

# ARCHAEOLOGICAL STRATEGY DOCUMENT

## NEW ALRESFORD

### 1.0 Introduction

- 1.1 Historic towns have long been a focus of settlement and community in the landscape. This continuity of urban settlement indicates both the benefits of urban living in terms of quality of life and economic advantage, and that these towns in particular are stable, adaptable and well connected. They are the product of change necessary to meet the needs of successive generations. The archaeological evidence that accumulates within the town illustrates the social, economic, religious, technological and political change through time, not only in that community but locally, regionally and nationally. This archaeological evidence is buried, with artefacts and features such as wall footings, pits, wells and post holes, but is also within the fabric of the historic building and in the patterns of the streets and the layout of the property plots.
- 1.2 Archaeological evidence is important for its potential to increase future knowledge and for its value as a leisure, education and tourism resource. These remains are finite and non-renewable, and are susceptible to destruction both in episodes of development and by cumulative erosion through small scale change. The quality of the urban environment can rely heavily on the historic and cultural attributes of the town. A sustainable future for these settlements and communities must integrate the past with the future.
- 1.3 In addition to the statutory protection afforded by listing and scheduling, the development of government policy for the archaeological and the historic environment has contributed to a change in attitudes towards the preservation, assessment and evaluation of both the buried and standing archaeological resource by local authorities. This is particularly the case in the larger historic towns and cities, like Southampton and Winchester. Government advice in PPG 15 and 16 has highlighted the desirability of preserving historic and archaeological remains, in particular presuming a case for the preservation of nationally important remains (PPG 16 para 8). The advice identifies the important role of local authorities in planning, education and recreation for the protection and management of archaeological sites (PPG 16 para 14). There is a necessity to consider the impact of a development on archaeological remains and PPG 16 emphasises the importance of informed decision making. Where preservation is not merited or justified it is clear that it is reasonable for the planning authority to satisfy itself that the developer has made appropriate and satisfactory provision for the excavation and recording of remains (PPG 16 para 25). During such considerations the Sites and Monuments Record and the Assessment accompanying this Strategy have a role, but in some circumstances the planning authority may require additional archaeological information from the applicant prior to the determination of the application (PPG 16 paras 21 and 22).
- 1.4 Although an archaeological survey of Hampshire's smaller market towns was produced in 1976, it has become clear in recent years that there is still a lack of archaeological understanding of the origins and development of the majority of Hampshire's historic towns. This has meant that the protection and management of the archaeological and historical resource in these towns has been insecure. Consequently it has become increasingly important to establish archaeological frameworks and strategies for the smaller historic towns in Hampshire, to protect as appropriate the historic resource, and to ensure it is fully incorporated within the sustainable future of the towns.
- 1.5 Archaeological discoveries have added to the available information on the small-towns of Hampshire creating the subsequent need for management strategies. This in turn has increased the importance of understanding how the basic economic, social and chronological evidence relates to the origins and development of each town. Although the assessment of all available archaeological and historical information will allow the formulation of a set of academically-based research frameworks/priorities (as set out in the Archaeological Assessment Documents), these priorities must be considered to inform future development control decisions and should be able to absorb and adapt to future archaeological discoveries.

- 1.6 Consequently, English Heritage have commissioned an Extensive Urban Survey for Hampshire's historic towns. The survey project has been undertaken through an English Heritage-funded post based in the County Planning Department of Hampshire County Council, with the support and assistance of the County Archaeologist and his staff. The survey provides an up-to-date assessment of the readily available archaeological and historical resource of each selected historic town and consists of three phases: data collection, data assessment and the formulation of a Strategy. The results of the data collection and data assessment form the contents of the Archaeological Assessment Document. The Assessment Document presents the archaeology and history of each town, an analysis of the existing town plan, an evaluation of the archaeological potential, the research priorities and the identification of areas of archaeological importance. Areas of archaeological importance, as well as additional site information, are presented both in text and key maps.
- 1.7 The Strategy phase of the survey utilises the information presented in the Archaeological Assessment Document and combines it with current government policies and guidance, development plan policies and other local non-statutory policies to provide an enhanced understanding of the likely archaeological implications of development proposals and is for use by the planning authority, developers and the public. Recommended responses and guidance regarding the archaeological and historic environment are then outlined. Key maps accompany this Strategy. Naturally, a survey of this nature will, on the one hand offer up fresh understanding of the town, and on the other hand raise further questions concerning the origins and development of Hampshire's towns.
- 1.8 It is important to recognise the continuing role of the Sites and Monuments Record, specialist archaeological advice and English Heritage. Whilst the Strategy anticipates a range of responses, specialist advice from local authority archaeologists and English Heritage in the light of specific development proposals will be needed to interpret the data, to confirm the importance of the archaeological remains, to judge the significance of the impact and to consider the need for and the benefits of pre-determination evaluation. As new data becomes available in the light of the results of observations, excavations and future research so the understanding of the nature and extent of the historic and archaeological component of the town is likely to evolve. It is inevitable that the interpretation of the Strategy will evolve with it.
- 1.9 This Strategy document is in two parts, one which is a general introduction to the Extensive Urban Survey whilst the second part deals specifically with New Alresford's town Strategy. The Appendix includes excerpts from the Hampshire Structure Plan and Local Plans.

## 2.0 **Areas of Potential Archaeological Importance**

### 2.1 Introduction

The primary aim of the data collection and data assessment phases of the Historic Towns Survey Project has been to define areas of varying potential archaeological importance in each town. Four area types have been created, each being ascribed a different grade of archaeological potential. A suite of archaeological responses are then proposed for each of the four areas, from which the most appropriate would be recommended for a particular development. Criteria for the four areas of archaeological importance can be found in the Archaeological Assessment Document. As additional archaeological information becomes available and a greater understanding of the nature and significance of the archaeological resource is achieved, it is possible that some areas will be re-assigned to different levels of importance to reflect our changing understanding of the origins and development of the town. Archaeological evaluation will form a particularly significant tool in defining the desirable archaeological response. The provision by the applicant of the results of an archaeological field evaluation may frequently be requested, as outlined by PPG 16 (paragraphs 21 and 22), reflecting the general recognition of the importance of urban archaeological deposits. The archaeological response to an application in any given urban area will reflect the anticipated

archaeological response in this document (section 3) as well as any evaluation results, where such a study is appropriate and the results are available.

- 2.2 Some nationally important archaeological remains are designated as Scheduled Ancient Monuments and as such are protected by the 1979 Ancient Monuments and Archaeological Areas Act. Designation has been primarily directed towards field monuments and built structures. In view of the detailed control afforded by the Act it is not best suited to the management of extensive archaeological remains within populated and evolving urban centres. In the urban context the scheduled element of the archaeological resource is usually discreet and monumental such as a castle, or a town gate. Scheduling has been used in areas of long term open space encompassing well preserved underlying archaeological evidence, or where significant attrition occurs by processes outside planning control. In general, however, there are likely to be nationally important archaeological remains which are not scheduled but rely on recognition of their importance and due weight being given to them within the planning system.

2.3 Areas of Archaeological Importance

(A) *Areas of Nationally Important Archaeological Remains (ANIAR)*

These are areas identified as nationally important archaeological remains, including Scheduled Ancient Monuments, whose location, character and significance have been ably demonstrated. The impact of development on both the setting and the fabric of the monument is a material consideration.

(i) Scheduled Ancient Monuments

Scheduled Ancient Monuments are to be physically preserved *in situ*. The procedures for the management of Scheduled Ancient Monuments are enshrined in the relevant legislation (Ancient Monuments and Archaeological Areas Act 1979), along with details appertaining to grant aid to owners. Development affecting a Scheduled Ancient Monument will require Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport. Such consent is independent of the planning determination, and might not be forthcoming. English Heritage are the archaeological advisors to the Secretary of State and the advice and opinion of English Heritage should be sought by the planning authority for any application affecting a Scheduled Ancient Monument, prior to determination.

(ii) Other Nationally Important Archaeological Remains

As stated in the Government's archaeological guidance within the planning system (PPG16), the management of other nationally important archaeological remains are to be considered within the remit given to local planning authorities and the development control process. Consequently serious consideration must be given to the physical preservation *in situ* of nationally important remains. The criteria used to assess "national importance" are set out in Annex 4 of PPG 16.

Although some historic buildings are also Scheduled Ancient Monuments, most are listed rather than scheduled but are often of archaeological importance, a fact recognised by PPG 15 (paragraph 2.15). Important archaeological remains are often incorporated into surviving buildings or structures. The preservation of those remains should be fully considered in the same manner as those nationally important below-ground archaeological remains, as indeed should the archaeological recording of standing remains which cannot be preserved.

(B) *Areas of High Archaeological Importance (AHAI)*

These are areas that have the potential to contain archaeological remains, buried and standing, whose importance, location and character can be inferred through observation, research and interpretation. These remains may merit physical preservation *in situ*. Where preservation is not justified appropriate archaeological investigation and recording would be a requirement in advance of development.

Because of ongoing archaeological and historical research or evaluation results, AHAI's may be re-assessed and consequently considered of national importance or even for scheduling, in which case policies and procedures as laid down for (A) above should be followed. Equally, additional information might demonstrate a lower archaeological importance than currently anticipated.

(C) *Archaeologically Important Areas (AIA)*

These are areas that have the potential to contain archaeological remains which may provide moderate levels of archaeological information. Whilst in some cases physical preservation is possible, it is most likely that the archaeological response would be one of appropriate investigation and recording, unless the developer wishes to achieve the preservation of the site.

(D) *Areas of Limited Archaeological Importance (ALAI)*

Areas considered to have the potential to include archaeological remains of a character unlikely to provide significant information or archaeological remains whose integrity or density has been compromised by previous development. These remains may require appropriate observation and recording if threatened by future development.

### 3.0 **Archaeological Responses to Development**

- 3.1 Important archaeological remains in an historic urban environment can be anticipated and consequently current Government policies for the management of archaeological remains within the planning process are set out in PPG 16. In summary, the PPG requires that the most important archaeological remains should be preserved *in situ* and that, when preservation is not possible, or justified, those archaeological remains adversely affected should be adequately investigated and recorded before and/or during development (such archaeological mitigation may include survey, excavation, recording, post-excavation research, preparation and publication of a report). It also states that if early discussions with local planning authorities and consultation of the Sites and Monuments Record (SMR) indicate the possible presence of important archaeological remains, it is reasonable for the planning authority to request developers to undertake an archaeological evaluation of the proposed development site, before any decision is made on the planning application (PPG 16 paragraphs 21 and 22). Such an evaluation would aim to provide the additional archaeological evidence necessary to ensure that the full archaeological implications of the development can be properly considered prior to any irreversible decision being made.
- 3.2 In view of the recognised archaeological importance of complex urban deposits, the need for evaluation might frequently be anticipated. However the assessment of the need for an evaluation can only be taken in the light of the nature of the development and its location and extent, and so no 'Areas of Evaluation' have been incorporated into this document. The results of the evaluation might well clarify that the level of archaeological importance of any given site is different from that anticipated in this document. For this reason the results of evaluation should be available prior to the determination of the application so that the full impact of the development on archaeological remains can be properly considered.
- 3.3 The advice given in PPG 15 and PPG 16 and subsequently adopted within Hampshire's structure and local plan policies, means that there are a number of archaeological options or responses to development proposals. These include:

- (1) Refusal of planning permission in order to ensure the physical preservation of the remains (which may be above or below ground) and their setting. Where possible the planning authority should consider the longer term management of these resources.
  - (2) A re-design of the development proposal in order to demonstrably secure preservation. Redesign of the proposal may include an engineering solution or amendments to the layout to achieve preservation. If such a response results in the physical preservation of important archaeological remains the local planning authority should ensure the physical management of those remains within the development. This could be achieved, for example, by a management plan sponsored by the local authority, the site owner/developer and local amenity societies.
  - (3) Allowing development to proceed, subject to satisfactory arrangements for archaeological investigation and recording, including standing buildings, before development commences, secured by an archaeological condition.
  - (4) Allowing development to proceed, subject to satisfactory arrangements for archaeological observation and recording, including standing buildings, while development is taking place, secured by an archaeological condition.
  - (5) Allowing development to proceed, with no archaeological requirement.
- 3.4 These responses provide a flexible framework for the consideration of individual development proposals which affect archaeological remains. Within individual developments more than one response might be necessary reflecting variations of archaeology or the nature of development across the site. They will assist both developers and planners in the preparation and determination of planning applications.
- 3.5 In addition to the preservation of the more important archaeological remains, there may be a good case for their promotion and preservation through, for example, interpretation panels or printed leaflets, and their use as an educational resource or as an amenity for the town's inhabitants and visitors. This should provide a better understanding and enjoyment of the town's archaeological and historic heritage and to promote support for the local authority's policies for that heritage. This could be undertaken and sponsored by the site owners, the local authority, schools, local amenity groups or through partnerships between such organisations, and may be particularly welcome where positive policy towards tourism exists.

#### 4.0 **A Strategy for Alresford**

- 4.1 There are three historic towns in the Winchester City Council district within this project - Bishop's Waltham, Wickham and New Alresford. With differing historic origins each town has developed in a different way. The archaeological resource in each case is subsequently unique. Whilst each town's archaeological and historic significance is already reflected in local plan policies for the management of those resources and is subject to the guidance of advice in PPG 16 and 15, this document provides additional guidance for New Alresford.
- 4.2 Although the Local Plan has been adopted containing policies for the urban historic environment, this Strategy may be taken as additional material consideration in the development control process, introducing further guidance for the preservation and management of New Alresford's archaeological and historic heritage. It has been compiled in light of the Government's advice considering archaeological remains and the historic environment within the planning process (PPG 15 and 16) and relevant policies in the Hampshire County Structure Plan and the Winchester District Local Plan. Consequently this Strategy could be considered for adoption by the local planning authority as planning guidance (as defined in PPG 12 3.18-3.19) to supplement the policies of the Winchester District Local Plan.
- 4.3 The Strategy develops the information presented in the Archaeological Assessment Document for New Alresford, in particular the identified areas of archaeological importance. Appropriate archaeological responses have been formulated for consideration by the local authority in anticipation of development proposals, although detailed advice should be sought in the light of development details. These responses can inform the management of the archaeological resource, and provide the controls and guidance which the local authority should use when considering planning applications. The Strategy may also promote changes in current and proposed Conservation Area designations, the establishment of town trails as well as other local amenity and/or educational proposals for the interpretation and enhancement of New Alresford's historic environment.

#### 5.0 **Historic New Alresford**

- 5.1 This section is a summary of the more detailed accounts of the archaeology, history, topography and architecture of New Alresford to be found in the Archaeological Assessment Document that accompanies this Strategy.
- 5.2 New Alresford lies eleven kilometres east of Winchester on the southern side of the valley of the River Itchen.
- 5.3 Although no prehistoric material has been found in the town Bronze Age burial mounds are known to the north. Iron Age material was found in the grounds of Titchbourne Down House, and an Iron Age settlement was found to the south-east of the town.
- 5.4 A Roman jar was found at West Street in the town, and a Roman villa was investigated to the north of the river.
- 5.5 To date no Anglo-Saxon material has been found in the town, but a single sherd of Anglo-Saxon pottery was found in Old Alresford, and there may have been an Anglo-Saxon cemetery on Titchbourne Down. The place name *Alresforda* is recorded from the eighth century.
- 5.6 To the north of New Alresford is the village of Old Alresford and it may be this settlement that is recorded in the Domesday Book. Nine mills and three churches are recorded in the manor and it is probable that the principle church, possibly a minster church, was at Old Alresford. However there may have been a settlement on the south side of the river, possibly on the site of the later town, with one of the churches recorded in the Domesday Book.

- 5.7 In the twelfth century the Bishop of Winchester built a palace at Bishop's Sutton close to the London to Winchester road, and it is recorded that in 1200 he was granted a market and charter for a new market at *Novum Forum*, or *Alresford Forum*. Shortly after this the town is recorded as a borough. Adjacent to the town is Alresford Pond, which was known as *magnum Vivarium*, the great fish pond. The pond, which covered about sixty acres, was formed by the construction of a dam, the Great Weir, across the Itchen valley. This dam carries the road to Old Alresford.
- 5.8 The town seems to have prospered with milling and the wool trades was recorded as one of the major industries in the town. Flax mills and fulling mills are recorded, as is a dye house and tenter racks, the latter for drying cloth. The tanning industry is also recorded. However fire in the fifteenth century and pestilence in the sixteenth century may have led to some decline in the fortunes of the town. There were further fires in the post-medieval period including the firing of the town during the Civil War and a major fire of 1689 which burnt most of the town's medieval buildings, and damaged the church.

## 6.0 Planning History

### Development Plans

- 6.1 The Winchester District Local Plan was adopted in April 1998. The plan guides development in the District up to 2001. Technical work on the Winchester Local Plan Review for the period up to 2011 has commenced and a deposit plan is expected in late 2000.
- 6.2 The policies and supporting statements for the management of the archaeological and historical environment in both the Hampshire County Structure Plan (Review) and the Winchester District Local Plan (as detailed in the Appendix) have the same core understanding that archaeological remains, whether above or below ground, and their settings are a finite and non-renewable resource that should not be needlessly or thoughtlessly destroyed or damaged. Both plans underwrite the fact that whilst a small number of archaeological sites and historic buildings are protected by legislation, the majority rely on Structure Plans, Local Plans and the development control process for their continued protection and management.

### New Alresford Conservation Area (Map A)

- 6.3 The New Alresford Conservation Area was designated in 1969. Government guidance PPG 15 advises that "the definition of an area's (Conservation Area) special interest should derive from an assessment of the elements that contribute to, or detract from it". These elements can include its historical development and archaeological significance, property boundaries, building materials etc. Consequently where it can be shown that significant archaeological remains survive and whose preservation is of paramount importance, this Strategy document may assist the local authority when considering Conservation Area designation.

### Recent and Proposed Development (Map B)

- 6.4 There has been relatively little modern development within the historic core of the town. The majority of recent development has occurred to the south of the railway line and in the area between the burgage plots on the western side of Broad Street and The Dean. On the western side of The Dean there is a small industrial estate.

## 7.0 The Management of New Alresford's Archaeological Heritage

- 7.1 The archaeological potential of New Alresford lies in the fact that the town was planned in the twelfth century, and evolved as an important local market centre, more so than the original settlement at Old Alresford. There are still many unanswered questions regarding the town's planning and development and the degree to which some form of settlement predated the planned town, and rate and nature of the growth of the town. The archaeological importance of the areas of the town relate to their potential to resolve these issues. Where evaluation is

an appropriate response additional survey may clarify the archaeological potential prior to the determination of an application.

## 7.2 Areas of Archaeological Importance (Map C)

As defined in Section 2.0 of this Strategy document, the following areas of archaeological importance have been identified in New Alresford.

### *Areas Comprising Nationally Important remains*

<u>Location</u>	The small stone bridge (Area 1) which carries the road from Broad Street north across the leat of the pond is a Scheduled Ancient Monument, (Hants 129). The Great Weir (Area 2) between the town and Alresford Pond. The bishop's palace site outside the town of Bishop's Sutton.
<u>Importance</u>	<p>The small stone bridge, Area 1, dates from the fourteenth century and was apparently built as part of the pond construction. The national importance of this site is reflected in its scheduling.</p> <p>The Great Weir, Area 2, which is the dam that holds back Alresford pond is thought to have been created in around 1200 AD, and was certainly in existence by 1207-8 when repairs to it are recorded. It is about seven metres high and about four hundred metres long and carried the Winchester to London road. Although it is not currently a Scheduled Ancient Monument, it is of national importance.</p> <p>The site of the Bishops Palace lies outside the town at Bishop's Sutton, and its extent is not currently fully understood. The Palace may have had a great influence in the location of the town of New Alresford, and is also of great archaeological importance as one of a small number of Bishop's Palaces in Hampshire. This site is of national importance but not currently a Scheduled Ancient Monument.</p>
<u>Response</u>	No development should be allowed which would have an adverse impact on these remains and their setting and they should be preserved <i>in situ</i>

### *Areas of High Archaeological Importance*

<u>Location:</u>	The church and churchyard (Area 3), the area of surviving medieval buildings on Mill Hill and the areas of burgage plots to the east and west of Broad Street (Area 4).
<u>Potential:</u>	<p>The church, Area 3, although rebuilt in the seventeenth century after a fire stands on the site of the earlier medieval church and possibly the site of the chapel recorded in the Domesday Book. There are some thirteenth-century features surviving in the church and the tower is mainly fourteenth-century in date with seventeenth-century additions. The church originally over-looked Broad Street, the market place of the town, and was a central feature of the town. In addition, it has been suggested that there was a chantry near to the entrance of the churchyard, presumably the Broad Street entrance. The chantry was seized by Henry VIII at the dissolution.</p> <p>The church and churchyard are likely to contain the evidence of earlier ecclesiastical structures, including the chantry, and any Saxon precursors to the church. It is likely that burials from the medieval period survive within the churchyard and these can shed light on the health, diet and lives of past populations.</p> <p>The town was planned and laid out in the late-twelfth to early-thirteenth century with burgage plots along both sides of Broad Street, Area 4, which was the market area of the town. Although the majority of the medieval buildings of the town, apart from a few on Mill Hill, were destroyed in various fires in the town and there has been extensive cellaring along the street frontages, the rear areas of the burgage plots survive almost intact. Within these areas evidence for the trades and industries</p>



carried out in the medieval and post-medieval town may be recovered from pits and latrines usually sited behind the building lines. This evidence could provide important information about the economy of the town and information about the lives, lifestyles, health and diet of the towns inhabitants. Also evidence of the boundaries to the plots could help to develop an understanding of the way the medieval new town was planned

Response:

(1) Archaeological evaluation should be undertaken prior to the determination of any planning application that is likely to have a significant impact.

(2) Depending on the results of any evaluation there may be a requirement for the preservation of important, above or below ground, remains, possibly through a re-design of the development proposals.

(3) If preservation *in situ* is not possible or justified then there is likely to be a requirement for their full excavation and recording prior to development.

Note

Response (2) may highlight the value of additional action, which could include a requirement for:

(a) a management plan/scheme for a particular important archaeological site or historic building to ensure its future preservation;

(b) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for an important archaeological site/s or historic building/s.

(c) developing the site or building as an amenity for the town or as an educational resource.

*Archaeologically Important Areas*

Location:

Properties near the bridge (Area 5). Properties to the south of East Street and to the north and south of West Street (Area 6). The areas to the east and west of Mill Hill (Area 7). The area of the river valley west of the Great Weir (Area 8).

Potential:

Broad Street (Area 5), East and West Street (Areas 6) and Mill Hill (Area 7) clearly form the historic core of New Alresford as it was planned and laid out in the twelfth- to early-thirteenth-centuries. Broad Street housed the market which was overlooked by the church. There may have been temporary or permanent stalls in Broad Street. Planned and developed in the late-twelfth- early thirteenth century and with its strong surviving burgage plot patterns it is clearly the principle street of the town. However, due to the lack of medieval buildings along Broad Street as a result of fires, and the extensive cellaring, the archaeological importance of the street frontage is reduced. The southern end of Broad Street, known as The Soke also developed in the medieval period.

East and West Streets, Areas 6, are less regularly planned and may represent late-medieval and post-medieval development of the town. Whilst West Street can be shown to have developed in the late-medieval period, it may be that East Street developed in the post-medieval period.

Within the valley to the west of the Great Weir, Area 8, there is likely to be the evidence for the mills and associated water management which were so important to the economy and industry of the town. With nine mills mentioned in the Domesday Book they were clearly an important part of the local economy from an early period. Through the medieval period references are made to various mills, their products and

uses, their repair and replacement. The area may also contain archaeological evidence for other industries that required a water supply, such as tanning and dying.

The valley bottom, also within area 8, is likely to contain the archaeological evidence for the mills and associated water management structures through time that will allow us to understand the economy and industry, trades and trading of the town, and of evolving mill technology. The valley bottom location means that the potential for water-logging may have resulted in the preservation of organic material, and in particular the structural elements of the mills, weirs, sluices, mill wheels, leats and revetments may survive.

Response:

(1) Depending on the scale of the proposed development and the survival of above and below ground archaeological remains, archaeological evaluation might need to be undertaken prior to the determination of any planning application.

Depending on development details and available archaeological information, including the results of any evaluation there may be:

(2) a requirement for their full excavation and recording prior to development.

OR

(3) a requirement for archaeological observation and recording during development.

*Areas of Limited Archaeological Importance*

Location: Properties to the north and south of Pound Hill (Area 9), and to the north of East Street at its eastern end (Area 9).

Potential: The properties within Area 9 represent the later phases of the development of the town. Information regarding the growth of the late-medieval and post-medieval town and evidence of the lives and lifestyles of the occupants of these parts of the town may survive although archaeological evidence on the street frontage may have been compromised by cellaring.

Response: (1) Occasionally, an archaeological evaluation may need to be undertaken prior to the determination of any planning application especially where a significant impact is anticipated.

(2) Depending on available information or the results of any evaluation there may be a requirement for the some further investigation and recording prior to development, although

(3) a requirement for archaeological observation and recording during development is more likely.

**8.0 The Future Strategy**

8.1 This Strategy document, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system conservation policies in the development plan for the protection of the historic environment, including built and buried elements, and the way in which the components of a town compliment each other to form a townscape. Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of New Alresford and the nature of its component parts reflects its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2.

- 8.2 It is important to protect this fragile and non-renewable resource for its own sake and for the irreplaceable information about our past which it contains, and its potential for increasing our knowledge and understanding of historic New Alresford. It is important to manage and present New Alresford's historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.
- 8.3 The management of the archaeological resource and its presentation to the public must reflect the local nature of the resource, local priorities, the nature of the community and the role of tourism in the local economy. The stewardship of the archaeological resource needs to be seen as a community responsibility, not simply that of central or local government. Any strategy that might develop should evolve locally. The preservation of the historic resource will rely very heavily on broad support and understanding from the local community. The Assessment and Strategy documents have a clear role in highlighting the potential of New Alresford in this regard and should contribute fully to the promotion of the resource.
- 8.4 The successful presentation of the archaeological resource to the public will generate interest and promote local heritage. This should involve communicating information to the public about New Alresford's past inhabitants, the nature of the town throughout its history, the origins and evolution of existing townscape, and any important points of interest and character. Principal places of interest, historic character and quality within New Alresford should then emerge. The presentation of the historic resource is an opportunity to provide an amenity, recreational and educational resource for the community, including local schools.
- 8.5 There are elements of the New Alresford townscape which may form elements of any presentation strategy:
1. The dominance of Broad Street and the strong burgage plot patterns that survive give a clear picture of the towns planned medieval origins.
  3. The medieval bridge beside Alresford Pond, the impressive weir and the expanse of the pond are important elements from the medieval period.
  2. The church, Broad Street and the Great Weir are the principle elements of the historic town, with surviving buildings at Mill Hill, and these features may lend themselves to a trail from the top to bottom of town.
- 8.6 There are a number of recognised approaches that can be considered in evolving the future strategy for New Alresford.
1. Information Leaflet

Cost effective, the content style and format can reflect the principal audience and the quality and print run the available budget. Sponsorship or heritage grants might be available and distribution can be through schools, libraries and tourist offices, and local shops. The leaflet might describe a route or trail, or relate local landmarks to their historic context.
  2. Information Point

Single or multiple information points can graphically and through text highlight the plan of the town. Sponsorship and heritage grants might be available. The effect of a permanent fixture locally and on pedestrian flows as well as the implications of maintenance need to be considered.
  3. Museum Based Display

A display element within an existing local museum incorporating finds, images and text. A resource of this nature would have the advantage of being able to include any

locally recovered artefacts within a display. The Hampshire County Museums Service may be able to offer advice on local museum based displays.

4. Town Trail

Town trails present information in sequence. The trail might be available by leaflet, information point (or points) and might be associated with a discrete symbol or marker on the pavement or on sign posts. Such trails in towns of particular tourism or education potential might be permanently, temporarily or intermittently associated with guides.

5. Teachers / Community Packs

Teachers packs including plans, principal locations, interpretations and trails might highlight the availability of the local historic resource for use by local schools and the community.

- 8.7 Raising the profile of New Alresford's heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of New Alresford's heritage should be formulated locally, this document with the assessment may form an important element of that formulation process.

## APPENDIX

### Hampshire County Structure Plan

**Policy C3** Policy C3 relates to the implications of statutory designations, including Scheduled Ancient Monuments.

**Policy C3:** **“Permission will not normally be granted for development which adversely affects: Landscape, environment, nature conservation or scientific interests in: *inter alia* Scheduled Ancient Monuments”**

Supporting Statement.

These statutory designations highlight areas of special importance at a national level of evaluation, and introduce some additional controls through their own legislation. These areas carry a stronger presumption against damaging development than other designations.

**Policy E1** Policy E1 relates to urban regeneration.

**Policy E1** **“In order to assist regeneration within the urban areas, planning permission will normally be granted for development which achieves: *inter alia* (iii) improvements to the condition or settings of existing buildings of architectural or historic interest;”**

**Policy E4** Policy E4 concerns the conservation of the character of historic settlement.

**Policy E4:** **“Permission will normally be granted for development which conserves and/or enhances the character of historic towns and villages.”**

Supporting Statement.

Paragraph 66: Policy E4 provides the framework for the improvement and conservation of the built environment, especially those buildings and areas of historic or architectural interest.

Paragraph 67: Tourism can provide the economic stimulus necessary to maintain the historic environment, provided that the development involved is compatible with conservation principles.

Paragraph 68: Local plans will need to outline the measures that can be taken to conserve and/or enhance the historic character of particular areas. Measures which might be considered include:

- (i) promoting the retention, maintenance and continued use of buildings of architectural and historic interest;
- (ii) designating areas for conservation;
- (iii) preparing programmes of enhancement.

Paragraph 69. In addition to development which affects the built environment directly, the indirect impact of development, including transport proposals, on cities, towns and villages must be carefully considered against these and other policies in the Plan.

**Policy E5** Policy E5 concerns the treatment of sites, where affected by a proposed development.

**Policy E5:** **“Where nationally important archaeological sites and monuments, whether scheduled or not, and their settings are affected by a proposed development, there will be a presumption in favour of their physical preservation in situ. The need for the preservation of unscheduled sites of more local importance will be considered on merit. Where preservation is not possible then local planning authorities should be satisfied before granting planning permission that appropriate arrangements have been made for a programme of excavation and recording prior to development taking place.”**

Supporting Statement.

Paragraph 70: Archaeological remains and their settings are a finite and non-renewable resource. Care must be taken to ensure that they are not needlessly or thoughtlessly destroyed. Only a small number of archaeological sites and monuments are protected by national legislation, the majority rely on the Structure Plan, local plans and the development control process for their continued protection and management. Where remains cannot be preserved in situ, then a programme of excavation, recording and publication should be undertaken. In order to ensure that information on all archaeological sites and monuments in Hampshire is available to assist local planning authorities and developers, the County Council will maintain a County Sites and Monuments Record.

#### **Deposit Hampshire County Structure Plan 1996 - 2011 (Review)**

##### **Urban Hampshire**

**Policy UB1** Policy UB1 outlines the basic objectives of urban regeneration.

**Policy UB1** **“To make the best use of land within urban areas, plans and policies will be promoted which achieve:**  
*inter alia*  
**(iv) improvements to the condition and/or setting of redundant buildings of architectural or historic interest;”**

##### **The Coast**

**Policy C6** Concerns development involving the reclamation of land from the sea or intertidal areas.

**Policy C6** **“Permission will not be granted for development involving the reclamation of land from the sea or the reclamation, excavation or permanent flooding of intertidal areas of conservation value unless the local authority is satisfied that the proposal:**  
*inter alia*  
**(ii) would not damage the landscape character or sites of historic, archaeological or nature conservation interest;”**

Supporting Statement

Paragraph 378. Reclamation will only be permitted if it can be demonstrated that it has no undesirable effect, is well related to the existing built up area, and is consistent with other policies in the Plan.

## Archaeology

**Policies E13/E14** Policies E13 and E14 refer to the treatment of archaeological sites and monuments.

**Policy E13** “Development will not be permitted where it adversely effects nationally important archaeological sites and monuments, and their settings, whether scheduled or not.”

**Policy E14** “Where an archaeological site or monument is affected by development there will be a presumption in favour of its physical preservation in situ and continuing management, where appropriate. Where physical preservation in situ is not practical or possible, local planning authorities will seek to ensure that provision is made, in advance of development, for an appropriate level of investigation and recording. Where development might effect land of archaeological potential, the local planning authorities may also require developers to arrange for an archaeological evaluation to be carried out prior to the determination of a planning application.”

### Supporting Statement

Paragraph 421. The value, variety and vulnerability of Hampshire’s sites and monuments justify the preservation of those most important to the archaeology, history and character of the county.

Paragraph 422. Archaeological sites and monuments and their settings are a finite and non-renewable resource. Care must be taken to ensure that they are not needlessly or thoughtlessly destroyed. Although at present a number of archaeological sites are protected by national legislation the majority rely on the Structure Plan, local plans and the development control process for their continued protection and management as reflected in PPG 16; *Archaeology and Planning*.

Paragraph 423. When considering proposals for development, the local planning authorities will ensure the availability of accurate information from the County Sites and Monuments Record on the condition and significance of archaeological sites affected by development proposals. Such information is essential for the decision-making process on planning and land-use issues and for monitoring the effectiveness of the planning process in protecting archaeological sites.

Paragraph 424. The County Council will promote, where practicable, the appropriate management and enhancement of important archaeological sites and monuments and where resources permit, assist owners to maintain them in good condition and to adopt sympathetic land management regimes.

## Built Heritage

**Policy E16** This policy relates to the conservation of the character of historic settlements.

**Policy E16** “Development in accordance with other policies in this Plan will be permitted in and adjacent to historic towns and villages provided that it is compatible with the conservation or enhancement of the character of the area and its setting and will not cause demonstrable harm to interests of acknowledged importance. Particular attention will be paid to:  
*inter alia*  
(v) the character and appearance of listed buildings and their settings and Conservation Areas;

## Supporting Statement

Paragraph 430. Development can have serious implications for the historic built environment and all proposals which impact upon it should be assessed in accordance with the criteria set out in this policy. Additionally, to assess the degree to which further growth is acceptable, certain historic towns may need to be the subject of environmental capacity studies. These studies will assess development and management issues, the quality and character of the settlement and the pressure upon it and make recommendations for future action. Local plans will identify the historic towns requiring such studies. The County Council will co-ordinate the production of agreed guidelines to ensure a consistent county-wide approach.

### **Policy E17**

Policy E17 relates to conserving the character of historic towns and villages.

### **Policy E17**

**“Local planning authorities will encourage development which will enhance the character and setting of historic towns and villages and which will:**

*inter alia*

**(i) serve to stimulate economic regeneration through the retention and re-use of historic buildings and sites;”**

## Supporting Statement

Paragraph 431. Conserving the built heritage is assisted by encouraging private investment in the upkeep of older buildings. Local planning authorities will look favourably on proposals which will help to maintain the economic vitality of areas or regenerate those areas that have been in economic decline. Although listed buildings should, ideally, continue in the use for which they were designed this is not always practicable. If the only realistic means of ensuring their retention or maintenance is to change the use of the building the planning authorities should, subject to the provisions of Policy E16, adopt a flexible approach when considering such proposals.

### **Policy E18**

Policy E18 concerns Conservation Areas.

### **Policy E18**

**“Local planning authorities will ensure the protection of the built heritage by:**

*inter alia*

**(i) reviewing the need for additional Conservation Areas and adjusting existing Conservation Area boundaries.**

**(ii) preparing supplementary planning guidance and proposals for the preservation and enhancement of Conservation Areas;”**

## Supporting Statement

Paragraph 432. The inclusion of buildings within the lists of buildings of special architectural and historic interest and the designation of Conservation Areas provides the principal means by which the character of historic buildings can be protected. The lists require regular review and updating to take account of new evidence and changing values.

Paragraph 433. The day to day operation of development control provides an important opportunity to ensure that the character of listed buildings and Conservation Areas is retained. Development of buildings of an appropriate design may act as a catalyst to further improve the quality of an area.

Paragraph 434. By contrast, inappropriate development could, eventually, result in the loss of the special interest which led to the Conservation Area designation. Supplementary guidance in the form of design briefs, for example for shop fronts, has a major role to play in promoting and encouraging appropriate design and development in addition to providing support for planning authority decisions.



### **Proposed Modifications**

An examination in public was conducted between 29 October and 10 December 1996 to consider selected representations made on the Deposit Hampshire County Structure Plan (Review). The report of the panel appointed by the Secretary of State for the Environment was submitted in March 1997 and published in May of that year. The Panel's recommendations included changes to some of the policies referred to above, in particular the archaeology policies E13 and E14 which the Panel recommended be deleted and replaced by a policy based on Policy E5 of the approved Structure Plan. The three Strategic Planning Authorities: Hampshire County Council, Portsmouth City Council and Southampton City Council have been considering the Panel's recommendations and it is anticipated that proposed modifications will be published in summer 1999.

### **Winchester District Local Plan**

#### **Archaeology**

Paragraph 4.3. The District has a rich archaeological heritage, with remains representing a wide variety of features, including landscapes, providing evidence of past land use history. Care needs to be taken to ensure that important features are recognised and not needlessly destroyed.

Paragraph 4.4. It is essential that the presence of archaeological features is known and understood, in order to prevent the possibility of damage resulting from development. Consequently, the City Council maintains a Sites and Monuments Register, which identifies and records all known archaeological sites, monuments and historic buildings and landscape features in the District. This includes both Scheduled Ancient Monuments and non-scheduled sites, to ensure that these are properly considered when development is proposed. Developers are, therefore, advised to inspect this register to establish a site's likely archaeological importance, before considering any detailed proposals. The register is maintained by the Archaeology Section of the City Council's Leisure Department.

Paragraph 4.5. Since only a small proportion of the sites currently identified on the Register enjoy scheduled status (approximately 1.5%), the majority of sites rely for their protection on the careful application of planning policies and appropriate management measures. The procedures required to take account of archaeological features and their settings vary according to their importance, and whether or not archaeological features have already been identified.

**Proposal HG.1** Proposal HG.1 concerns the preservation in situ of the most important archaeological sites.

**Proposal HG.1** **"Where important archaeological sites, monuments (whether above or below ground) and historic buildings and landscape features, and their settings (as identified and recorded in the Sites and Monuments Register), whether scheduled or not, are affected by development proposals, permission will not normally be granted for development unless the local planning authority is satisfied that, where appropriate, adequate provision has been made for their preservation in situ and ongoing management."**

Paragraph 4.6 Developers will normally be required to preserve or enhance the most important archaeological sites, and their settings. This should be reflected in the design of development proposals. Appropriate arrangements for the future management of archaeological sites should be made to ensure their protection in the longer term.

**Proposal HG.2** Proposal HG.2 refers to the requirement for archaeological evaluation.

**Proposal HG.2** “Where there is evidence that archaeological remains may be present on a site, (whether above or below ground), but their extent and importance are unknown, the Local Planning Authority will normally only permit development where it is satisfied that an adequate archaeological field evaluation has been undertaken.”

Paragraph 4.7 Where an archaeological field assessment has been carried out any planning applications should include details of the evaluation and its results. In particular, it should show how the proposal would affect any archaeological features and their settings, and how such effects could be satisfactorily accommodated.

**Proposal HG.3** Proposal HG.3 deals with the provision for a programme of archaeological recording.

**Proposal HG.3** “Where the preservation of archaeological remains, whether above or below ground, is not possible or feasible, the City Council will not normally permit development to take place unless satisfactory provision has been made for a programme of archaeological investigation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.”

Paragraph 4.8. Where archaeological investigation and recording provides the most appropriate means of taking account of less important archaeological remains, provision for this may need to be secured using planning obligations. Developers are advised to hold early discussions with the Archaeology Section to establish the archaeological importance of their site, and any possible archaeological implications for their proposed development.

Paragraph 4.9. All work required to take proper account of archaeological features should be carried out at the developers expense. The City Council may refuse permission for developments which do not protect, or make provision for the protection of, archaeological remains.