

Winchester District Local Plan Part 2: Site Assessments

**THE HISTORIC ENVIRONMENT**

MTRA2 Settlement: **NEW ALRESFORD**

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

SHLAA site ref.	HE category	Heritage Assets affecting the site					Other Undesignated Heritage Asset - Description	Flag level: Red / Amber / Green Grey - unknown	Draft Statement
		CA	LB	SM	Other Undesignated Heritage Asset				
276	Arch	No	No	No	No		Green	Low archaeological potential.	
	Cons	No	No	No	No	n/a	Green	Site already being developed with new build homes.	
277	Arch	No	No	No	Yes	Possible ring ditches or gullies recorded in the north-east part of the site from aerial photography. Possibly part of a prehistoric settlement site or represent Bronze Age barrows.	Amber	The site lies in an area of archaeological potential and contains a series of features possibly relating to Bronze Age barrow sites or settlement. The remains may be linked to further archaeological features to the east recorded on aerial photographs.	
	Cons	No	Yes (nearby)	No	No	n/a	Amber	Setting of Stable Cottage (listed grade II) off south-west corner may be affected if boundary line of trees not protected.	
278	Arch	No	No	No	Yes	Partly within the historic parkland of Arlebury Park (MWC652).	Amber	The site lies partly within the historic parkland of Arlebury Park, and further comments should be sought from WCC's Landscape Officers.	
	Cons	No (at boundary)	No	No	Yes	Within views of historic but unlisted Arlebury Park House.	Amber	Views into and out of the conservation area need to be protected. Site is mown grass with view through to Recreation Ground to east. Trees to northern and eastern boundaries. Single track road access off The Avenue could be widened to two-way once inside the site. Character is of birdsong, with views to historic barns and landscaped Parkland. PRoW at north off The Dean.	
1927	Arch	No	No	No	Yes	Faint earthworks of historic watermeadows possibly extending across western part of the site. Part of a much larger system.	Amber	The site is immediately adjacent to an area of historic watermeadows, visible partly as earthworks which may extend across the western part of the site. These are part of a larger system of historic water management.	
	Cons	No	No	No	No	n/a	Green	Unimproved grassland and open site with water meadows and watercress beds to south. Lots of new build in progress. Near boundary of South Downs National Park.	
1966	Arch	No	No	No	No		Green	Low archaeological potential.	
	Cons	No	No	No	No	n/a	Green	No known historic building issues.	

2123	Arch	Yes	No	No	No		Amber	The site is within the historic core of the town, and features associated with medieval/post-medieval occupation potentially continue across the site.
	Cons	Yes	Yes (nearby)	No	Yes	Historic brick wall attached to grade II listed building (Heidi's Patisserie 13 West Street).	Amber	Delivery yard and 20th century buildings. Site could be developed, but the settings of listed buildings at rear of West Street and Hotel opposite need to be protected. Historic brick wall should be retained. Scale of development will be important.
2408	Arch	No	No	No	Yes	Faint earthworks of historic watermeadows across the site plotted from aerial photography. Part of a much larger system.	Amber	The site lies within an area of historic watermeadows, which survive across parts of the site as upstanding earthworks, part of a larger system of historic water management.
	Cons	No	No	No	No	n/a	Green	Beautiful green field surrounded by tree banks. Access from Drove Lane (single track road) may be restricted. Near boundary of South Downs National Park.
2532	Arch	No	No	No	Yes	Within historic core of parkland of Arlebury Park (MWC652).	Amber	The site lies within the core of the historic parkland of Arlebury Park, and further comments should be sought from WCC's Conservation and Landscape officers.
	Cons	No (at boundary)	No	No	Yes	Within views of historic but unlisted Arlebury Park House.	Amber	Views into and out of the conservation area need to be protected. Listed grade II Round House should be far enough away not to have its setting affected. Parkland with cedars and other good trees, and grazing sheep. Setting of Arlebury Park House should be protected from development.
2533	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	No (LB immediate neighbour to east)	No	No	Modern 'Lavender' Barn of traditional design and materials.	Amber	Old Sheep Fair site has cultural heritage. Grade II listed Hurdle House to the east, hedge screened at its western boundary. Scale of development on this site has the potential to dwarf the listed building and its setting. Near to conservation area boundary, so views into and out of the CA to be protected. Grade II listed Langton House across main road, but its setting is unlikely to be affected by development due to its high estate boundary wall.
2534	Arch	No	No	No	No		Green	Low archaeological potential.
	Cons	No (at boundary)	No	No	No	n/a	Green	Existing use is commercial. Views into and out of CA need to be protected at south boundary. Lilac Cottage and 2 The Dean (both listed grade II) would probably be far enough away not to have their settings affected. Height of development to be restricted due to elevated site.
2535	Arch	No	No	No	Yes		Green	Low archaeological potential.
	Cons	No	No	No	No	The Old Forge is isolated undesignated HA opposite the site.	Green	Poor quality industrial estate on west side of The Dean. Opposite site is row of tiny Victorian cottages and development can only improve on the existing 1980s commercial built environment.
	Arch	No	No	No	No	Within historic parkland of Arlebury Park (MWC652).	Amber	The site lies within the core of the historic parkland of Arlebury Park, and further comments should be sought from WCC's Conservation and Landscape officers.

2552	Cons	No (at boundary)	No	No	Yes	Within views of historic but unlisted Arlebury Park House.	Amber	Views into and out of the conservation area need to be protected. Site is mown grass with view through to Recreation Ground to east. Trees to northern and eastern boundaries. Single track road access off The Avenue could be widened to two-way once inside the site. Character is of birdsong, with views to historic barns and landscaped parkland.
2553	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	No	No	No	n/a	?	Could not access site from north dismantled railway so unable to identify nature of site. Should be potential for development.