

## LOCAL SETTING

Bushfield Camp site lies in an area of very great heritage significance with a range of Scheduled Monuments, Listed Buildings, Conservation Areas and non-designated heritage assets lying within its proximity. Detailed studies have been undertaken to assess the potential impacts of development on this site to the significance of the heritage resource in the area.

### Heritage Assessment

The Heritage assessment work has followed all relevant policy and guidance. In particular the *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* published by Historic England in 2015.

Forty designated heritage assets lie within 1km of the site. These include the Grade I listed Hospital of St Cross and 32 Grade II listed buildings lying within the Winchester Conservation Area. There are six Scheduled Monuments lying within 1km of the site. Winchester Cathedral is designated as a Grade I listed building and, although it lies beyond the study area, its significance warranted its inclusion within the assessment. Topographical assessment and desk-based work was followed up with field visits to the site and its surrounding area. This scoping exercise allowed a number of assets to be excluded from further study due to their distance from the proposal site, the presence of intervening topography, vegetation or built form, or the absence of any historical or functional relationship.



The Hospital of St Cross with the Beech hanger of site behind on the horizon



Remains of old military buildings on the site of the former camp

### Impact on Heritage Assets

The heritage assets included for more detailed study were:

- The Hospital of St Cross;
- Winchester Cathedral;
- St Catherine's Hill
- Two bow barrows;
- Romano-British enclosure at Twyford Down; and
- Winchester Conservation Area.

The assessment work has concluded that there are potential impacts on the significance of The Hospital of St Cross, Winchester Cathedral and St Catherine's Hill that may occur as a result of a change within their setting. In all of these cases further assessment will be required as the proposals develop, but it is considered that the existing landscaping, in particular the substantial belt of trees along the eastern edge of the former military camp, complimented by further landscape planting will allow development on the site to be largely hidden, preventing any harm.

The archaeological potential of the site was explored in 2010 when a geophysical survey and trial trench evaluation was undertaken. These surveys revealed evidence of some ancient activity, however, none of the heritage assets of archaeological interest identified on the site are of a significance that warrants preservation in situ. Further investigation, recording, analysis and publication of the remains present will be required prior to any development proceeding.



View OF Bushfield Camp from St Catherine's Hill



View from the eastern edge of the Site towards St Catherine's Hill and Winchester