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## 8. Conclusions and Recommended Strategy

- 8.1 This study has not been undertaken in order to devise precise solutions or particular prescriptions for the future of the Bushfield area. Nevertheless, it has attempted to explore the characteristics and potential of this currently under-used land.
- 8.2 As a result, the Study has been updated and refined following a process of consultation which has involved landowners, the local community and those who represent it, as well as public agencies and other bodies. Given the views expressed and the general levels of agreement with the earlier Draft Study and its conclusions, the City Council remains fully committed to the view that a careful consideration of the former Army Camp area and its surroundings has suggested ways forward which are sensitive to the needs of Bushfield, its locality and the City in general, and are also capable of maintaining a high level of support.
- 8.3 Added encouragement has, indeed, been forthcoming in that the Inspector appointed to conduct the Inquiry into objections to the City Council's District Local Plan has, in his Report and Recommendations to the Council, stated quite unequivocally that:
- The Draft Bushfield Camp Study 1995 referred to in the Council's evidence makes it clear at Paragraph 6.5 that only certain uses would be likely to be appropriate there. With the exception of the possible Park and Ride Scheme the uses are all recreation-related. I have to say that I find this Draft Study to be explicit, comprehensive, soundly based and a most suitable basis to move on to more detailed studies. I note that other Proposals in the Plan, including C5 and RT4, already embody the conclusions of this Study in general terms. This is a most important site which forms part of a wider area of countryside.*
- 8.4 In view of the support expressed so far and the Inspector's commendation in particular, the City Council is determined to sustain its view that uses for the Bushfield area which maximise the site's potential for sustainable public access and sporting and recreational benefit are entirely appropriate and should be pursued to the utmost extent.
- 8.5 It has been properly acknowledged that there are substantiated needs for additional recreational facilities to serve Winchester and its surrounding catchment area. However, if such needs were translated into corresponding uses at the Bushfield site, it is possible that these might have difficulty in attaining a full, or lasting, financial "viability".
- 8.6 Although not intended to be complete, or all-embracing, the following would appear to represent those broad uses which offer some potential for this site:
- (a) Playing Fields / All-Weather Pitch;
  - (b) Athletics Track;
  - (c) Provision for walks and circular trails, with interpretive facilities which paid particular attention to local views, history and archaeology and thus provided a useful association with the Clarendon Way and, possibly, South Downs Way;
  - (d) A small camping and/or touring caravan site;
  - (e) Park and Ride, under the circumstances described above, might be acceptable.
- 8.7 All such uses would require the fullest integration with a detailed Management Plan, for the future care and maintenance of the downland slopes on the site, whether or not these became part of an organised "Country Park" facility.
- 8.8 It is considered to be of critical importance to take full account of this Study's finding that there is no place for significant built development within the Study area. Notwithstanding that premise, there may be some limited scope for facilities which were directly associated

with and supportive of, recreation and/or leisure activities of a generally extensive nature. These might follow the lines of:

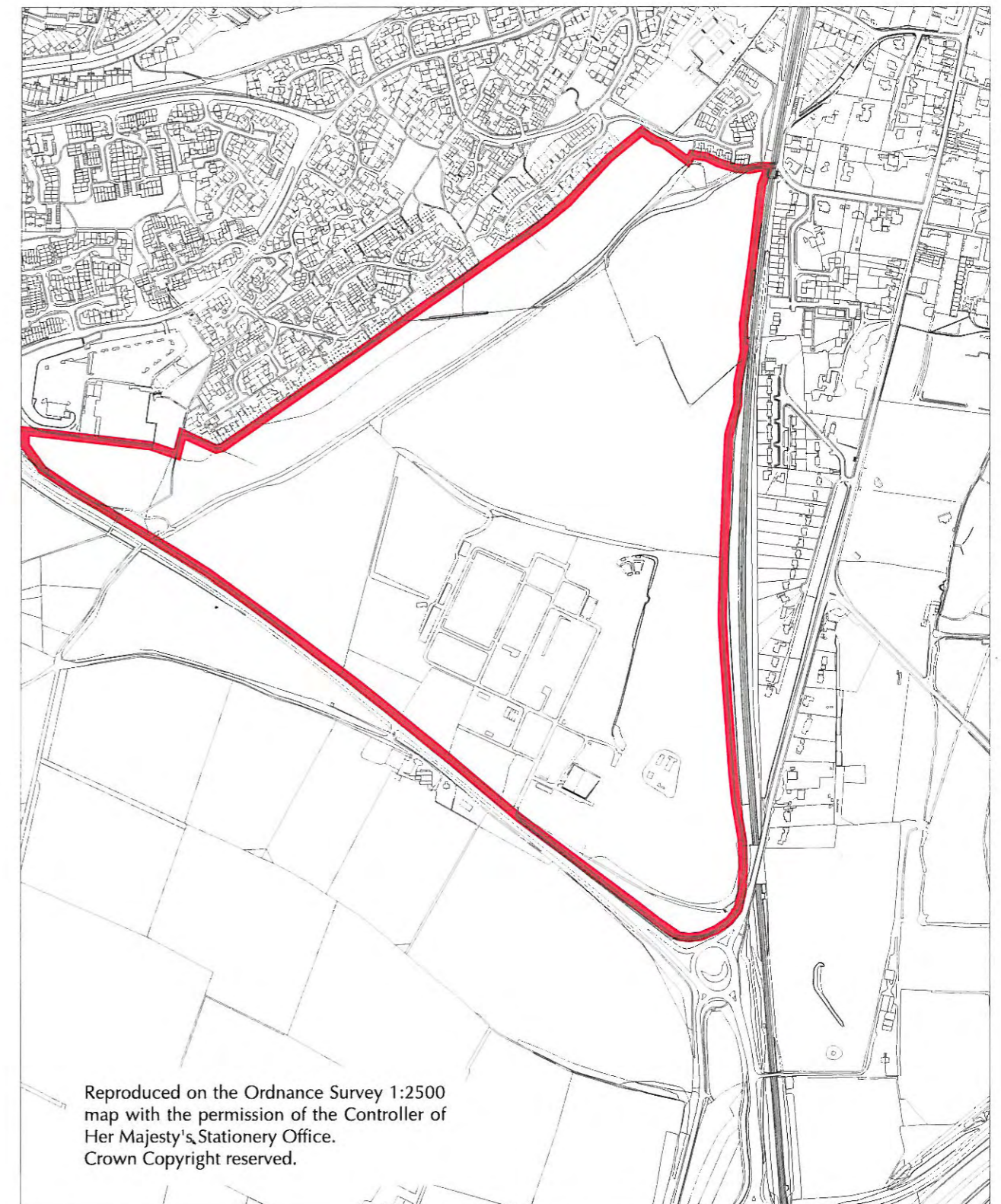
- (1) A Youth Hostel or walkers/riders "bunkhouse";
- (2) A Restaurant/Cafeteria or small Hotel;
- (3) An educational field studies centre or museum.

- 8.9. It should be made clear that the precise extent and intensity of any formal recreational provision has not yet been assessed in any great detail. Similarly, the need for any particular leisure facility, which might help to place an ambitious recreational/leisure package for Bushfield on a viable commercial footing, has not yet been explored.
- 8.10. Despite a final-round bid to the Millenium Commission of the National Lottery which, in the event, proved unsuccessful the City Council is currently pursuing the possibility of making further bids for funding assistance, with the Heritage and Sports Lottery Funds. Notwithstanding those possible sources of additional funding the Council is making continued efforts to secure a viable scheme.
- 8.11. Despite such cautionary remarks, the inescapable conclusion of this study is that the Bushfield Area is ideally suited to a prime recreational purpose, with the additional possibility that a Park and Ride facility might further serve the future needs of the City and its population.

# 1. The Bushfield Camp Study Area



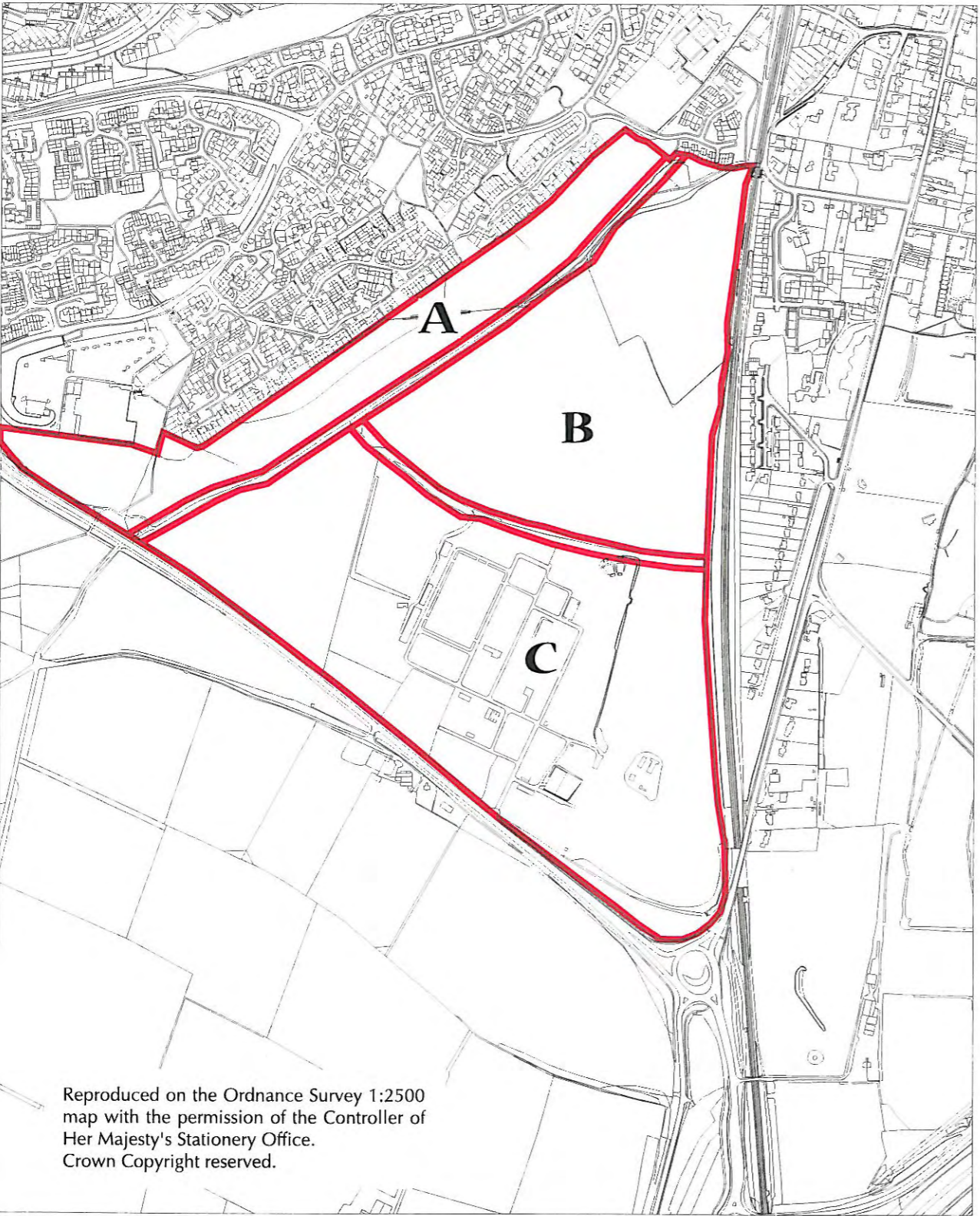
SITE AREA



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# 2. General Topography

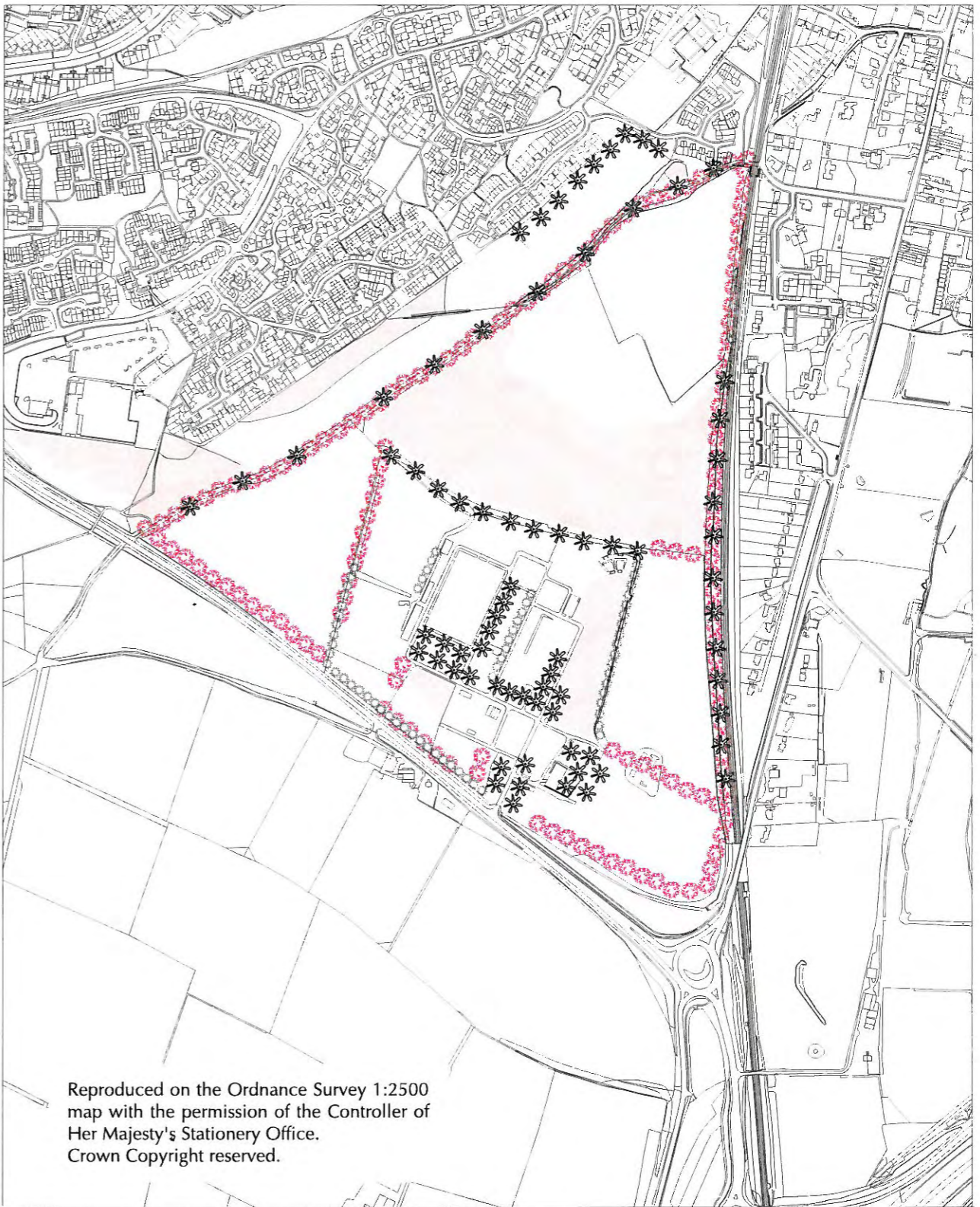
- A** AREA (i)
- B** AREA (ii)
- C** AREA (iii)



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

# 3. Landscape Features

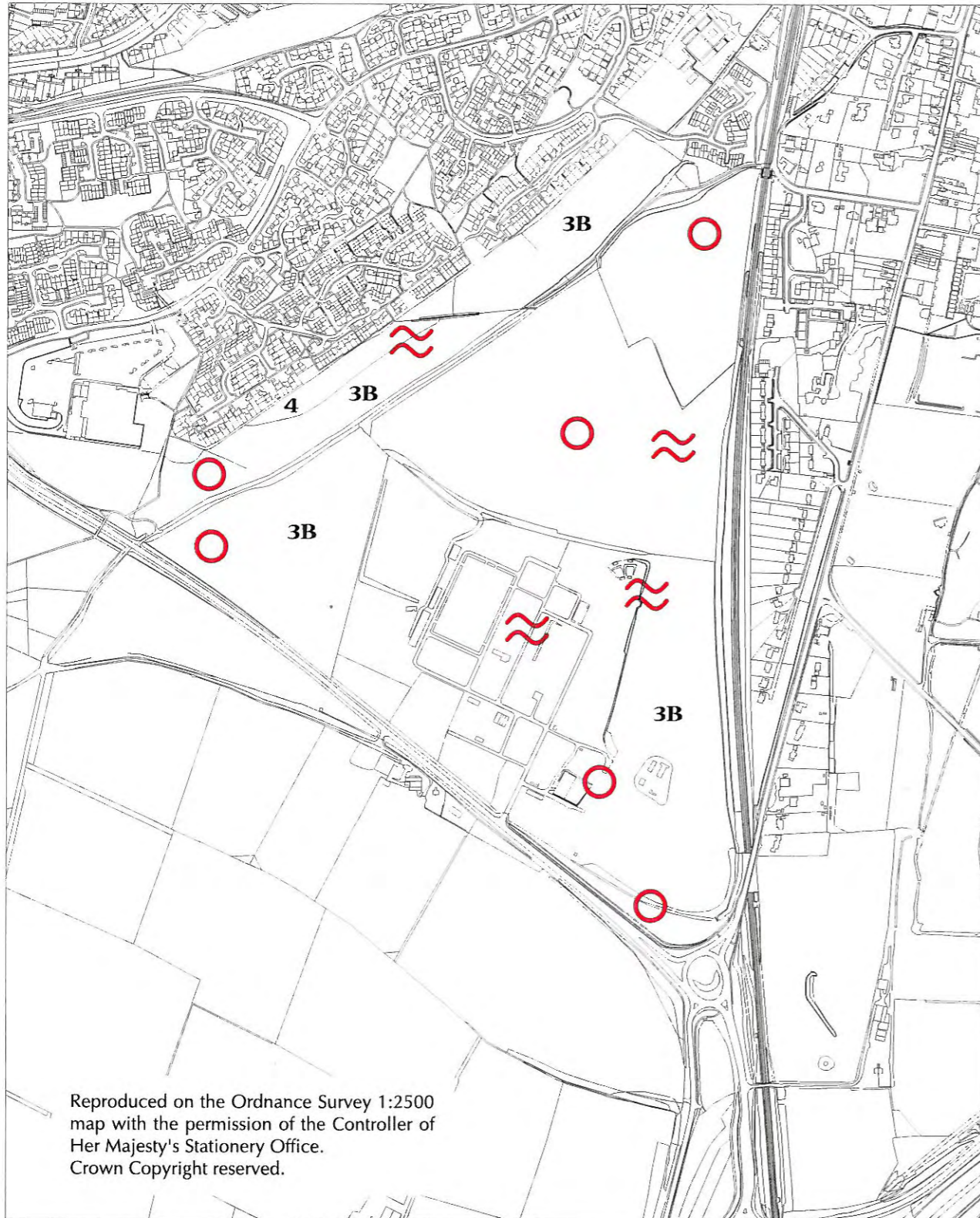
-  EXISTING TREES
-  HEDGEROW
-  RECENT TREE PLANTING
-  AREAS OF RE-GENERATION











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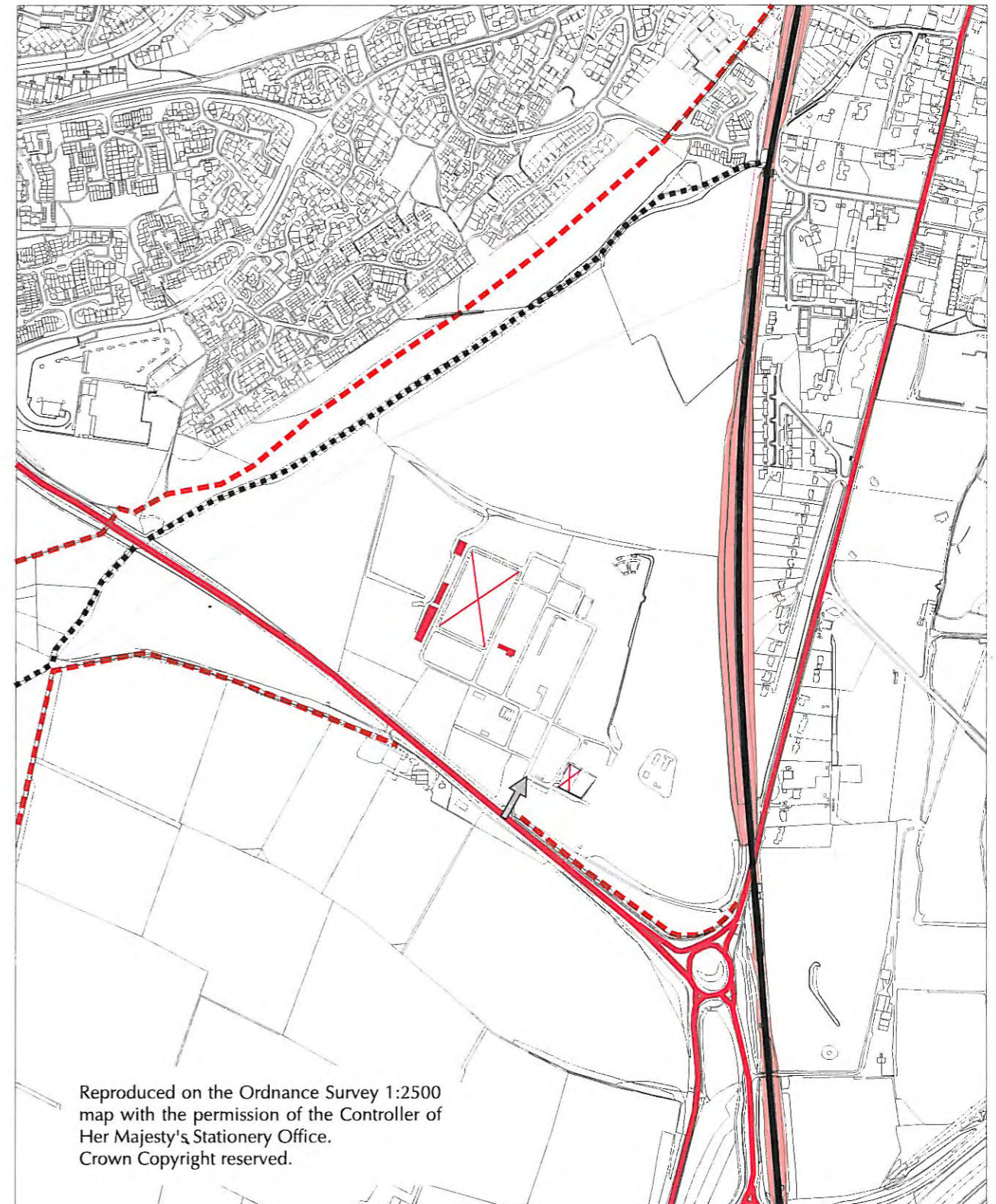
# 4. Site Constraints

-  ECOLOGICAL INTEREST
-  LAND QUALITY: 3B/4
-  ARCHAEOLOGICAL INTEREST



# 5. Infra-Structure

-  ROADS
-  OTHER RIGHTS OF WAY
-  SURFACED AREAS
-  RAILWAY
-  BUILDINGS
-  O.H. POWER LINE
-  WHITESHUTE LANE
-  ACCESS



# 6. Ownerships/Tenancies/Uses

## OWNERS



CHURCH COMMISSIONERS



BADGER FARM P.C.



HAMPSHIRE COUNTY COUNCIL

## USES



AGRICULTURE



SPORT



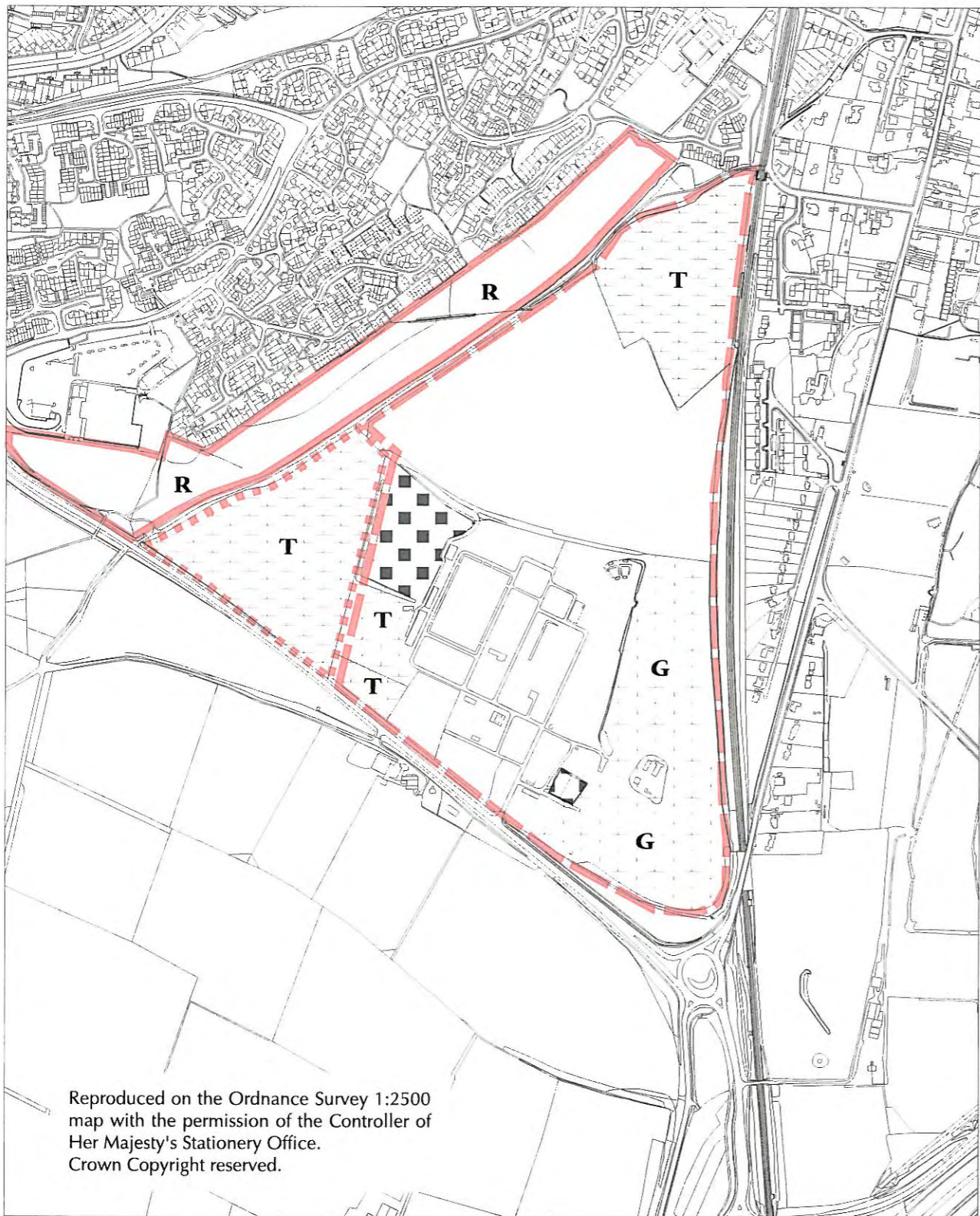
GRAZING LICENCE



TENANCY



RECREATION



# 7. Site Setting



THE SITE



BEECH TREE FEATURE



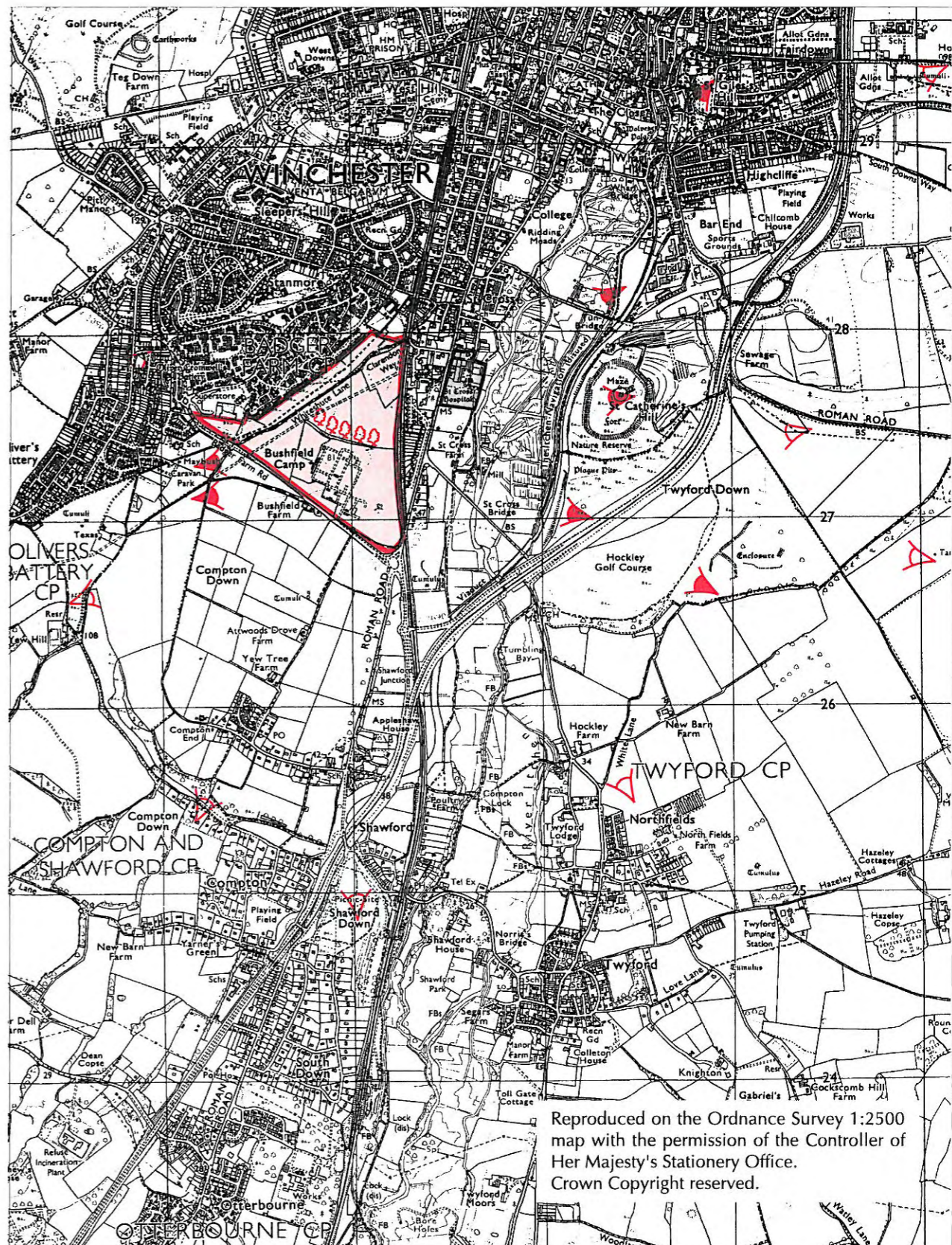
MAJOR VIEW POINTS





ST. CROSS HOSPITAL

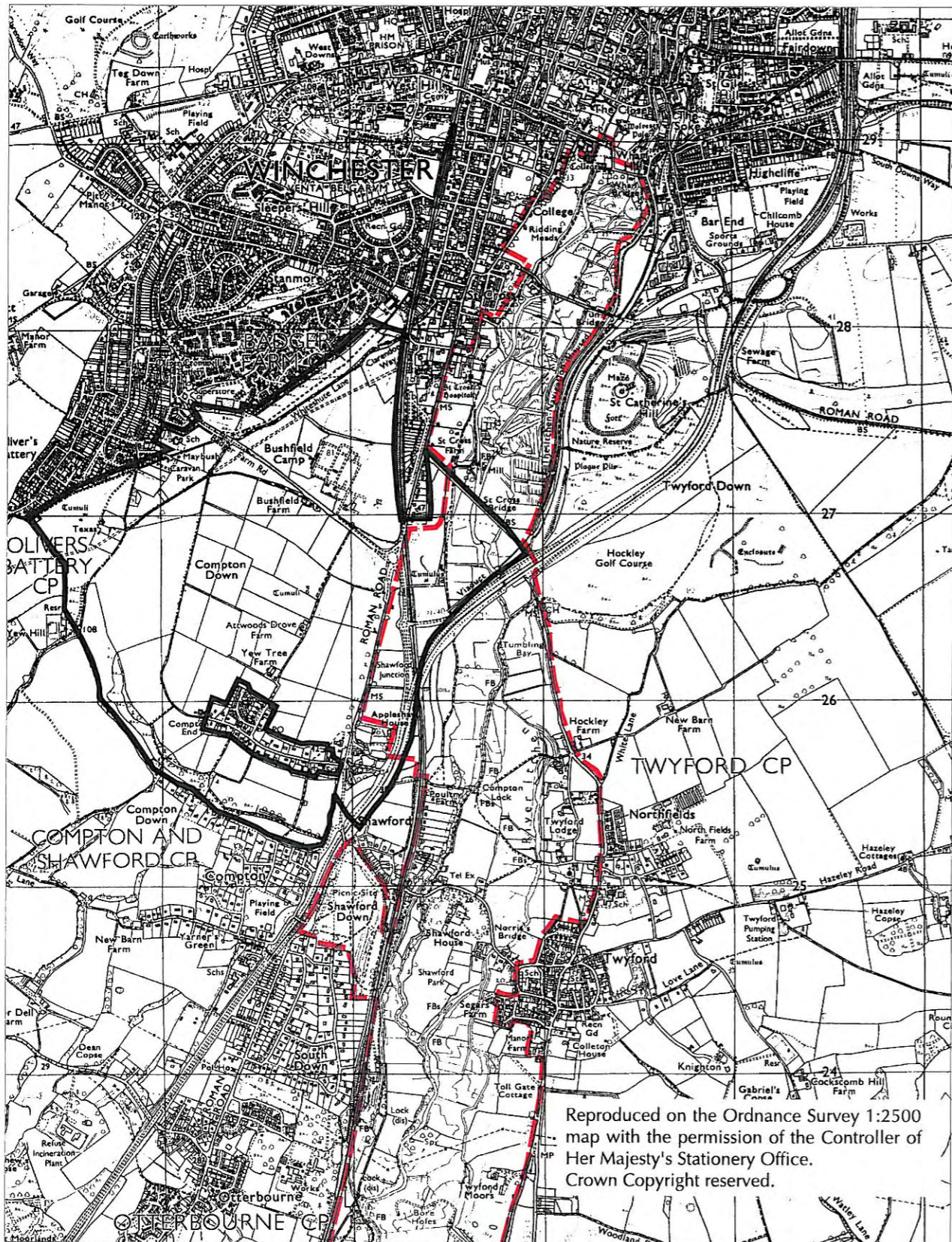


MINOR VIEW POINTS



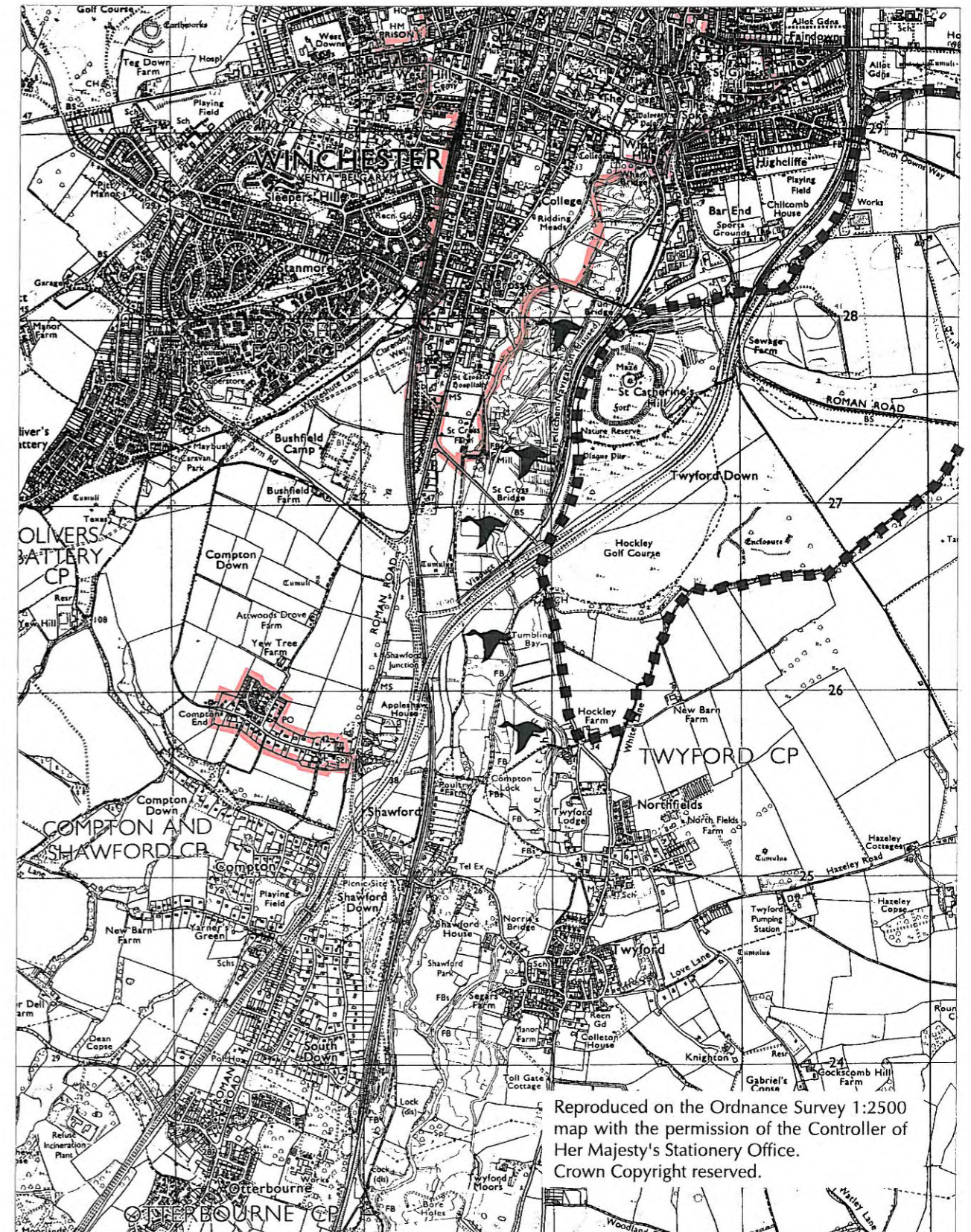
# 8. WDLP Designations

-  STRATEGIC GAP
-  A.S.L.Q.






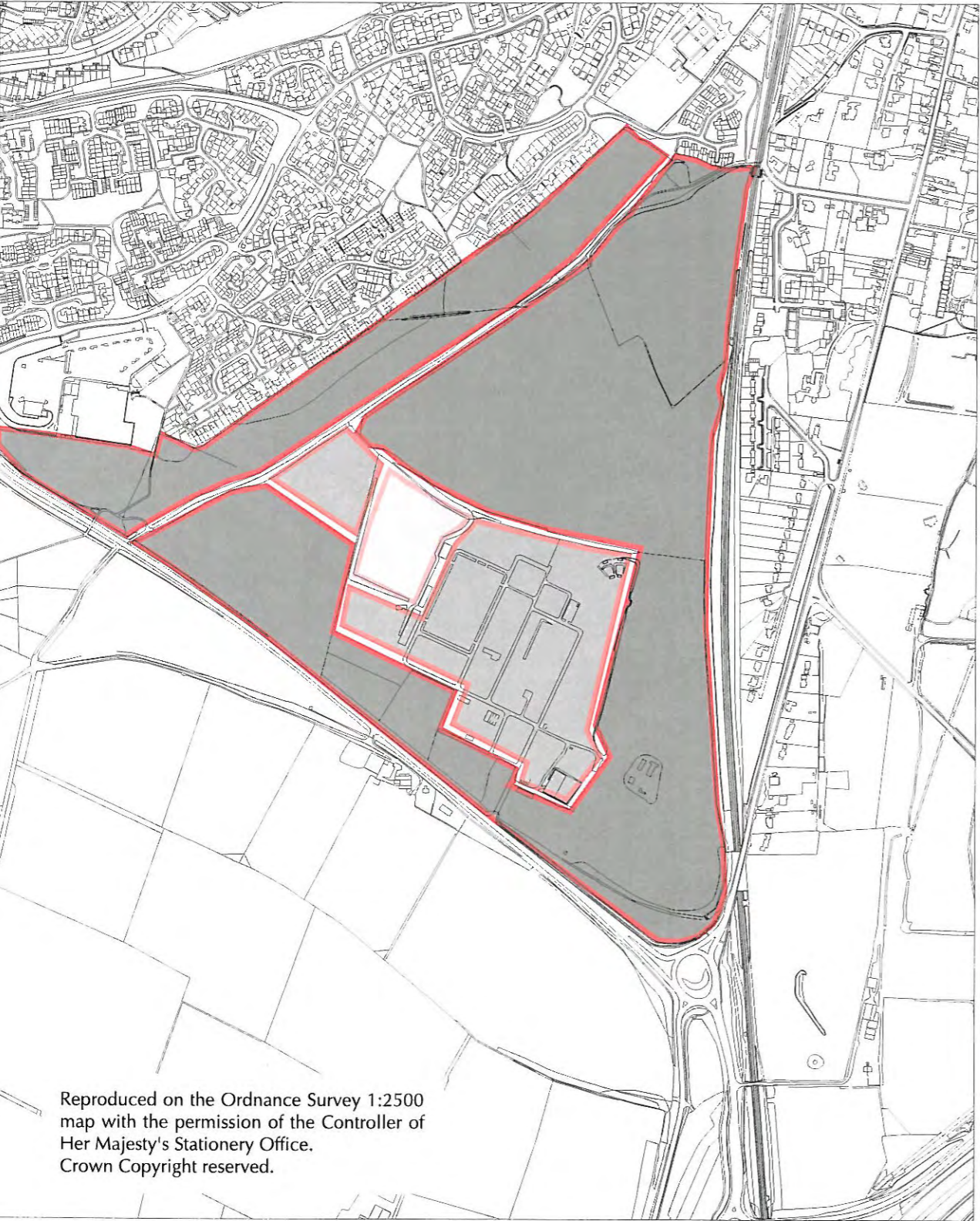
# 9. Existing Designations

-  A.O.N.B.
-  CONSERVATION AREA
-  S.S.S.I.



# 10. Site Sub Areas

-  VERY VISIBLE / HIGHLY SENSITIVE
-  MODERATELY VISIBLE / SENSITIVE
-  LOW VISIBILITY / LESS SENSITIVE



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