

Winchester District Local Plan Part 2: Site Assessments

THE HISTORIC ENVIRONMENT

MTRA2 Settlement: **BISHOP'S WALTHAM**

Key	
SHLAA	Strategic Housing Land Availability Assessment
Arch	Archaeology
Cons	Conservation
CA	Conservation Area
LB	Listed Building
SM	Scheduled Monument

SHLAA site ref.	HE category	Heritage Assets affecting the site					Flag level: Red / Amber / Green Grey - unknown	Draft Statement
		CA	LB	SM	Other Undesignated Heritage Asset	Other Undesignated Heritage Asset - description		
279	Arch	No	No	No	Yes	Bishop's Waltham deer park is recorded in the Domesday Survey as a hunting park, but may have originated as a Saxon land holding known from documentary sources. The boundary (park pale) of the medieval deer park, the Park Lug, forms the western boundary of this site. It comprises a wide bank and ditch and may originally have had a fence or hedge on top of the bank. Although this has not been designated as a Scheduled Monument, other deer park boundaries have been protected as such.	Green	Archaeological evaluation and mitigation works, secured via conditions on the planning permission on this site, have taken place. These included recording of the denuded park pale in the area of the permitted new access. The design of the development includes a buffer to prevent disturbance of the remainder of the park pale along the site's western boundary. No further archaeological issues.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
280	Arch	No	No	No	Yes	The boundary of the medieval deer park, the Park Lug, forms the western boundary of this site.	Amber/Red	Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development.
	Cons	No	Yes	No	None known	The site forms part of the curtilage of the grade II* listed Chase Mill.	Amber/Red	The setting of the grade II* Chase Mill will be a relevant consideration and is likely to require sufficient open space to make sense of the historic use of the building.
281	Arch	No	No	No	Yes	The site is bounded on the east by a former railway and lies within the known extent of the medieval deer park.	?	Given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. Further assessment will be required.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.

283	Arch	No	No	No	Yes	The site has the potential to contain significant archaeological deposits associated with the use of this area, particularly in the Roman or medieval periods. The levelled remains of medieval or later field systems (MWC7719, MWC7720 and MWC7721) have been recorded from aerial photographs, extending across the western extent of the site. The projected course of the Winchester-Wickham Roman Road, running NNW-SSE (MWC3913), bisects the site. Archaeological evaluation, carried out at the sewage works to the south, has suggested that building remains may well survive adjacent to this road (MWC709). The whole site lies within the known extent of the medieval deer park.	Amber/Red	The site lies within an area of significant archaeological potential, associated with the use of this area during the Roman and Medieval periods. The levelled remains of medieval or later field systems have been recorded across the west of the site. The projected course of the Winchester-Wickham Roman road bisects the site. Evaluation of this road, further south of the site, indicated the potential for <i>in situ</i> building remains immediately adjacent to this road line.
	Cons	No	Yes	No	Yes	The eastern end of the site is adjacent to two grade II listed buildings - Park Lodge and Brooklands Farmhouse. West of the site is Wintershill Hall (Upham) which is included on the Hampshire Register of Historic Parks and Gardens.	Amber	Development may affect the settings of Park Lodge and Brooklands Farmhouse. It may also appear in the backdrop to Wintershill Hall.
284	Arch	No	No	No	Yes	The site is bounded on the east by a former railway and lies within the known extent of the medieval deer park.	?	Given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. Further assessment will be required.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
356	Arch	No	No	No	Yes	The site lies within the medieval deer park, but away from any likely extant above-ground or sub-surface features.	?	Given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. Further assessment will be required.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
357	Arch	No	No	No	Yes	The site lies within the medieval deer park, but away from any likely extant above-ground or sub-surface features.	Green	Low archaeological potential (also based on small size of land parcel).
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
852	Arch	No	No	No	Yes	The boundary of the medieval deer park, the Park Lug, lies adjacent to the southern boundary of the site.	Amber	A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development. The site is cut into the hillside as a brickworks previously occupied the site and the land was used for clay digging. This means the park pale boundary at the top of a hill at edge of the site, as such it is unlikely to be adversely affected by any development proposals.
	Cons	Yes	Yes	No	None known	Site is to the rear of a grade II listed building - Coppice Hill House, and the entrance to the site is immediately alongside the listed building. The site is immediately east of the BW conservation area.	Amber	Development may affect the setting of Coppice Hill House, and the setting of the BW conservation area.
1712	Arch	No	No	No	Yes	The site is immediately adjacent to BW's historic medieval core, between the Bishop's Palace (MWC14; SM No. 26721) and the site of the medieval market place (MWC7119). It therefore has significant archaeological potential.	Amber/Red	The site lies within an area of significant archaeological potential, associated with Bishop's Waltham medieval core. It lies adjacent to the Bishop's Palace and the site of the medieval market place. Part of the site has been developed previously, which may have impacted on buried archaeological remains.
	Cons	Yes	Yes	No	None known	Site is in the BW conservation area, immediately west of groups of grade II listed buildings on St George's Square. It is north of the Bishop's Palace (SM, LB and included on the Hampshire Register of Historic Parks and Gardens.	Amber/Red	Although the site is in the built-up centre of Bishop's Waltham, there are highly sensitive setting issues relating to the conservation area, listed buildings, Scheduled Monuments and registered parks.

1877	Arch	No	No	No	Yes	The boundary of the medieval deer park, the Park Lug, forms the north-western boundary of this site (which lies wholly within the park).	Amber/Red	Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development. Also, given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across the site. Further assessment will be required.
	Cons	No	No	No	Yes	Site is north-east of Wintershill Hall which is included on the Hampshire Register of Historic Parks and Gardens.	Green/Amber	May be sensitivities related to the setting (backdrop) of Wintershill Hall which is on the Hampshire Register of Historic Parks and Gardens.
1879	Arch	No	No	No	Yes	The site lies within the medieval deer park, but away from any likely extant above-ground or sub-surface features.	Green	Low archaeological potential (also based on small size of land parcel).
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
1968	Arch	No	No	No	Yes	Two discontinuous lengths of field boundary of unknown are recorded across this site as cropmarks identified on aerial photographs.	Amber	This land holding lies in an area of archaeological potential, containing a series of features identified on aerial photographs, which potentially continue across the site.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
2390	Arch	No	No	No	Yes	The site lies within the medieval deer park, immediately within the park pale which demarcates its northern extent.	Amber/Red	Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development.
	Cons	No	No	No	Yes	Site is north-east of Wintershill Hall which is included on the Hampshire Register of Historic Parks and Gardens.	Green/Amber	May be sensitivities related to the setting (backdrop) of Wintershill Hall which is on the Hampshire Register of Historic Parks and Gardens.
2398	Arch	No	No	No	Yes	The boundary of the medieval deer park, the Park Lug, forms the western boundary of the site.	Amber/Red	Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development.
	Cons	No	Yes	No	None known	Site is west of the curtilage of the grade II* listed Chase Mill.	Green/Amber	The setting of the grade II* Chase Mill will be a relevant consideration and is likely to require sufficient open space to make sense of the historic use of the building.
2399	Arch	No	No	No	Yes	A concentration of flintwork recorded as an artefact scatter during fieldwalking on the line of the Crawley Down to Boorley Green gas pipeline in 2007 (MWC7608) north of the site. North of the site is a ploughed-out barrow (MWC9) and sub-surface archaeological features visible as cropmarks.	Amber	The site lies within an area of archaeological potential. From aerial photography, the site of a ploughed-out barrow has been recorded in the field north of Winchester Road, with prehistoric finds recorded in the vicinity. Sub-surface archaeological features may survive across this area, continuing into the site.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.
2459	Arch	No	No	No	No		Green	Low archaeological potential.
	Cons	Yes	Yes	No	None known	Site is immediately east of the BW conservation area, Grade II listed buildings - White Hart Cottages - nearby in the conservation area.	Amber	Although the site is in the built-up part of Bishops Waltham, there are sensitive issues relating to the setting of the adjoining conservation area and listed buildings.
2519	Arch	No	No	No	Yes	The boundary of the medieval deer park, the Park Lug, forms the western boundary of the site.	Amber/Red	Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development.
	Cons	No	Yes	No	None known	Site is immediately west of the curtilage of the grade II* listed Chase Mill.	Green/Amber	The setting of the grade II* Mill will be a relevant planning consideration and is likely to require sufficient open space to make sense of the historic use of the building.

2520	Arch	No	No	No	Yes	The complex of buildings at Tollgate House Farm contains the remains of an historic, but substantially altered, tollhouse on Winchester Road. The whole site lies immediately north of the medieval deer park demarcated by the extant park pale (boundary), the Park Lug.	Amber/Red	The site incorporates the altered historic building of the tollhouse located on Winchester Road, which will, require building recording prior to any modifications/demolition. Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development. Also, given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. Further assessment will be required.
	Cons	No	No	No	Yes	The buildings at Tollgate House Farm contain the remains of an historic, but substantially altered, tollhouse on Winchester Road.	Amber	The former Toll House will require building recording prior to any modification/demolition.
2521	Arch	No	No	No	No		Green	Low archaeological potential.
	Cons	No	Yes	No	None known	South and east of the site are the grade II listed buildings of Middle Hoe and Middle Hoe Barn, and West Hoe Farmhouse and barns.	Amber	Development may affect the setting of grade II listed buildings - Middle Hoe and Middle Hoe Barn, West Hoe Farmhouse and barns.
2522	Arch	No	No	No	No		Green	Low archaeological potential.
	Cons	No	Yes	No	None known	North and west of the site are the grade II listed buildings of Middle Hoe and Middle Hoe Barn, and West Hoe Farmhouse and barns.	Amber	Development may affect the setting of grade II listed buildings - Middle Hoe and Middle Hoe Barn, West Hoe Farmhouse and barns.
2523	Arch	No	No	No	No		Amber	Area of early settlement - archaeological potential.
	Cons	Yes	Yes	No	None known	The site is in the BW conservation area and adjoins grade II listed buildings on its south side The Waltham Tandoori, White Hart Stables and Upton House. East of the site on the other side of Free Street are the grade II listed buildings of Lee Farm Cottage, Wheatsheaf Cottage, Middle Cottage and Old Wheatsheaf Cottage.	Amber/Red	Although the site is in the built-up centre of Bishop's Waltham, there are highly sensitive setting issues relating to the conservation area and to nearby listed buildings.
2524	Arch	No	No	No	Yes	The boundary of the medieval deer park, the Park Lug, forms the northern boundary of this land parcel.	Amber/Red	Any upstanding or sub-surface remains of the deer park pale that survive within the site may form a constraint. A sufficient area should be retained around the surviving park pale earthwork to prevent disturbance during development.
	Cons	Yes	Yes	No	None known	The site is diagonally opposite and south-east of the BW conservation area and the Bishop's Palace (SM, LB and on the Hampshire Register of Historic Parks and Gardens).	Amber	There are sensitivity issues relating to the setting of the conservation area, listed buildings, Scheduled Monuments and registered parks.
2525	Arch	No	No	No	Yes	A number of features extend across the western part of the site, recorded as cropmarks on aerial photographs.	?	The features known from cropmarks could relate to former chalk extraction pits (several recorded on historic OS maps) which are not of any archaeological significance. However, given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. Further assessment will be required.
	Cons	Yes	Yes	No	None known	The site (outside the BW conservation area) is east of a group of grade II listed buildings in the CA - Little Green, Bramble Cottage, The Cottage - but separated from these by tree screening and an open field.	Amber	There may be setting issues related to the conservation area and grade II listed buildings - Little Green, Bramble Cottage and The Cottage - as the site is on a higher level, although it is currently screened by trees.
2554	Arch	No	No	No	Yes	The site lies within the medieval deer park, but away from any likely extant above-ground or subsurface features.	Green	Low archaeological potential (also based on small size of land parcel).
	Cons	No	No	No	None known	Site is north-east of Wintershill Hall which is included on the Hampshire Register of Historic Parks and Gardens.	Green/Amber	May be sensitivity issues related to the setting (backdrop) of Wintershill Hall which is included in the Hampshire Register of Historic Parks and Gardens.

2569	Arch	No	No	No	Yes	The projected course of the Winchester-Wickham Roman Road, running NNW-SSE (MWC3913), lies immediately west of this site. Archaeological evaluation, carried out at the sewage works to the south, has suggested that building remains may well survive adjacent to this road (MWC709). The whole site lies within the known extent of the medieval deer park, but away from any likely extant above-ground or sub-surface features.	Amber	The site lies in an area of archaeological potential. Settlement features associated with the course of the Roman Road may be present across the site.
	Cons	No	No	No	Yes	Site is north-east of Wintershill Hall which is included on the Hampshire Register of Historic Parks and Gardens.	Green/Amber	May be sensitivities related to the setting (backdrop) of Wintershill Hall which is on the Hampshire Register of Historic Parks and Gardens.
2570	Arch	No	No	No	Yes	Two discontinuous lengths of field boundary are recorded immediately west of the site as cropmarks identified on aerial photographs.	Amber	The site lies in an area of archaeological potential and contains a series of features, identified on aerial photographs, which potentially continue across the site.
	Cons	No	Yes	No	None known	South of the site are the grade II listed buildings of Middle Hoe and Middle Hoe Barn, and West Hoe Farmhouse and barns.	Amber	Development may affect the setting of grade II listed buildings - Middle Hoe and Middle Hoe Barn, West Hoe Farmhouse and barns.
2571	Arch	No	No	No	No		?	Given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. Further assessment will be required.
	Cons	No	Yes	No	None known	A short distance east of the site is the grade II listed Suetts Farm.	Green/Amber	Development may affect the setting of listed Suetts Farm, although it is some distance away across open land.
2572	Arch	No	No	No	No	The site lies within the medieval deer park, but away from any likely extant above-ground or subsurface features.	Grey / Green	Given the size of the site, previously unrecognised archaeological remains could survive <i>in situ</i> across this area. However, the site seems to have been subject to previous levelling / terracing for the existing playing fields, and this may affect its archaeological potential. Further assessment will be required.
	Cons	No	No	No	None known	n/a	Green	No known historic building issues.