

Bushfield

Date
9 June 2023

Stage/Revision Number
Concept Masterplan Cabinet
1973-MAK-XX-XX-PR-AR-087100/06



make GILLESPIES



Illustrative view - Knowledge Park

Contents

01	5	3.5	23
Bushfield vision		Wider non-car connectivity	
1.0	6	3.6	24
Vision		Arrival place	
1.1	7	3.7	25
Objectives		Green infrastructure recreational links	
1.2	8	3.8	26
Bushfield overview		The public realm	
1.3	9	3.9	27
Sustainability objectives		Blue infrastructure and sustainable urban drainage (SUDS)	
1.4	10	3.9	28
Landscape-led place design		Green infrastructure – ecology	
02	11	3.10	29
Context		Illustrative contextual sections	
2.0	12	3.11	30
Bushfield		Illustrative site sections	
2.2	13	3.12	31
Site constraints		Route character	
2.3	14		
Site opportunities			
2.4	15		
Responding sensitively to the site			
2.5	16		
Design principles and concepts			
03	17		
The masterplan			
3.1	19		
Masterplan overview			
3.2	20		
Illustrative land use			
3.3	21		
Key views and vistas			
3.4	22		
Connectivity, mobility and movement			

Rev	Date	Reason for issue
00	05.05.23	For information
01	16.05.23	For information
02	17.05.23	For information
03	25.05.23	For information
04	30.05.23	For information
05	08.06.23	For information
06	09.06.23	For information



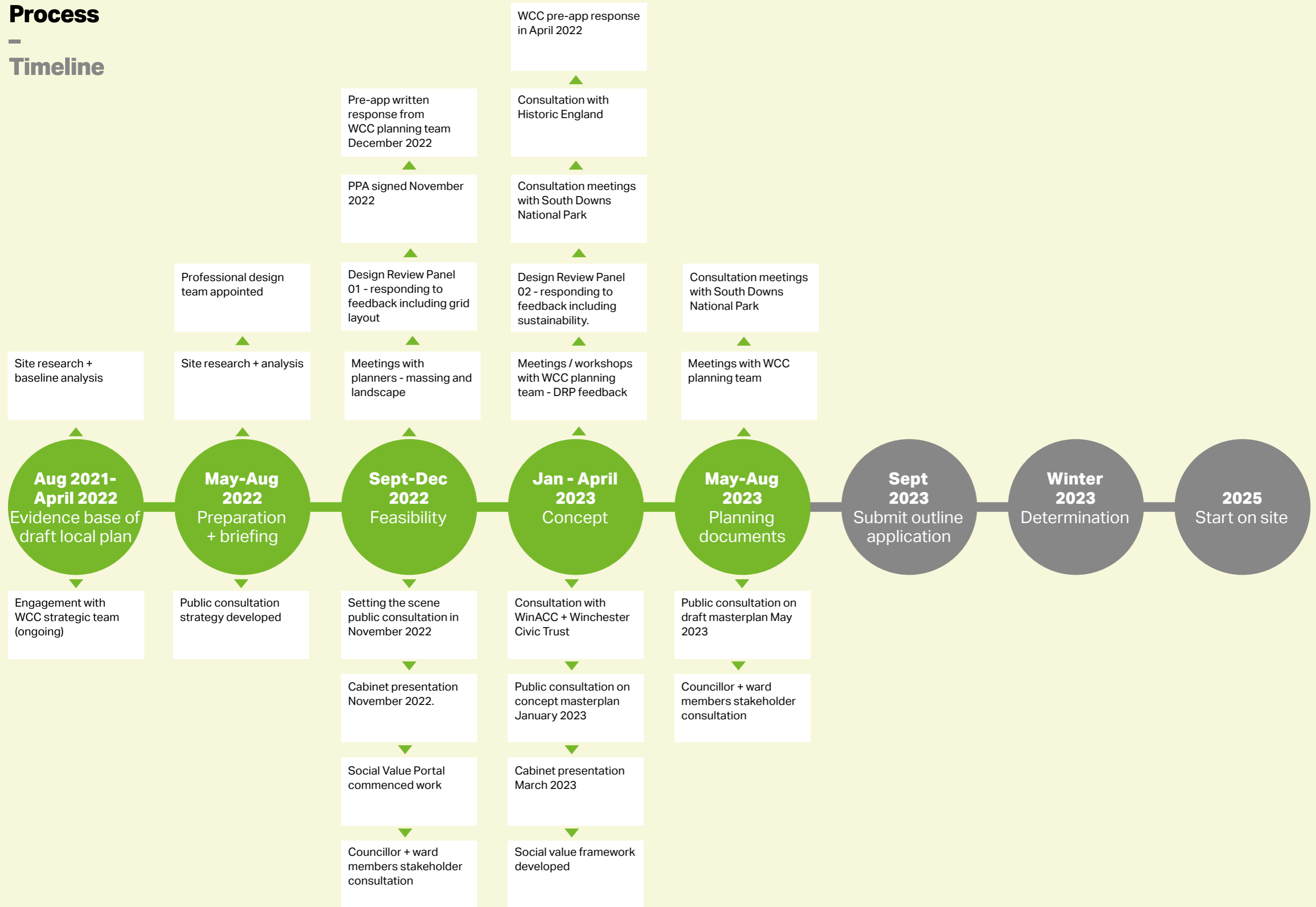
1803, Tobias Young, Winchester from the South – Whiteshute Lane



Bushfield Camp 1962, The Royal Green Jackets Band + Bugles, Tony Dowd

Process

Timeline



01 Bushfield vision



1.0

–

Vision

The masterplan's design strategies for Bushfield seek to celebrate Winchester and its location next to the South Downs National Park.

- Constructed from sustainable materials and utilising modern methods of construction, such as off-site fabrication.
- It seeks to celebrate the character of the local area, learning from Winchester's architectural diversity.
- Enhancing the unique and beautiful landscape and wider ecosystem.
- A new way of design thinking – the project aims to excel in regenerative design, which embeds all human activities into the complex web of plant life support systems, while avoiding negative impacts and consequences.
- Bushfield recognises the climate and nature emergencies and has them at the heart of the brief. We have investigated ways to turn these into opportunities to create better design and placemaking and a better, healthier place to live, work and learn.

- There is a broad range of accessible public spaces which protect, enlarge and enhance the grasslands unique to this area.
- New walks, streets and squares with community facilities and employment spaces are combined to create a new place which supports existing communities and local economic opportunities for Winchester's future.
- Bushfield's development and management will create numerous opportunities to train and employ people, particularly younger people.
- The masterplan aims to serve Winchester by improving the quality of life for all who live, work and spend time there.

Our proposals for Bushfield seek a long term relationship with Winchester City Council and it's communities, putting sustainability, green transport, open space and wellbeing at the core of its ethos. We will embed ethical social principles into the lifespan of the development, placing social value as one of the highest development priorities. Bushfield

will future proof employment opportunities for years to come, provide space to stem the drain of highly skilled and educated workforces to other cities and communities. As the world evolves to a greener future, Bushfield will provide employment space for Winchester's citizens to learn, train, innovate and work locally, accessing their work and leisure space in an integral lifestyle.

We are committed to giving Winchester a new open space legacy in excess of 62 acres and within the current masterplan there are a further 12 acres of biodiverse, green public realm accessible to the public. Making place, building working communities by investing long term pension fund money as social capital for the people of Winchester. This is our vision.

As developers, L&G and Gisborne determine Bushfield to be a viable development for retention on completion as a long-term investment hold, within the time-scales. In light of this, market research and conditions indicate life sciences,

health, academia, media, corporate HQs, knowledge-led R&D, innovation and digital services are all potential uses for the site, coupled with hotel, leisure, retail and wellbeing facilities.

Ongoing discussions are taking place with national, regional and local academic institutions and research providers regarding the integration of broader academic innovation hubs on the Bushfield site. The UK's worldleading position in health, life sciences and media continues to evolve quickly. Our initial discussions centre around designing and creating facilities suitable for world-class companies to occupy as an integral part of building the broader community envisaged within the masterplan for Bushfield. Supporting amenity and facilities are essential to creating place and establishing a 'new quarter' identity. In conclusion, it is important to recognise that the ability to build a new community quarter via a genuine mix of uses is key to knitting Bushfield into the city's urban environment as a natural extension of the cityscape, bridging city to the countryside.

Below precedent images from left

Berkley Global Campus, Ecole Polytechnique Federale de Lausanne, Faelledby



1.1

–

Objectives

The proposals for Bushfield strive to carry out multiple interrelated objectives:

Regenerative design

- Adopt life-centred approaches seeking solutions for building sustainably in nature.
- Identify materials, character and typologies that contribute to the unique identity of Winchester.
- Utilise modern methods of construction with locally sourced materials.
- Embed adaptability for long-life buildings that will stand the test of time.

A better quality of life

- Spaces for play and sport.
- Natural building materials.
- Renewable energy.

A place for learning

- Synergies created between business, education, research, tourism and local communities.
- Public realm designed as a place to meet, interact and share ideas.
- Collaboration between stakeholders. A quarter adaptable to change.

Inclusive and inviting for all

- Invitation for all user groups to use the public realm.
- Mix of programmes between and within buildings.
- Mix of employment uses supported by amenity uses.
- Maximise interactions between activities in buildings and those in the public realm.
- Active, inviting building edges.

Make walking and cycling safe and easy

- Make walking and cycling accessible to all.
- Create a legible network of routes which connect into existing communities and can spread and connect across Winchester.

Vibrant green spaces

- Public realm that supplements the public realm of the city.
- Meeting places, streets and spaces open for all.
- Public spaces with clear characters and uses that concentrate life, rather than disperse it.

- Clear hierarchy of spaces, with many thresholds between public and private.
- Urban spaces which are a continuation of the existing natural landscape to maximise ecology and enhance the connectivity between users and the natural landscape.

Capture the essential qualities of Winchester and the surrounding landscapes

- Heritage
- Walks
- Landscape
- SSSI

Sustainable economic opportunities

- Create new training and economic opportunities, particularly for excluded, younger and disadvantaged people in Winchester and surrounding communities.
- Introduce skills associated with sustainable construction.

Employment opportunities

- Buildings and land uses that create an ecosystem for future work opportunities.
- Creating a resilient and circular economy for Winchester to spread prosperity and opportunity across the city.

New hotel, conference and events spaces

- Design a new hotel with restaurant, meeting rooms and event spaces for community uses.

Create a regenerative ecosystem development

- Develop a regenerative area, community and economy that connects to and enhances the bioregion and local ecosystem.

Enhanced ecosystems

- Enable users to live in and consume in ways that actively help the recovery of climate and nature.

Materials

- Reuse existing materials on site.
- Minimise waste, carbon and construction disruption.
- Explore opportunities for building with materials that support the local economy.



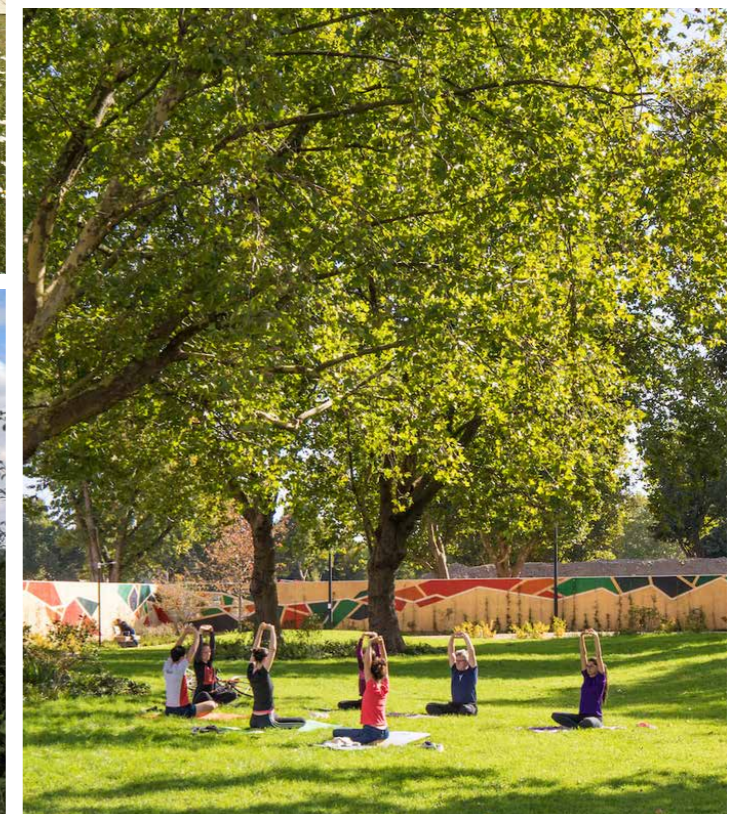
1.2

Bushfield overview

Bushfield is an employment-led, mixed-use development on a 43 hectare site in Winchester, Hampshire. The site is adjacent to the South Downs National Park, Winchester Conservation Area and sites of special scientific interest. It incorporates the abandoned army camp – Bushfield, and eastern and Drovers fields. The Bushfield Camp site allocation has been around for a number of years and was identified as Policy WT3 in the Joint Core Strategy which was adopted in March 2013. As part of this allocation, an evidence base was prepared by the Council to support this allocation and the approach was examined by the Local Plan Inspector at the time. In reference to the Bushfield Camp site, the inspector’s examination report stated, “Given that the Council fully endorses the need to broaden and diversify the economy of the city, as referred to in the plan, this site represents the most sustainable, realistic and deliverable option for new employment land provision at present” (paragraph 38).

There will be multiple new safe pedestrian access points including from Badger Farm Road, Lower Stanmore Lane, and the site will link with the National Cycle Route network, and provide safe walking and cycling routes across the site to the Whiteshute Ridge and beyond. The masterplan proposals address employment allocations for the site that will serve the wider community of Winchester for generations to come. It will include community facilities, a nursery, places to view the surrounding landscape, public spaces and a managed natural landscape. State of the art workspaces will support Winchester’s growing knowledge economy, foster innovation and optimise user wellbeing. The development proposals will provide a new and lasting legacy for the city in the form of a 60 acre plus publicly accessible green space managed in a biodiverse manner creating new chalk grassland and all this adjacent to local job creation, education opportunities, construction employment and new revenue flows for the Council itself. We estimate up to 2500 new jobs will be created through the development both directly and indirectly.

The masterplan will act as an exemplar for sustainable development for its repurposing of existing materials, optimise use of off-site construction methods and locally sourced materials. There will also be a renewable energy grid, highly energy-efficient buildings and a variety of green spaces rich in biodiversity. We will build a cutting edge mobility hub for cyclists, pedestrians and workers arriving via bus, maximise the use of the park and ride and provide multiple EV charging points on site. As the development evolves into its first phases, we will work together with WCC to curate the process and constantly revisit the principles we set out in this document.



1.3

Sustainability objectives

“Tackling the Climate Emergency and creating a greener district is a Council Plan priority and will be at the heart of everything the council does.”

WCC CARBON NEUTRALITY ACTION PLAN 2020-2030

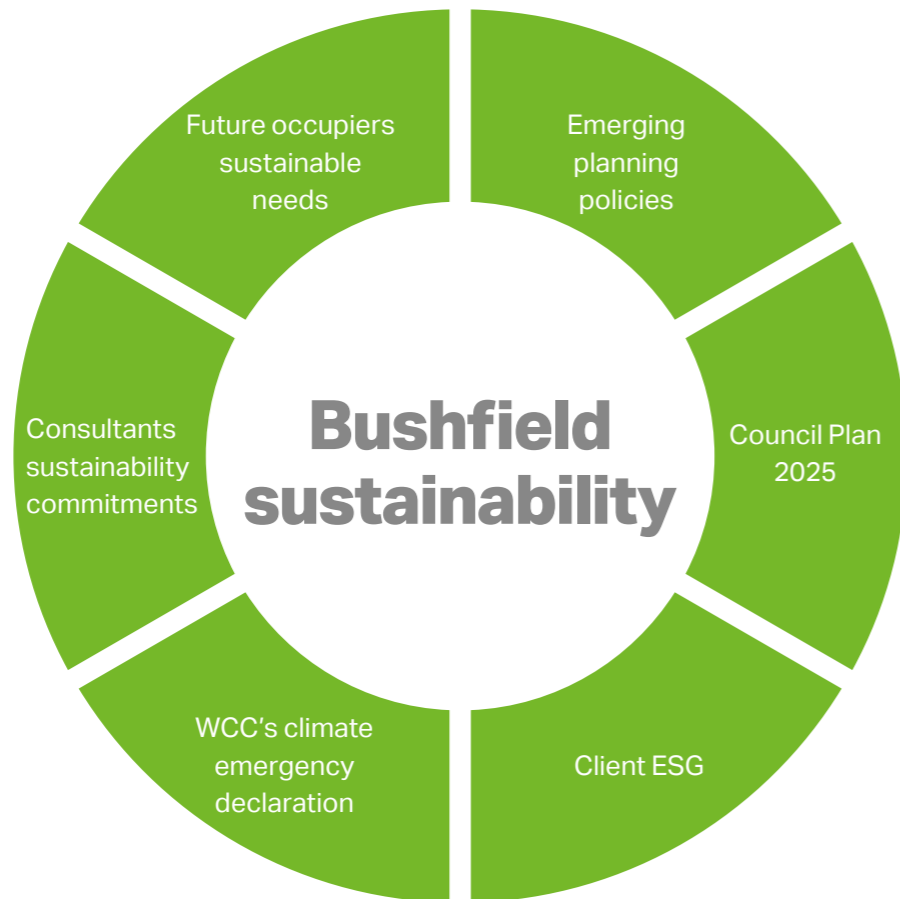
In June 2019 Winchester City Council declared a climate emergency. The Council is committed to becoming a carbon neutral local authority by 2024 and aiming for the wider district to be carbon neutral by 2030. In response, the Bushfield Camp sustainability strategy aims to not only address carbon in a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

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

To achieve this goal the development will:

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

Six key drivers have informed the Bushfield Camp sustainability strategy. To achieve this we have identified 10 sustainability criteria which will be used to evaluate the scheme’s performance and impact and how we can improve our action plan in the future.



Above
Diagram illustrating the six key sustainability drivers



Nature first

Focus on biodiversity with varied and integrated habitats.



Generative site

Synergies connecting office tenants and other local businesses to support existing communities.



New wellness spaces

Network of trails within and connections to wider area, encouraging a more active community.



Shared modular typology

Strive for a net-zero embodied carbon development by selection of low embodied carbon materials with shared character through the site, with off-site fabrication increasing quality, reducing waste and reducing construction noise and traffic.



Green infrastructure

Generative green spaces to serve as carbon sinks, which also act as collaborative social spaces and provide opportunity for habitat restoration.



Operational sustainability

Strive for net-zero operational carbon through a fabric first approach and prioritising daylight and incorporating natural ventilation and rainwater harvesting.



Blue infrastructure

Embedded stormwater management, reducing surface water run-off and feeding green corridor connections as well as enhancing local ecology.



Considered structures

Integrated within the landscape, archeology, native species and natural materials, as well as topography, extend green spaces.



Learning and growing

Opportunity for allotments and community gardens, creating partnerships with local schools and occupants and emphasising local produce.



In balance with historic Winchester

Sustainable architecture informed by natural, local materials and vernaculars, creating continuity and identity.

1.4

Landscape-led place design

The concept masterplan for Bushfield is landscape led shaped by a detailed understanding of the site, its character and special qualities. Great care has been taken to sensitively integrate the development into its context and define new harmonious and positive relationships between people and landscapes, avoiding negative impacts and consequences.

The masterplan will provide a new knowledge quarter with its own distinctive identity mediating between the countryside and the city. It will be set within a nature rich landscapes with unparalleled views over the surrounding city and countryside. In developing the masterplan we recognise that:

'Design quality is not just about what a development scheme looks like, important though that is. It is a much wider concept that includes making places that work well for people and wildlife, which are robust and adaptable, while responding to existing local character and identity.'

South Downs National Park Adopted Design Guide

Landscape-led place design, key concepts:

Stitching into the Landscape character

The concept masterplan for Bushfield seeks to retain and protect existing valuable features and work with the intrinsic landscape characteristics of the locality to blend the development into its setting. This has resulted in a concept for the built development to be aligned to the site's topography protecting wooded sky lines and a layout that limits development to the least visually sensitive former army camp area. This will allow for tree-lined vistas through the site, connecting into the surrounding hedgerows and tree belts to help knit the development into the pattern and grain of the wider landscape.

Framing views

New routes and spaces have been carefully considered to create new views out of Bushfield to both the city and the downs.

Maximising connectivity and access

The masterplan connects Bushfield into the city and landscape context and addresses the disconnection to the south created by Badger Farm Road. New paths and cycle routes will connect into the wider recreation network.

Places to meet, connect and socialise

The landscape masterplan will integrate spaces for people to meet and connect, supporting health and well-being, with active ground floor uses such as cafés, sports facilities, entrances amenity hubs curated around key spaces and routes to provide activity. Workplaces can be arranged around atria spaces to foster a sense of community and belonging. It is intended that the academic uses will have shared courtyard spaces for gathering and socialising.

Immersed and connected with nature

Planting combined with the expansion and management of existing habitats will enhance the existing habitats, creating new connections to the natural landscape and a place that will work well for both people and wildlife.

Climate responsive design

The masterplan will deliver multifunctional green infrastructure working hard at every level to provide resilience to the effects of climate change including swales and rain gardens to attenuate storm run off, incorporating belt planting to provide shelter from prevailing winds, and broad leaved tree planting with plenty of soft landscape to provide shade in summer and reduce effects of over-heating.



Above Sketch view

In the views from St Catherine's Hill the landscape appears as a continuous sweep, rolling down from the downland hills to the south and west of the city, through Bushfield to the Itchen river valley and Winchester city - the masterplan takes great care to ensure development is located sensitively, with biodiverse green space between buildings to maintain the connections between hills and valley.



02 Context

2.0

Bushfield

The site lies on elevated land on the southern side of the city. It is bounded to the east by the Winchester –Southampton railway line, to the south-west by Badger Farm Road (A3090) and to the north - west by an area of open land to the south of the Badger Farm residential area.

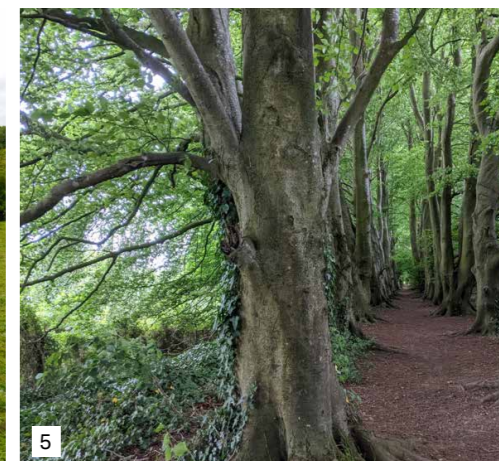
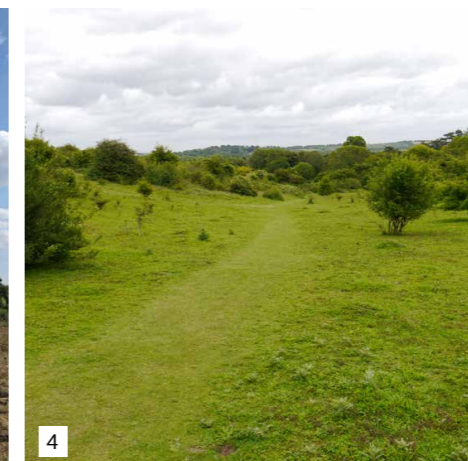
The masterplan area is situated to the west of the Itchen Valley. To the east are the heights of land within the South Downs National Park, and Teg Down (circa 155m) to the west. St Catherine's Hill is clearly visible on the opposite side of the valley to the study area. It lies within the Winchester–Compton Street Local Gap, an area of undeveloped land with the objective to 'define and retain the separate identity of settlements', as laid out within Local Plan Policy CP18.

Sensitive landscape/townscape receptors within the site's wider context comprise the South Downs National Park to the east, Winchester Conservation Area to the northeast and the Itchen Valley Special Area of Conservation (SAC) running along the valley floor to the east. Much of the valley floor and St. Catherine's Hill are designated Sites of Special Scientific Interest (SSSI).

In terms of heritage receptors, in addition to the Conservation Area, St Catherine's Hill Hillfort (Scheduled Monument HE Ref:1016489) rises to the east and with a remnant beyond of a Roman Road straddling the M3 (SM HE Ref:1001798). Further Scheduled Monuments are located within the Hockley Golf Course, and three sites of bowl barrows are located to the south of the study area.

Compton Conservation Area lies approximately 1.3km to the south of the Study Area boundary. There are numerous listed buildings within both Compton and St. Cross, with the Grade I-listed Hospital of St. Cross and Almshouses of Noble Poverty (HE Ref:1095374) providing a key landmark to the east of the site.

A number of Grade A and B trees are located within the former army camp site, some of which are covered by TPOs – these include a distinctive line of beech trees (beech hanger, Grade A), a distinctive feature visible in views from the surrounding area.



2.2

Site constraints

The site consists of three elements: Bushfield, a former army camp which has been derelict for a number of years and, while ecologically rich, attracts antisocial behaviour and fly tipping; the Eastern Fields, currently used for agriculture purposes; and Drovers Field, an ecologically valuable area of former grazing land, currently unmanaged and gradually reverting to scrub, used by local communities for recreational purposes. The site is situated within cycling distance from the historic city centre, but provision for cyclists is very limited.

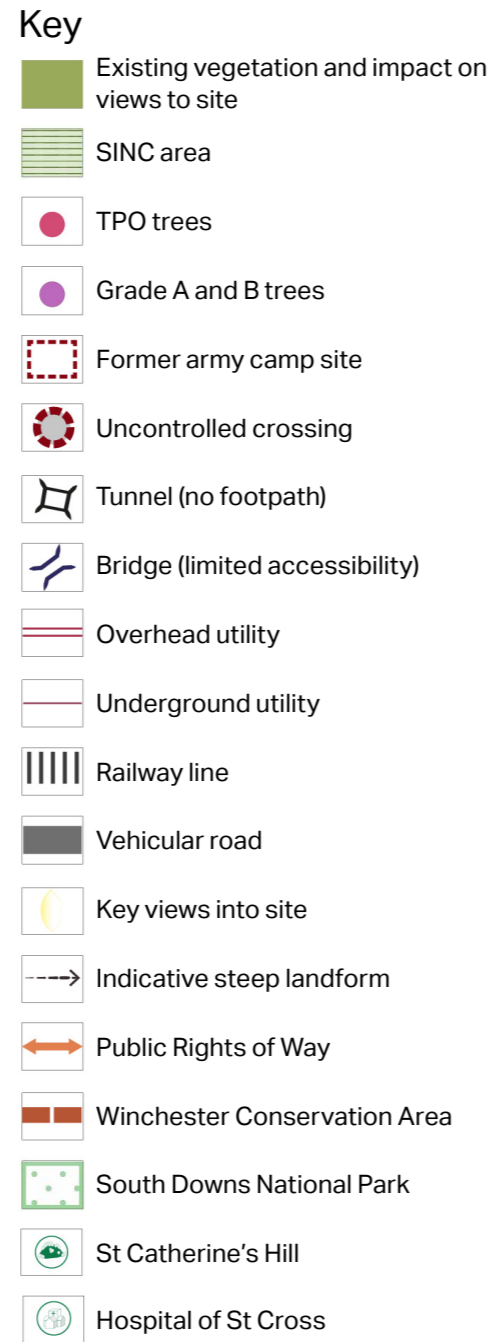
The site features prominently in views from the city and the surrounding countryside, which have been identified in the views forming the Landscape Visual Impact Assessment (LVIA).

There are two nationally designated Sites of Importance for Nature Conservation (SINCs) located within 2km of the site boundary: the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located approximately 0.42km to the east of the site, and St Catherine's Hill SSSI is approximately 0.82km east of the site.

Three non-statutory designated SINCs are located within the site boundary: Bushfield Camp B SINC, Bushfield Camp C SINC and Whiteshute Ridge SINC.

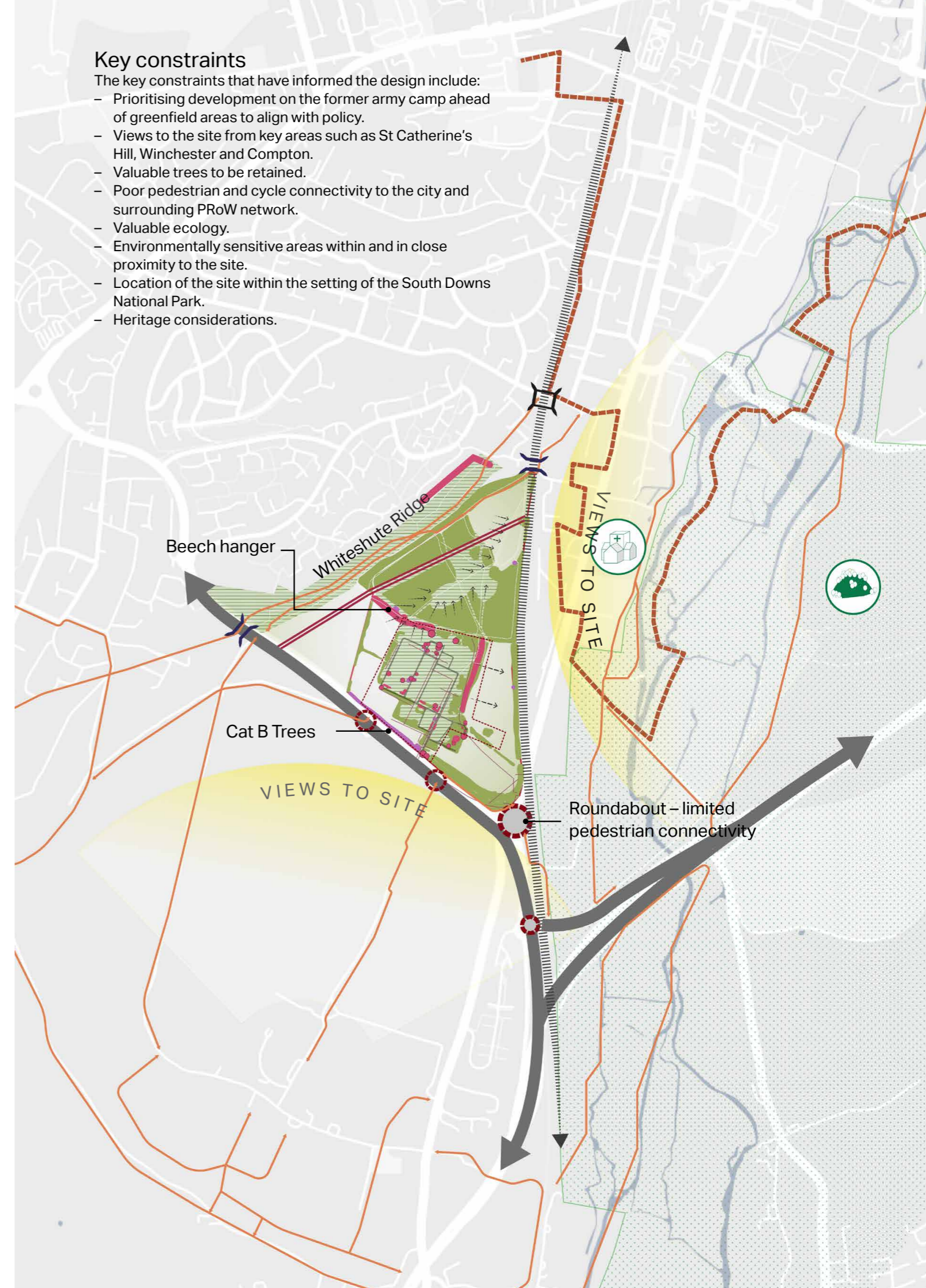
The site's role in the Second World War is of significant historical interest. Little of this now remains, with the exception of the camp's roads and hard standings.

These, along with the other constraints, have been considered iteratively during the design process. The design team has sought wherever possible to use these advantageously in the scheme to respond sensitively to the site context and constraints.



Key constraints

- The key constraints that have informed the design include:
- Prioritising development on the former army camp ahead of greenfield areas to align with policy.
 - Views to the site from key areas such as St Catherine's Hill, Winchester and Compton.
 - Valuable trees to be retained.
 - Poor pedestrian and cycle connectivity to the city and surrounding PRoW network.
 - Valuable ecology.
 - Environmentally sensitive areas within and in close proximity to the site.
 - Location of the site within the setting of the South Downs National Park.
 - Heritage considerations.



2.3

Site opportunities

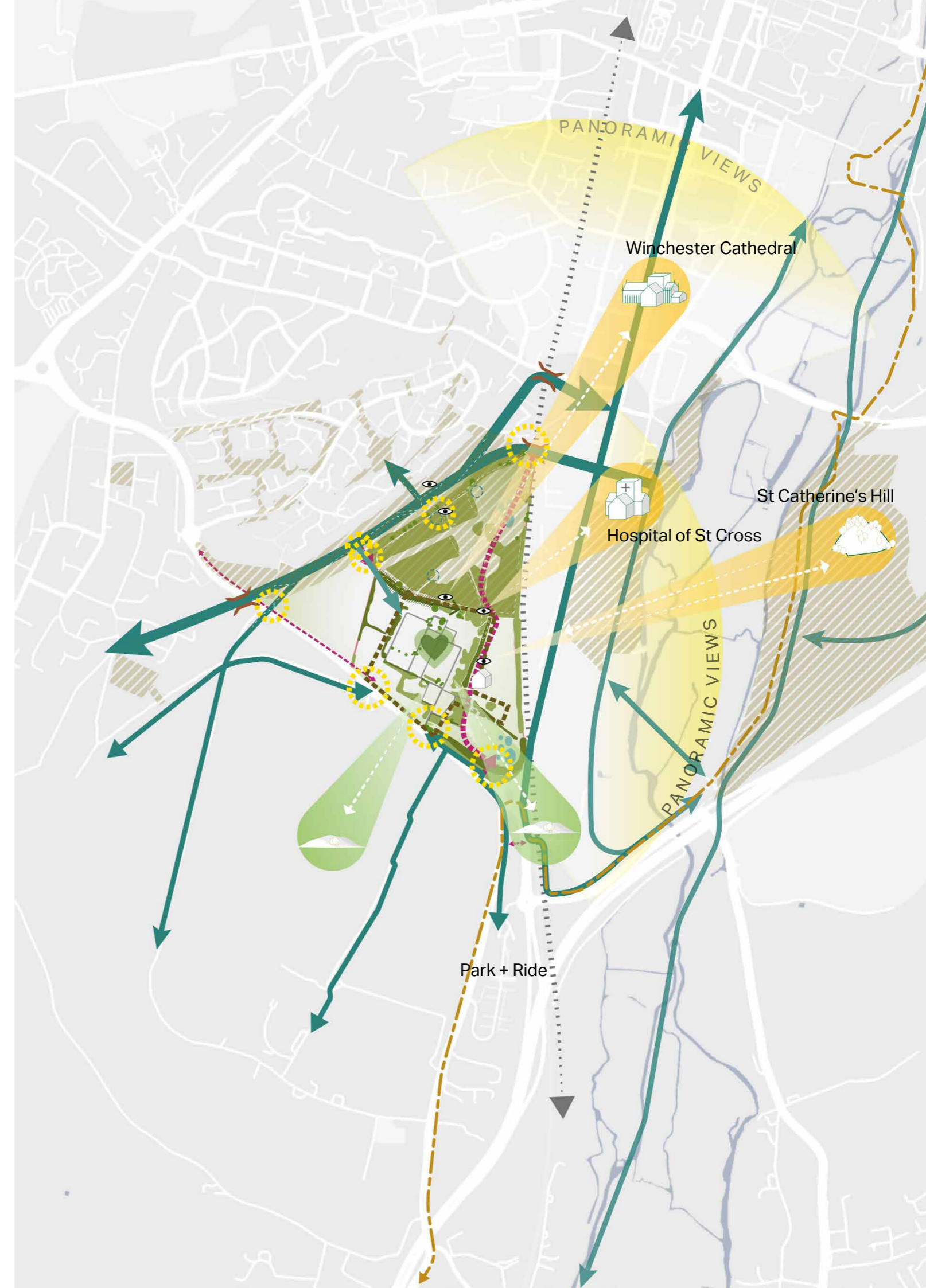
The site occupies a unique location on elevated ground on the edge of Winchester, with spectacular views over the city, downland, and Itchen Valley. It has easy access from the M3 and is in close proximity to Winchester South Park + Ride and local amenities at Badger Farm and Oliver's Battery.

Development of the site should make the most of the following opportunities:

- Prioritise development on the former army camp site.
- Improve pedestrian and cycle connectivity to the city, adjacent neighbourhoods, and adjacent P+R, and connect into the wider leisure network.
- Protect and celebrate views to Winchester Cathedral, St Cross and South Downs National Park.
- Create new accessible open space.
- Work with the existing landscape features to blend development sympathetically into the landscape context.
- Protect and secure long-term ecological management of the existing open space in the north of the site and improve the biodiversity value of the site.
- Potential for new water bodies in site's low points as part of SUDs network.

Key

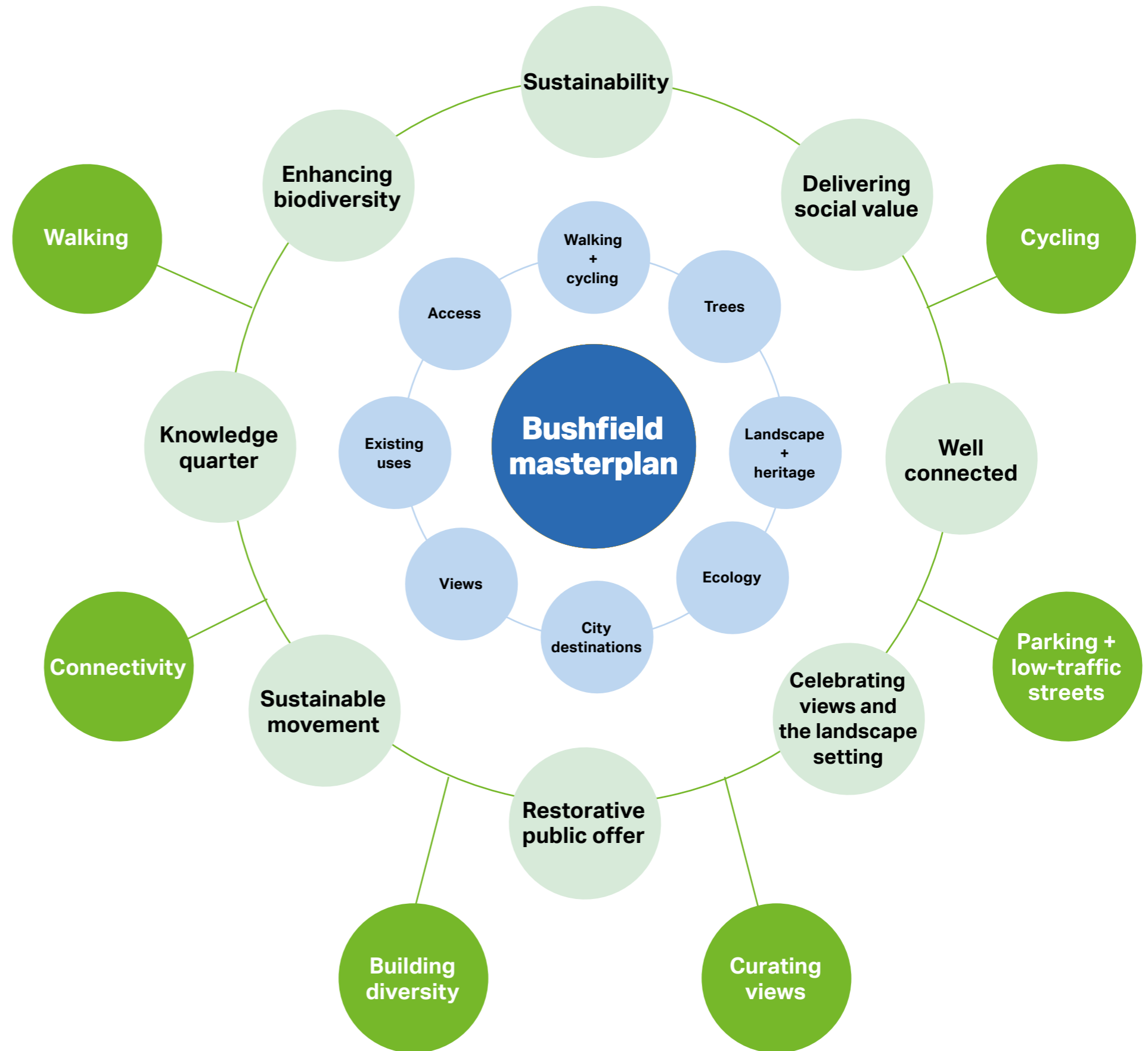
- Existing vegetation
- Key existing open space
- Existing connections
- Opportunity for new connections
- Existing valuable trees
- Entry points
- View opportunity
- Beech hanger
- Development heart
- Former army camp site



2.4

Responding sensitively to the site

The masterplan has been developed iteratively using eight design principles and concepts. These were created through the consideration of policy, landscape character and constraints and are illustrated in the opposite diagram. Key strategies have been identified from the design principles and concepts and have been used to develop the masterplan.



2.5

Design principles and concepts



Sustainability

The Bushfield sustainability framework identifies ten areas for change that, when combined, will have positive social, environmental and economic impacts. These areas address the climate emergency declared by Winchester City Council in 2019, nature and loss of biodiversity, wellbeing, and the local economy.



Restorative public offer

To maintain and enhance the site's restorative role through the relationship of the buildings, landscape and open spaces. Existing open spaces in the north of the site will be retained and protected and new nature-rich, accessible spaces created. These will optimise healthy living, connectivity with nature and social interaction. This principle has informed the Wellbeing Centre, prioritised walking and cycling, capitalised on views to the surrounding landscape, and created new spaces for the public to gather and play sports.



Delivering social value

To address disadvantaged and excluded people and communities, we have adopted accessibility as a principle which informs the design. The site will continue to be a much-loved local asset and will be made more accessible to local communities with uses such as a gym, sports pitches and meeting spaces. There will be opportunities for on-site education activities, developed in collaboration with local colleges and schools. A varied range of employment, research and academic spaces will be provided to meet the needs of the local economy and emerging business sectors.



Well connected

Our design seeks to maximise connectivity between Winchester and the communities surrounding the site, including Badger Farm, Olivers Battery, St Cross and Compton. This will create an area which is easy to get to by foot, bicycle and public transport, has clear and legible pedestrian access to surrounding areas, promotes slow traffic – particularly walking and cycling – through the area, limits vehicular access, and provides a fine-grain network of routes with views to the surrounding area.



Celebrating views and the landscape setting

Bushfield occupies a spectacular location overlooking the Itchen River Valley, Winchester Cathedral and the Hospital of St Cross, facing St Catherine's Hill and the South Downs National Park. The masterplan seeks to sensitively integrate the development into its landscape context. It will define new harmonious and positive relationships between people and landscapes, with new public spaces and routes oriented to open up and frame views to the surrounding landscape and city.



Sustainable movement

Bushfield will make it easier for people to walk and cycle and choose alternative modes of transport to private cars. It will create new walking and cycling routes, improve connections to public transport, and introduce a Mobility Hub. Cycling needs will be met through dedicated cycling routes running through the site, which will connect with an emerging network of city-wide routes as Winchester City Council implements its sustainable movement strategy and Mobility Hub at the railway station.



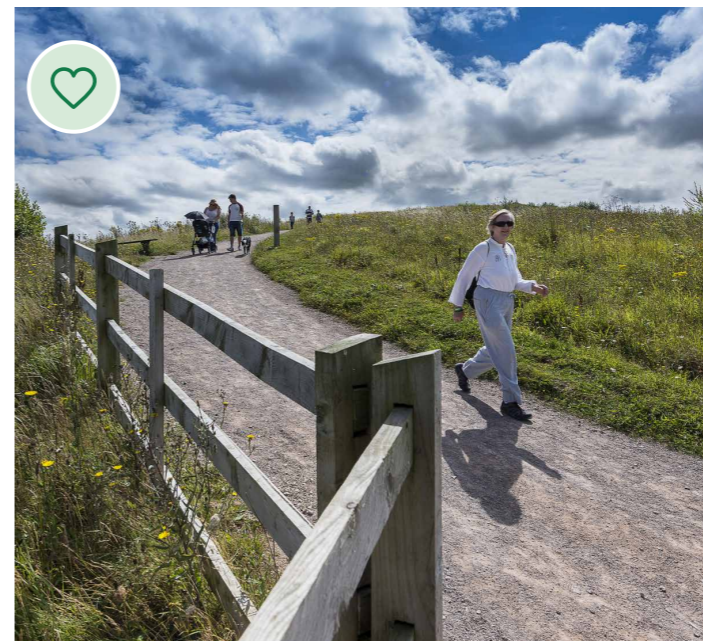
Knowledge quarter

The masterplan will create places for social interaction to specifically encourage the spread of ideas and innovative thinking in learning and business. The streets and spaces provide social space, but in addition, the buildings should be 'turned inside out' so that the divide between inside/outside and public/private is broken down. The facades should therefore relate to the street, with social functions grouped on the ground floors. To support social activity and encourage people to linger at the perimeter of buildings, we have proposed support spaces at ground level. These are sheltered spaces that will be provided around entrances, while balconies and roof terraces will be used on upper levels.



Enhancing biodiversity

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



03 The masterplan





Illustrative view - Woodland Edge

3.1

Masterplan overview

Key

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



3.2

Illustrative land use

- Central hall
- Nursery
- Retail
- Hotel
- Workplace
- Research and development
- Academic and associated uses
- Event space
- Café
- Food and beverage
- Visitor centre
- Exhibition space
- Meeting space
- Wellbeing hub
- Cycle hub
- EV charging hub + parking
- Gym
- Sport centre
- Indicative active frontage



3.3

Key views and vistas

Views towards the site

The site lies within the setting of the South Downs National Park and the masterplan has considered carefully the contribution the development makes to both the landscape character and setting of the national park and the historic city of Winchester. It has been informed by extensive iterative testing of the landscape and visual impacts in consultation with stakeholders. We have agreed over 30 viewpoints for testing in the landscape and Visual Impact Assessment with Winchester City Council in consultation with representatives from the South Downs National Park and Historic England.

Views from the site

The scheme will celebrate the key views towards the Winchester City Centre, over the Itchen Valley and St Catherine's Hill as well as to over the South Downs National Park. The new public spaces and routes have been orientated to make the most of the spectacular location, revealing a series of vistas accessible from paths for all to enjoy. Opportunities for interpretive material and public art will be incorporated within the public spaces offering fresh narratives on the rich cultural and natural history of the site and Winchester.

"Views from Bushfield uniquely feature the city's three major medieval building groups seemingly isolated amongst mature trees."
WCC Landscape Character Assessment 2022



Photo: View from Beech Hanger towards Winchester



Photo: View from St Catherine's Hill



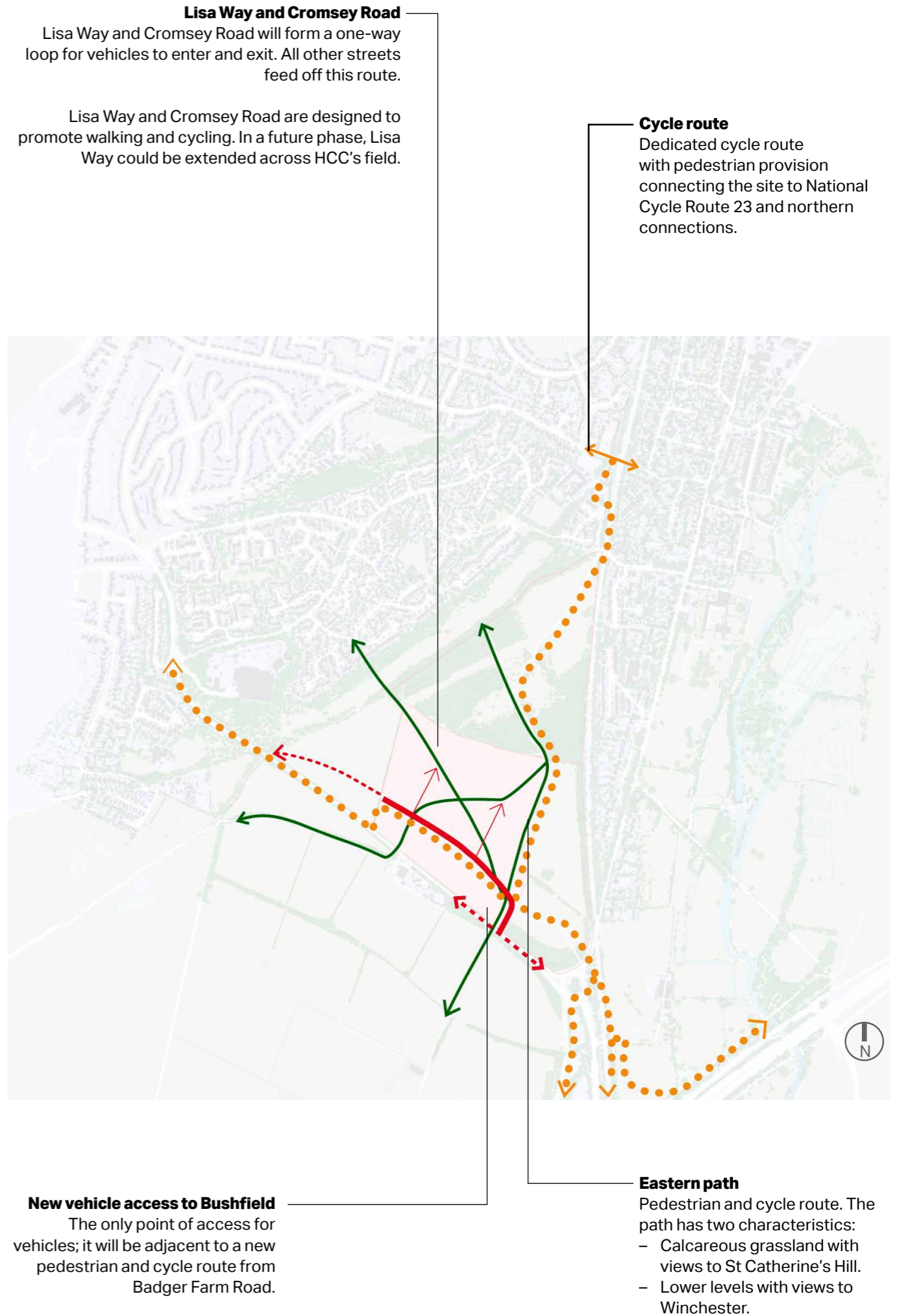
Views from the site

3.4

Connectivity, mobility and movement

Five important connections

1. New vehicular access to Bushfield – this access will be used by vehicles and buses from Badger Farm Road. The majority of vehicles will have restricted access to the remainder of the site. Bus stops and taxi drop-off will be in Arrival Place.
2. New cycle route – a dedicated route will connect the site to the wider network and onwards towards the city centre.
3. New cycle access – accessed from St Cross Roundabout with a dedicated cycle route, which will run parallel to Badger Farm Road.
4. New diagonal routes for walking and cycling will connect into Whiteshute Ridge and Badger Farm. They will converge in the centre of the site in Knowledge Square.
5. Eastern Meadows walk – pedestrian route. The path runs along the Eastern Meadows, capitalising on views across to St Catherine’s Hill, the Hospital of St Cross and the Itchen Valley. It changes in character as it runs through Drovers Field.















3.5

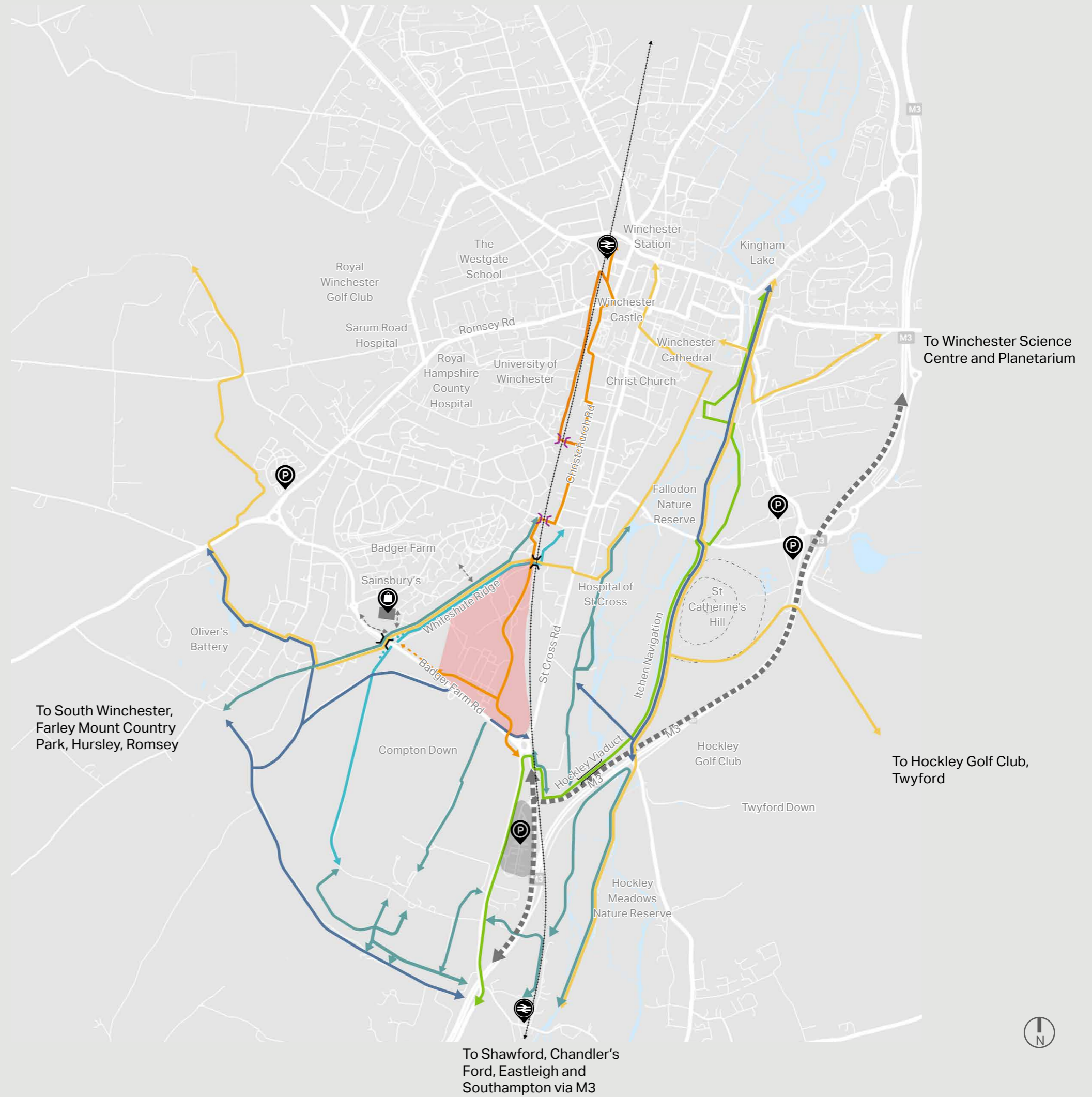
Wider non-car connectivity

Bushfield will create new connections to the existing cycling infrastructure and will be an important link in Winchester's sustainable movement strategy.

New, all-weather walking and cycling routes will deliver new connections to National Cycle Route 23, the city centre and train station. New connections will be sensitively lit to balance the safety of users with ecological and visual constraints.

Key

-  Long-distance trail
-  PRoW – footpath
-  PRoW – bridleway
-  PRoW – restricted byway
-  National Cycle Route 23
-  Access from M3
-  Sainsbury's
-  Park + Ride
-  Railway line
-  Pedestrian bridge
-  Pedestrian tunnel
-  Proposed connections



3.6

Arrival place

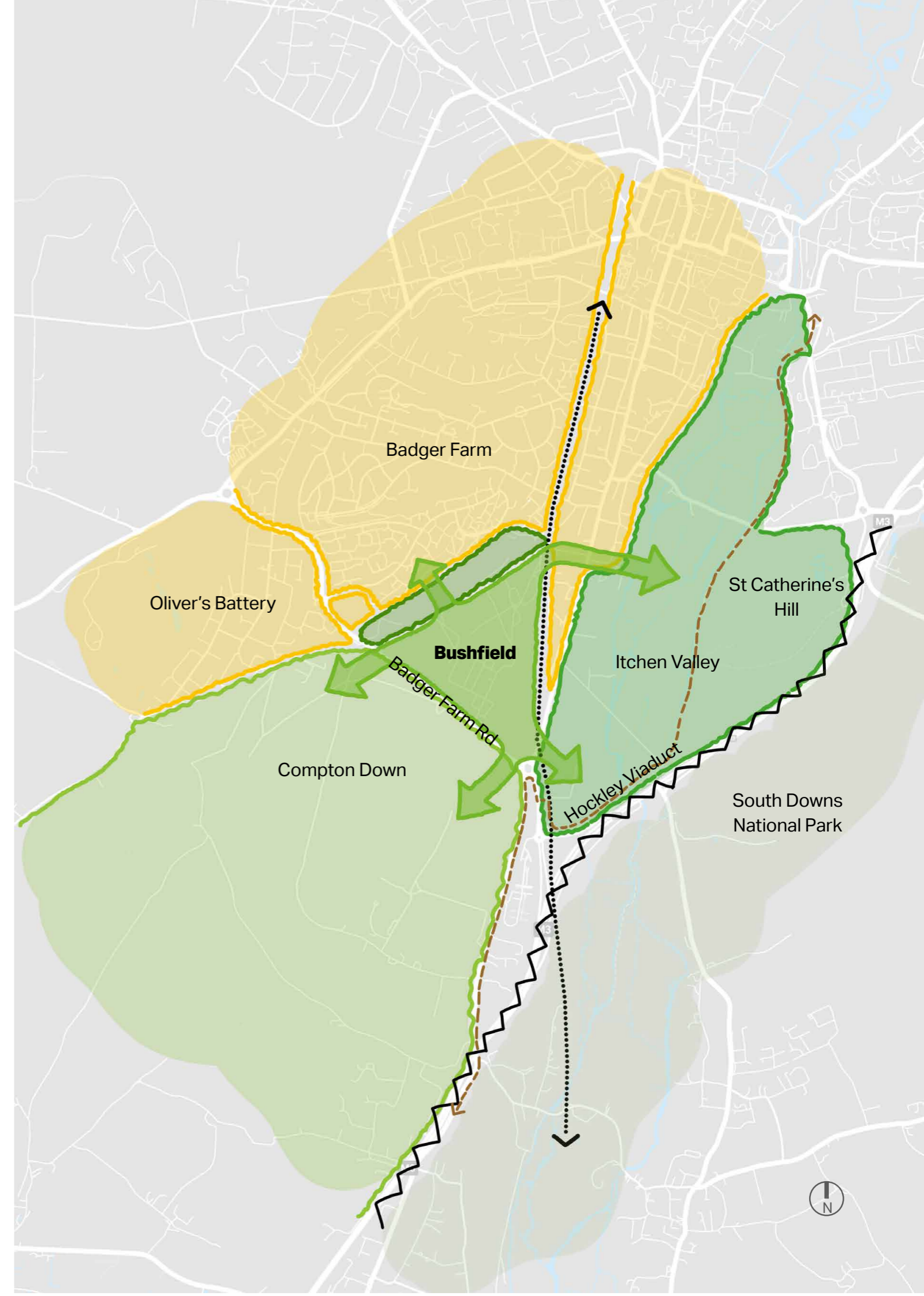


3.7

Green infrastructure recreational links

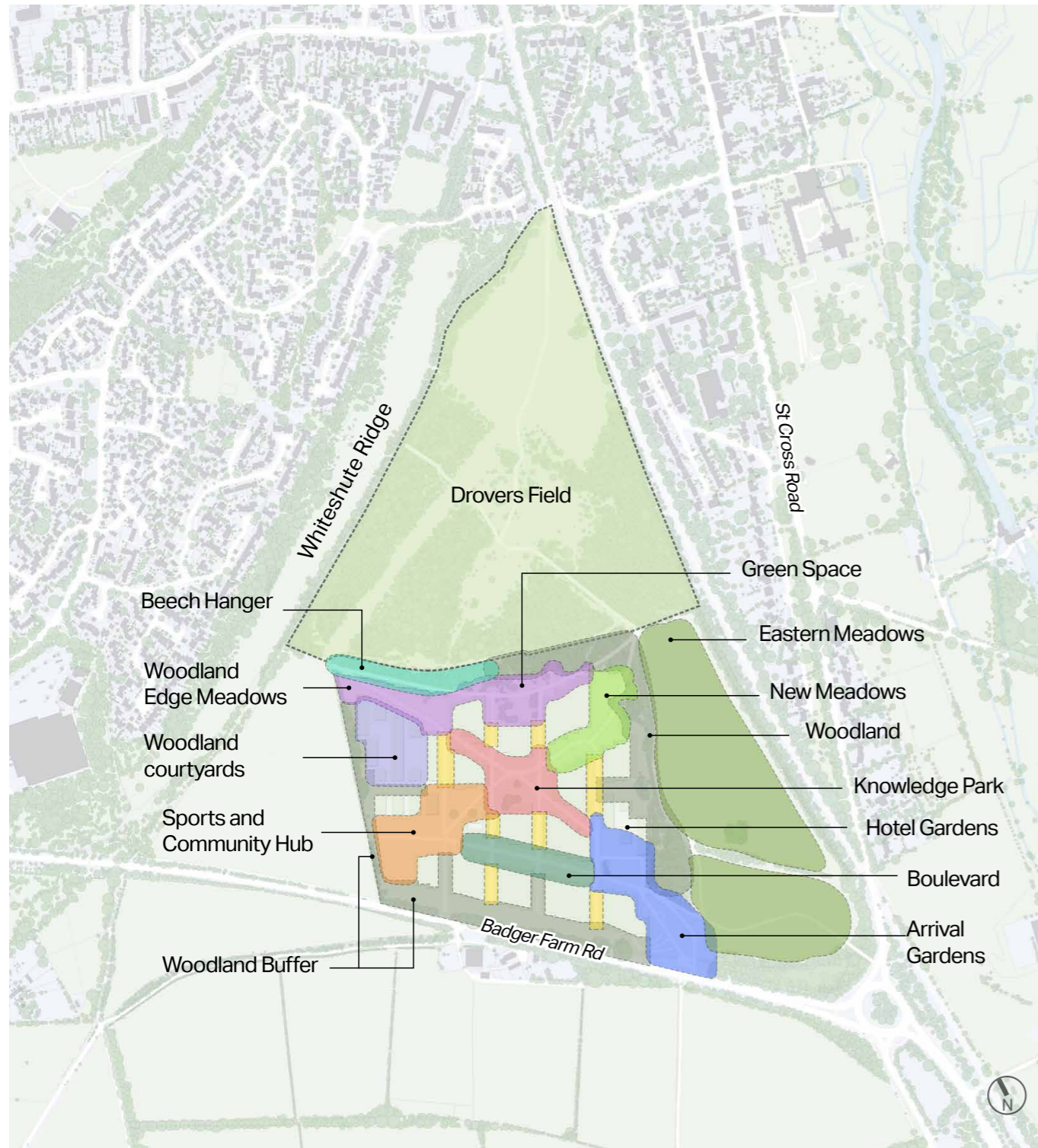
Bushfield -The Missing Piece.....

- The masterplan represents an opportunity to **improve access** and **secure the long-term future management** of the previously undeveloped parts of the site for recreational use and environmental benefit.
- Bushfield has the potential to **link the existing recreational areas together** and connect to the surrounding communities with the provision of publicly **accessible** open space and safe, all weather, footpaths and cycle paths suitable for wheelchairs and mobility scooters.
- It will create a total of 14ha of new connected accessible green space in the former camp area (5 ha) and meadows to the east (9ha) along with securing the long term management of 17 ha of existing green space in Drovers Field.
- **Creating better links** between the impressive green spaces and paths of Compton 'local gap' and Whiteshute Ridge with those of the Itchen valley SSSI and St Catherine's Hill would offer **'landscape scale' health and well being benefits** for people and wildlife and relieve recreational pressure on the St Catherine's Hill and the Itchen valley.



3.8

The public realm



Bushfield will have a network of public spaces for local communities, people who work there and visitors. These are intended to encourage social connections. Squares and green spaces will be located on the intersection of connecting routes and will be centres for social exchange. New public spaces will inform the layout of the plan. They will vary in scale, contain the existing grassland landscape and will be typically multifunctional, activated by a variety of ground floor uses in the buildings surrounding them. These will include;

Arrival Gardens will provide welcoming facilities and a new accessible transport hub for buses, taxis, cyclists and pedestrians.

Knowledge Park will be one of the most important spaces in Bushfield, providing a central amenity focus to the area with spill-out and market spaces, café terraces and flexible lawns in an extensive landscape setting.

Woodland Edge and Meadows will provide new viewpoint spots and informal spill-out and relaxation opportunities.

Sports and Community Hub will provide both programmed and informal outdoor sport and fitness facilities accessible to the public.

Green Boulevard is a key connection between the arrival spaces and the community and sports hub and provides vehicular access to the multi-story car parks.

Eastern Meadows – New area of calcareous grassland offering biodiversity-rich habitat and scenic views across the Itchen Valley towards St Catherine's Hill.

Woodland Buffer – Enhancement and expansion of the existing mature vegetation to increase biodiversity, provide screening and offer habitat to key species.

Beech Hanger – Protection and celebration of this prominent existing landscape feature.

Drovers Field – Enhancement of this existing open space to promote biodiversity and habitat creation. This space also offers the opportunity to educate people on the creation and management of ecologically important areas.

3.9

Blue infrastructure and sustainable urban drainage (SUDS)

SUDs strategy

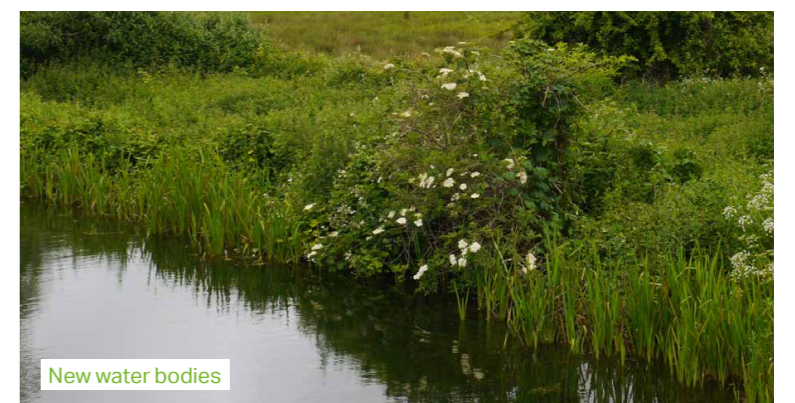
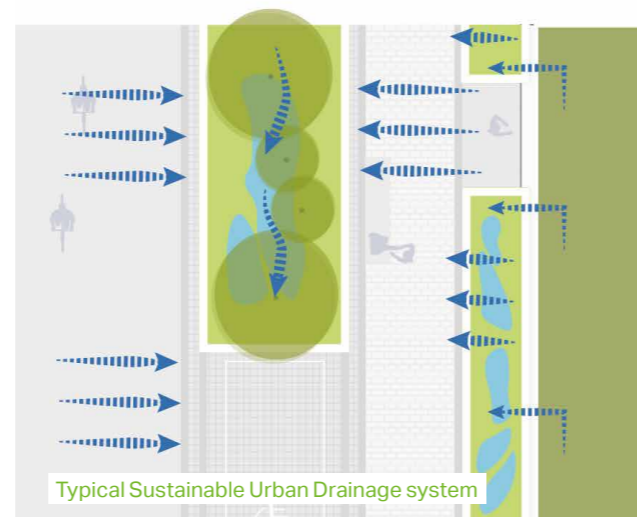
Bushfield will manage surface water with a range of SUDs features, including swales and permanent pools. To attenuate water and regulate water discharge rates.

The SUDs features will strongly contribute to the character and appearance of the public realm. The following types of SUDs will be found throughout Bushfield:

- Water and wetland features in public spaces.
- Swales running along the roads to help store and reduce run-off.
- Permeable paving.
- Ponds and wetlands.

Blue infrastructure typologies:

- Water and wetland features in the public squares.
- Swales running along the roads to help store and reduce run-off.
- Permeable paving.
- Ponds and wetlands.



3.9

Green infrastructure – ecology

Bushfield will make a significant investment in green infrastructure. To improve biodiversity and landscape outcomes, the development will:

- Conserve and enhance local ecology and respond to Winchester City Council's Biodiversity Action Plan.
- Maintain and restore existing priority habitat of chalk grassland and broadleaved woodland.
- Enhance the condition where possible of existing habitats on site.
- Deliver over 10% biodiversity net gain.
- Create chalk grassland and broadleaved woodland as compensation for the habitat lost in the development footprint.
- Secure a long-term management plan for both habitats and protected species on site.

Additional mitigation following ecological surveys:

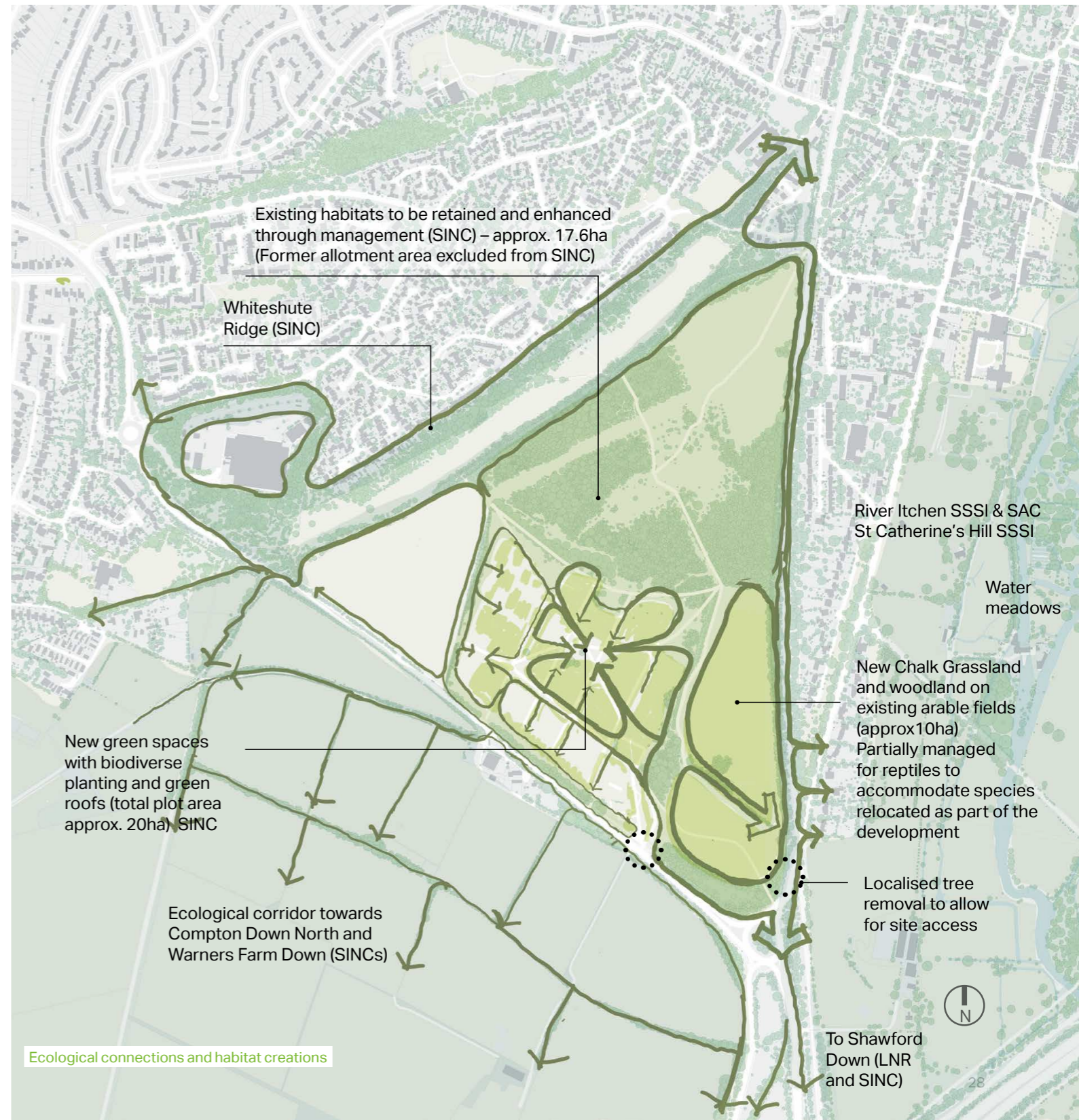
- A reptile mitigation strategy to ensure slow worm and common lizard species are protected during the works and supported on site long term.
- A dormouse licence will be applied for post-planning. A mitigation strategy will be submitted with the Environmental Chapter to demonstrate that these species are protected.
- Ensure a sensitive lighting scheme in respect to bats and other wildlife.
- A Habitat Regulation Assessment will be completed to identify any likely significant effects the proposed development may have to internationally significant statutory designated sites of nature conservation importance e.g. the River Itchen SAC.

Planting strategy includes:

- Wetlands & SUDS beneficial to biodiversity.
- Native tree planting.
- Green roofs planted with meadows.
- Planting in and around the buildings will benefit pollinating species.
- Species-specific enhancement such as bird and bat boxes.

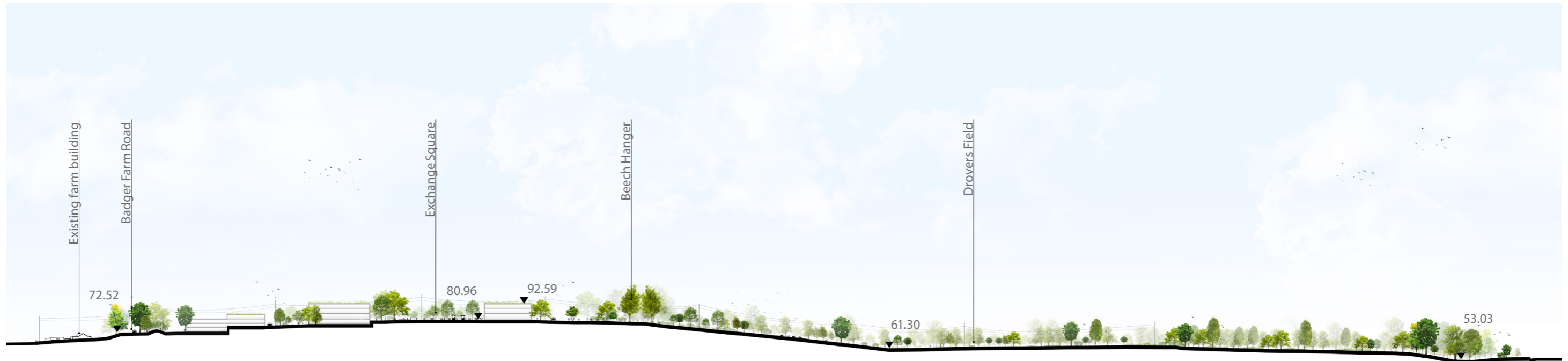
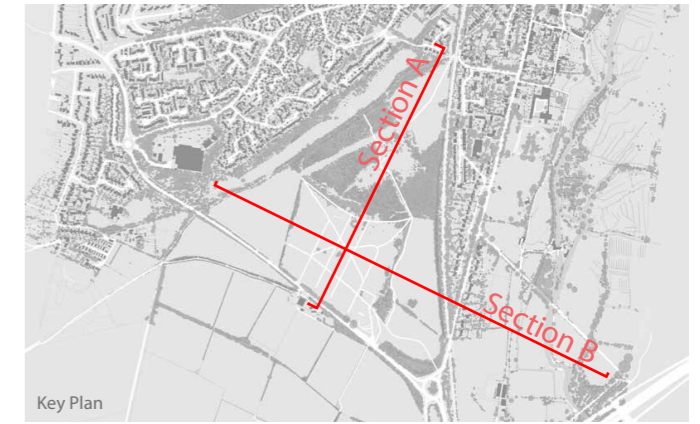
Sensitive regeneration of this site could help to reduce recreational pressures on the River Itchen, enhance the conservation of chalk and down-land species, and support specific Winchester biodiversity recovery outcomes. Creating better links between the impressive green spaces and paths of Compton 'local gap' with those of the Bushfield SINC, and the Itchen Valley SSSI could offer 'landscape scale' benefits for people and wildlife.

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



3.10

Illustrative contextual sections



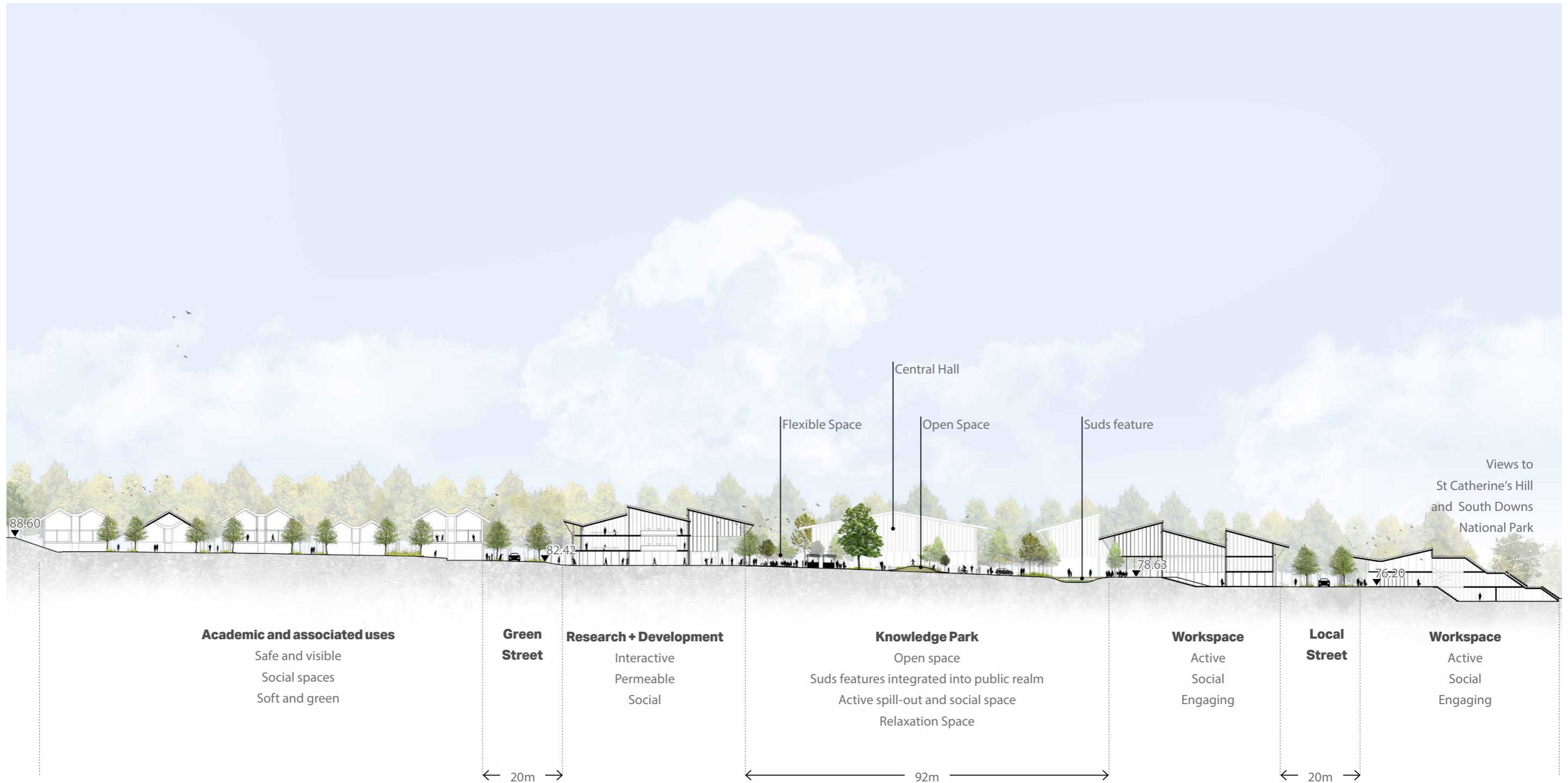
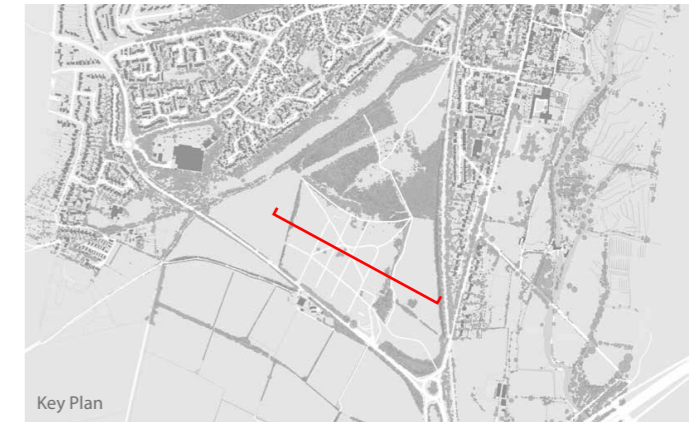
Section A



Section B

3.11

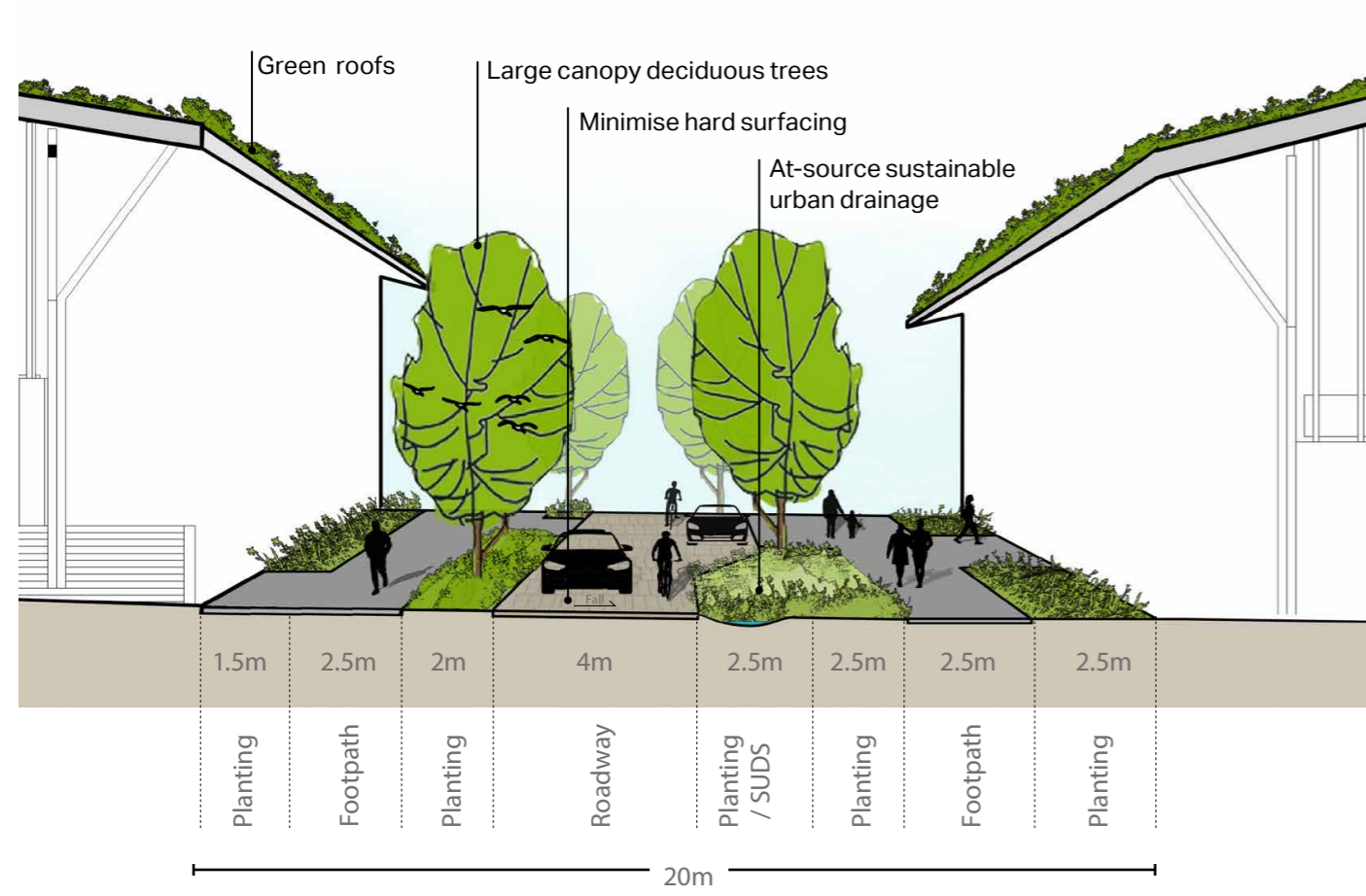
Illustrative site sections



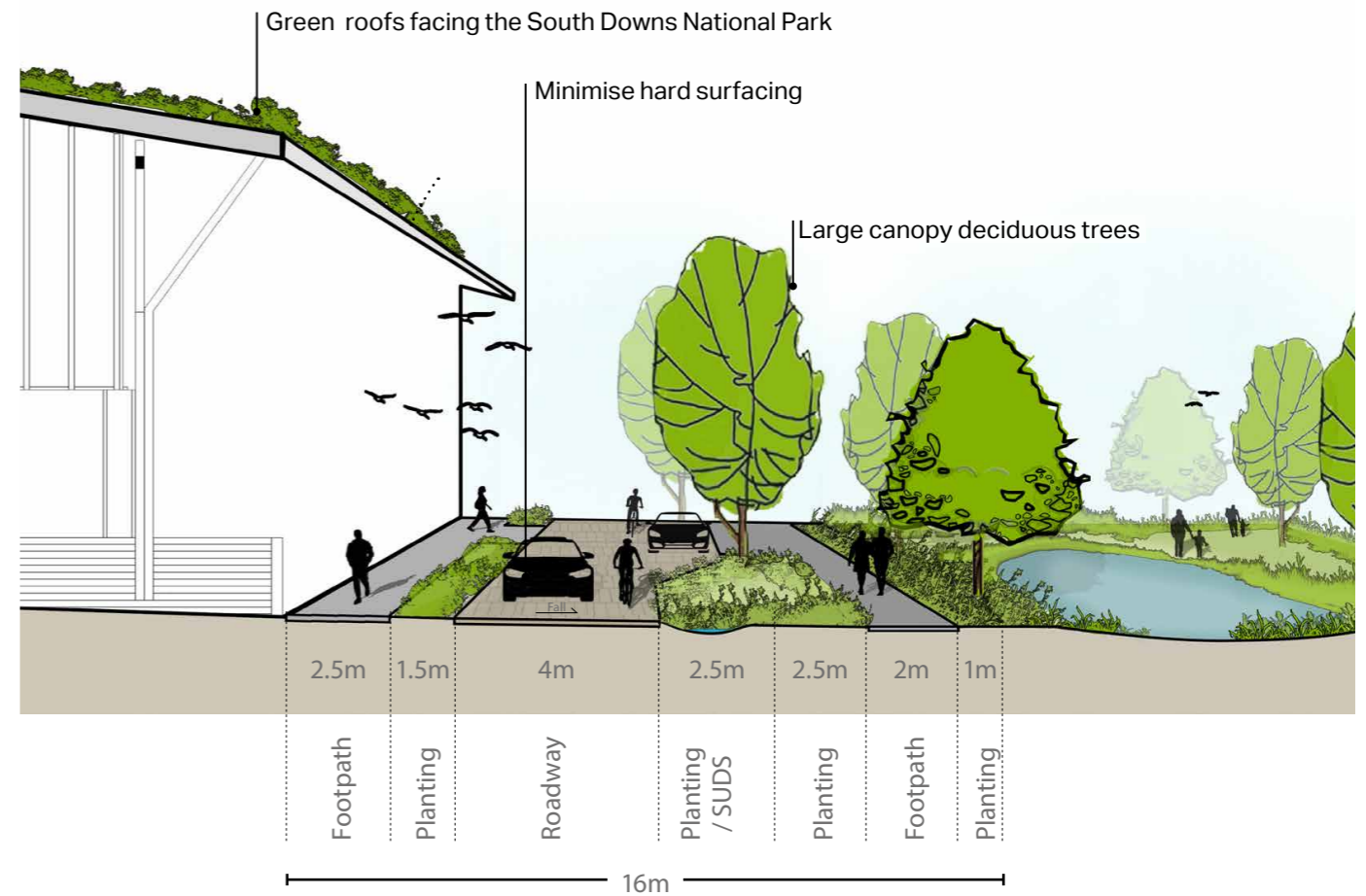
3.12

Route character

Illustrative 20m Streetscape



Illustrative 16m Streetscape



Make
32 Cleveland Street
London W1T 4JY

T +44(0)20 7636 5151
info@makearchitects.com
www.makearchitects.com



make GILLESPIES