

I am speaking today as City and County councillor for the Badger Farm and Oliver's Battery ward.

Firstly, I want to acknowledge the efforts made by the developer in engaging with the public, councillors and various stakeholders, including meetings with WINACC and social values workshops. The dedication of land can be a positive step if you have the support of the local community.

The potential employment opportunities presented by Bushfield Camp are also commendable. However, we cannot overlook the concerns raised by residents regarding their local site, unused for 50 years, and is a beautiful open space with its own natural biodiversity.

So I would ask Cabinet to publish details of the business case and need analysis for why Bushfield Camp should be developed in this way and why this location is preferred to other sites in the Winchester District. Is there evidence to support the proposals for a hotel, student accommodation and knowledge park and that these are in the right place.

Other questions have arisen through the public consultation process:

1. The relationship between existing **main routes** into Winchester and the impact the development will have on the **surrounding road network**.
2. The potential for overspill parking in the surrounding residential areas if active travel plans and sufficient on-site parking arrangements are not properly implemented.
3. The need to establish links to the local train network, including **Winchester and Shawford Train stations**, with a focus on promoting active travel options.
4. Concerns about the impact on the Oliver's Battery Road junction, both in terms of vehicular and pedestrian access onto Badger Farm Road and the underpass at the Oliver's Battery Road junction.
5. Ensuring there is adequate **disabled access** both in the locality and around the site.
6. The importance of lighting for the safety of walkers and cyclists, whilst considering the potential landscape impact and effects on local species of **illuminating the dark skies in such a sensitive location**. Collaboration with Hampshire County Council and Sustrans regarding the Winchester Movement Strategy and local cycling and walking initiatives will be essential.

Additionally, it is crucial that the developer continues to engage with the three parish councils most affected by the development: Badger Farm, Oliver's Battery, and Compton and Shawford.

While considering the developer's proposals we should acknowledge the positives this paper presents. These include **extensive resident engagement, consideration for environmental green spaces, a commitment to biodiversity net gain, positive contributions to the local economy, public access, and potential solutions to address some of the highways and disability access issues in the area.**

However, we must not overlook the concerns that still need to be addressed for this site. These include the **potential impact of increased traffic during the construction phase, the need for improved access and transport links, disability access issues, views from Compton Down and the South Downs National Park, lighting considerations, a long-term management plan for habitat and protected species, and the need for detailed information regarding student accommodation.**

It is evident that while some residents are open to certain levels of development, many also have concerns. A petition opposing the 'knowledge park' concept master plan has already attracted 500 signatures from the combined residents' associations of Oliver's Battery and Badger Farm.

We must acknowledge that there is a delicate balance between accepting some development while protecting and enhancing the green spaces around the site for future generations. The evidence base for developing the Bushfield Camp site over other areas must be clearly presented, along with a detailed explanation of the potential benefits for local residents. It is crucial to address the concerns of residents who passionately value the protected open space at Bushfield due to its rich biodiversity.

In conclusion, I urge the City Council's Cabinet to consider these issues seriously and ensure that the future development plans for the Bushfield Camp site near Winchester address the concerns of the local community while also providing tangible benefits. I hope we can work together to find a solution that respects the needs of both the residents and the environment.

Thank you.