stakeholders in relation to the land at Bushfield Camp. Following this exercise nothing has transpired until October this year when another public consultation was launched by Legal and General and Gisborne with a view to some form of development taking place. In spite of this, the Trust maintains its objection to the development of this site.</p> <p>The land should be subject to a landscape management plan that links it to Bushfield Down to the north and could be made available for public recreational use.</p>	<p>Points noted but the policy has been very carefully worded particularly to pick up on the sensitive location of the site. Light pollution and landscape impact are all matters that are extremely important and will need to be addressed as part of the planning application process. It is important that the LP is read as whole. <b>Recommended response:</b> No change.</p>
<p>BHLF-KSAR-N8BQ-A Historic</p>	<p>While we do not object to allocation at this site, we are not sure what is meant by “various local and national designations” but we welcome specific reference to the nearby designated heritage assets. Also, the allocation policy needs to mention explicitly the Scheduled Monuments, which enjoy a very rural landscape and potentially wide</p>	<p>The wording is meant to reflect that there a number of local and national designations including the South Downs National Park, the River Itchen Special</p>

<p>views (to and from).  Additionally, we suggest revised wording to align more closely with the language used in the NPPF</p> <p>full doc in SP for mark ups -  The design needs to have particular regard to <b>the</b> relationship with the South Downs National Park, consideration for the Winchester - Compton Street settlement gap and views from and to Winchester in terms of the height, view corridors and the scale, massing and appearance of buildings, design of roofs, lighting taking into account the site's <del>its</del> unique gateway location, the various local and national designations and <b>nearby</b> designated heritage assets (<b>scheduled monuments</b>, listed buildings and conservation areas) and address the affect that the proposed development would have on their <del>setting and sensitives</del>; <b>significance (including the contribution made by their setting) and sensitives</b>;</p> <p>x. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';</p> <p>xi. <b>The proposals retain features of</b> <del>Any</del> heritage significance and incorporates them <del>archaeology features are recorded, retained and incorporated</del> into any re-development of the site as part of a wider</p>	<p>Area of Conservation (SAC) as will as well as Listed Buildings.</p> <p>Points of clarification noted and incorporated. <b>Recommended Response:</b> Change criteria ix as follows:  The design needs to have particular regard to <b>the</b> relationship with the South Downs National Park, consideration for the Winchester - Compton Street settlement gap and views from and to Winchester in terms of the height, view corridors and the scale, massing and appearance of buildings, design of roofs, lighting taking into account the site's <del>its</del> unique gateway location, the various local and national designations and <b>nearby</b> designated heritage assets (<b>scheduled monuments</b>, listed buildings and conservation areas) and address the affect that the proposed development would have on their <del>setting and sensitives</del>; <b>significance (including the contribution made by their setting) and sensitives</b>;</p> <p>Wording the same as criteria x.  <b>Recommended Response:</b> No change.</p>
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	<p>heritage trail that celebrates the sites military history and place of enjoyment by the general public to <b>understand and appreciate how the site has evolved</b>;</p>	<p>Points of clarification noted and incorporated. <b>Recommended Response:</b> change criteria xi. <b>The proposals retain features of</b> Any heritage significance and incorporates them <del>archaeology features are recorded, retained and incorporated</del> into any re-development of the site as part of a wider heritage trail that celebrates the sites military history and place of enjoyment by the general public to <b>understand and appreciate how the site has evolved</b>;</p>
<p>BHLF-KSAR-N8BQ-A Historic</p>	<p>Para 12.32 - comment Minor typo/wording change. We support reference to the Winchester Conservation Area as worded in the policy Full doc in SP for mark ups - Any proposals will need to be designed in a sensitive manner as the southern part of the site is located <b>within</b> Winchester Conservation Area.</p> <p>Para 12.41 - comment A little further clarity is needed in this paragraph with regard to St Cross and Winchester Conservation Area needs to be mentioned.</p> <p>Full doc in SP for mark ups - The topography of the site means it is visible from a wide area and the setting of the City as a whole, and particularly views to and from to St Cross <b>(which includes the southern part of the Winchester Conservation Area and multiple Listed Buildings)....</b></p>	<p>Point of clarification noted. Change paragraph 12.32 as follows: Any proposals will need to be designed in a sensitive manner as the southern part of the site is located <b>within</b> Winchester Conservation Area.</p> <p>Point of clarification noted. Change paragraph 12.41 as follows: The topography of the site means it is visible from a wide area and the setting of the City as a whole, and particularly views to and from to St Cross <b>(which includes the southern part of the Winchester Conservation Area and multiple Listed Buildings)....</b></p>

	Recommendations	Officer response
Comments from SA	No comments	
Comments from HRA	No comments	

**Change paragraph 12.32 as follows:**

Any proposals will need to be designed in a sensitive manner as the southern part of the site is located within Winchester Conservation Area.

**Change paragraph 12.41 as follows:**

The topography of the site means it is visible from a wide area and the setting of the City as a whole, and particularly views to and from to St Cross **(which includes the southern part of the Winchester Conservation Area and multiple Listed Buildings)**.

**Add additional paragraph after paragraph 12.43**

**The Strategic Transport Assessment has identified that any planning application will need to assess and mitigate the traffic impact at the Bushfield/St Cross roundabout, J11/Hockley link and at Meadow Way/Sainsburys/Badger Farm roundabout and ensure that the buses are not delayed on this crucial link to the south Winchester park and ride site. Any infrastructure measures addressing the above junctions, should ensure that people walking, cycling and wheeling are prioritised in line with LTP4 core policies 1 and 3. In view of this, early discussions should take place with HCC Highways and National Highways.**

**Add additional bullet points to paragraph 12.47 –**

- **Ensure that the design takes account of the Winchester - Compton Street Local Gap.**
- **Address retention, enhancement, and management of the existing biodiversity interest on site, in particular the large areas of chalk grassland.**

### Amendments on policy W5

Land at Bushfield Camp, Winchester as defined on the Policies Map, is allocated for a mixed use high quality flexible business and employment space, an innovation/education hub and creative industries provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

- i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan **and transport assessment** which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;
- ii. The proposals relate to the whole of the allocated site or, if less, **does** not in any way prejudice the implementation of master planning of the whole site;
- iii. The masterplan limits to approximately 20 hectares the area of the site to be subject of built development and should identify the rationale / mix of uses taking into account and use of land previously occupied by the former army base;
- iv. The proposals demonstrate that the uses on the site would not compete, detract or undermine Winchester Town Centre;
- v. The proposals are designed to create a permeable place **putting people and places at the forefront** enabling ~~and be based around~~ sustainable modes of travel that maximises the opportunity for walking, cycling and public transport **to reflect the Winchester Movement Strategy and LCWIP. These sustainable modes of travel should** ~~which connect~~ to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and existing nearby park and ride facility;
- vi. The transport assessment should assess the impact of the proposals on the road network and agree where any further targeted mitigation is required or to demonstrate how sustainable travel plan measures will reduce these impacts to an acceptable level. This will be agreed with the highway authorities to ensure that the impacts on the road network are acceptable;
- vii. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm;

- viii. Secures and identifies land for public use in the undeveloped part of the site for recreational purposes in perpetuity, but allowing for appropriate strategic landscaping;
- ix. The design and layout needs to create flexible and active spaces on the ground floor;
- x. The design needs to have particular regard to **the** relationship with the South Downs National Park, consideration for the Winchester - Compton Street settlement gap and views from and to Winchester. **This is** in terms of the height, view corridors and the scale, massing and appearance of buildings, design of roofs, lighting taking into account the site's ~~its~~ unique gateway location, the various local and national designations and **nearby** designated heritage assets (**scheduled monuments**, listed buildings and conservation areas) and address the affect that the proposed development would have on their ~~setting and sensitivities~~; **significance (including the contribution made by their setting) and sensitivities**;
- xi. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';
- xii. **The proposals retain features of** ~~Any~~ heritage significance and incorporates them ~~archaeology features are recorded, retained and incorporated~~ into any re-development of the site as part of a wider heritage trail that celebrates the sites military history and place of enjoyment by the general public to **understand and appreciate how the site has evolved**;
- xiii. Any contaminated land issues will also need to be addressed and remediated;
- xiv. The proposal includes a Habitats Regulations Assessment to consider the potential effects on biodiversity, on-site and on the River Itchen, and the possible in-combination effects of the development on nearby sites of national and international importance;

**New criteria between xiv and xv.**

**Where it has been demonstrated that the proposals will have a significant adverse effect on the integrity of the River Itchen SAC it must be demonstrated, as part of the design process, that adequate measures in line with Policy NE1 and Policy D7, will be put in place to avoid or mitigate any adverse effects. Such measures must be**

**agreed with the Council and Natural England. In order to assist the Council in carrying out a Habitats Regulations Assessment, the developer will be required to provide evidence to inform the Appropriate Assessment. This is likely to include an air quality assessment of the effects of the development on the River Itchen SAC as a result of any increase in traffic associated with the development. The effects on local roads in the vicinity of the proposed development on nearby designated nature conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network in the area can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required.**

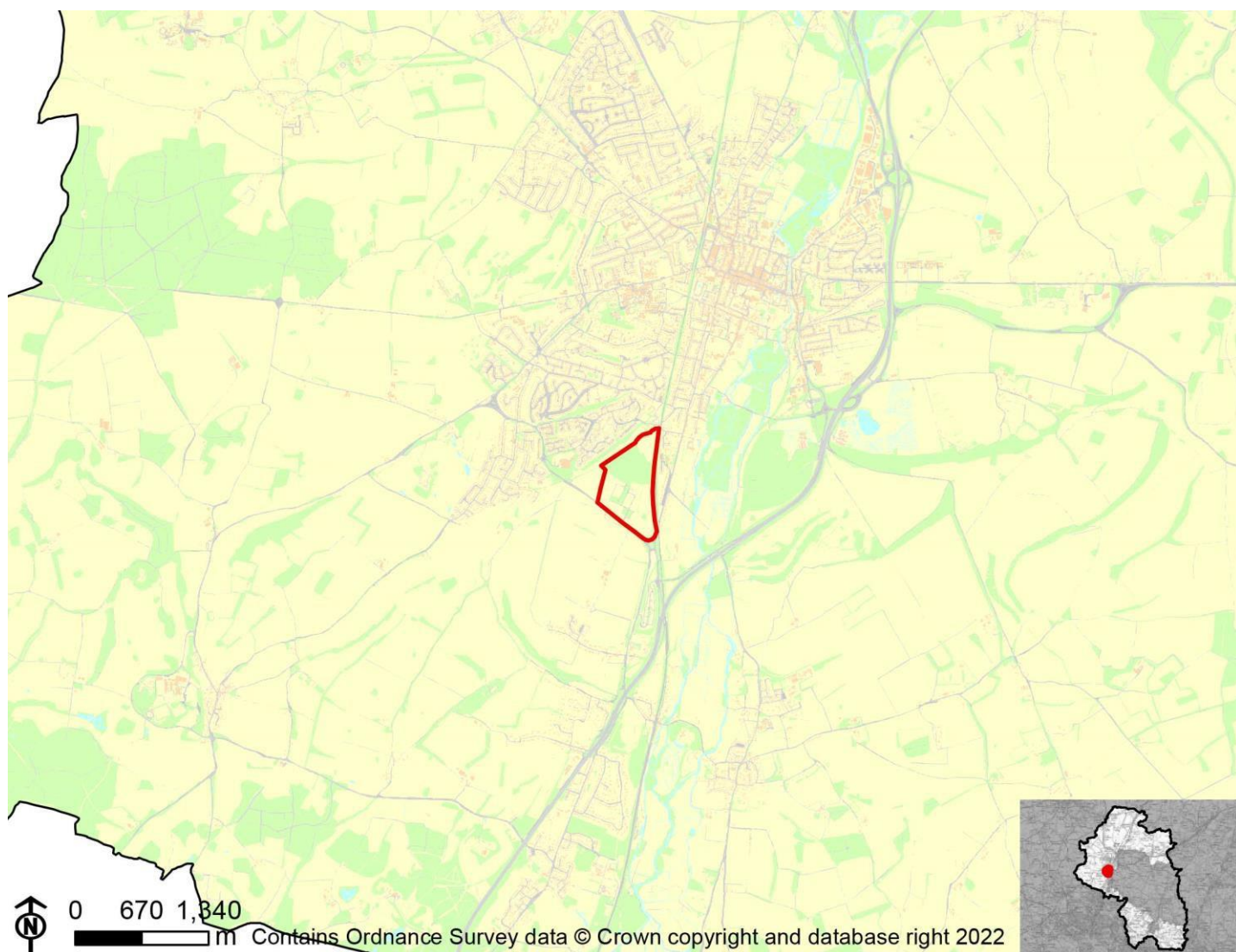
- xv. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; and
- xvi. Any application is accompanied by a green/blue infrastructure strategy to both enhance the development and mitigate potential impacts on the water environment and biodiversity. This should include the provision of multi-functional green links throughout the site; and;

**Add new criteria**

- xvii. **Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.**

## WT3c: Bushfield Camp

Proposed use: Employment use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Significant positive (++)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Minor negative (-)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Negligible (0)



IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

**Overall effect: Minor negative (-)**

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

**Overall effect: Minor negative (-)**

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

**Overall effect: Minor positive (+)**

Score by criteria: 4a: Negligible (0); 4b: Major negative (--); 4c: Negligible (0); 4d: Negligible (0); 4e: Major positive (++); 4f: Negligible (0); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are above 55 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 60 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 400m of an NHS GP surgery. It is within 300m of open space, open country or registered common land.

More than 25% of the site contains open space, open country or registered common land, which could be lost to development. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

**Overall effect: Minor negative (-)**

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 8: To support the sustainable growth of the District's economy

**Overall effect: Significant positive (++)**

Justification: The site would provide employment within or adjacent to the settlement boundary of Winchester town.

IIA objective 9: To support the District's biodiversity and geodiversity

**Overall effect: Significant negative (--)**

Score by criteria: 9a: Minor negative (-); 9b: Major negative (--); 9c: Major negative (--); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'industry that could cause air pollution' or 'all planning applications'. It is within a

locally designated wildlife site or ancient woodland. It is within a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

**Overall effect: Negligible uncertain (0?)**

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

**Overall effect: Negligible uncertain (0?)**

Justification: The site is rated 'green' for risk of effects relating to historical constraints.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

**Overall effect: Minor negative (-)**

Score by criteria: 12a: Major positive (++); 12b: Minor negative (-); 12c: Negligible (0)

Justification: The majority of the site contains brownfield land. A significant proportion of the site ( $\geq 25\%$ ) is on Grade 3 agricultural land or less than 25% of the site is on Grade 1 or 2 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

**Overall effect: Negligible (0)**

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

IIA objective 14: To manage and reduce flood risk from all sources

**Overall effect: Negligible (0)**

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.