EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

Policy W5

Bushfield Camp

POLICY

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 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 do 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 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 and existing nearby park and ride facility;

vi. 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

vii. 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;

viii. The design and layout needs to create flexible and active spaces on the ground floor;

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Bushfield Camp - continued

POLICY

ix. The design needs to have particular regard to 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 its unique gateway location, the various local and national designations and designated heritage assets (listed buildings and conservation areas) and address the affect that the proposed development would have on their setting and sensitives;

x. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';

xi. Any heritage and 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;

xii. Any contaminated land issues will also need to be addressed and remediated;

xiii. 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;

xiv. 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

xv. 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.

CARRIED FORWARD SITE

Policy W5