Policy WT3 - Bushfield Camp Employment Site

Land at Bushfield Camp, Winchester, as defined on the following map, is allocated as an Employment Site. A comprehensive, conservation led approach is required for the site, given its location in the Winchester – Compton Street Local Gap, its proximity to the South Downs National Park and the River Itchen Special Area of Conservation, and the presence of a Site of Importance for Nature Conservation Interest, existing trees and archaeological remains.

Proposals must resolve the long term future of the site by securing sustainable development and delivering a high quality, accessible scheme which meets the following criteria:-

- limits the total area of development to 20 hectares of land, prioritising use of the previously occupied area;
- delivers necessary social, economic or environmental development which could not otherwise be accommodated within or around Winchester, does not compete or detract from the town centre, is compatible with the provision made elsewhere through this strategy, and reflects other policy statements prepared by the Council including the Vision for Winchester;
- secures and lays out for public use the undeveloped part of the site for recreational purposes in perpetuity, but allowing for appropriate strategic landscaping;
- promotes non-vehicular access to and within the site, through the creation of new routes and extensions/diversions of existing routes to ensure that the site integrates with surrounding areas and to minimise and mitigate its impact on the strategic highway network;
- exploits the site's proximity to the Winchester South Park and Ride site to access the site without reliance on the private car;
- includes a Sustainability Appraisal and 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. The development proposals must meet the tests of the Habitats Regulations and be accompanied by a full set of measures to avoid or mitigate the local and wider impacts of the development;
- prepare a green 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 with the adjoining area;
- be of exemplary design and configuration so as to have an acceptable impact on the setting of Winchester, the South Downs National Park and the wider area, retain key views, and take into account its unique gateway location and the various designations that affect the site and its surroundings;
- maximises the use of sustainable construction techniques and materials so that it achieves high levels of sustainability and delivers a zero/low carbon scheme.

Only schemes which incorporate an innovative and progressive approach, resulting from assessing the needs of the town and community views, and satisfy the above criteria and other relevant policies of this Plan will be favourably considered.

4.41 The above policy enables the development of this site to meet future, currently unidentified, needs. Therefore, the details of delivery of this site cannot be specified at this stage, but the above policy sets out the parameters and requirements to be taken into account. Given the site's sensitive location there will, however, be infrastructure requirements to be fulfilled and delivered in a timely manner. Current information suggests these will be particularly in the areas of transport and access, open space and green infrastructure provision, avoidance and mitigation of impacts on designated sites, water supply and drainage, and energy supply. However infrastructure requirements will need to be investigated in detail prior to submission of a planning application and the necessary measures will be secured through planning conditions and obligations relating to any consent.

Map 5 – WT3: Employment Site – Bushfield Camp

