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NEW ALRESFORD | NEIGHBOURHOOD PLAN

BASELINE (DRAFT)

JULY, 2022.

SECTION 1

BASELINE DOCUMENT

B A S

HISTORY OF NEW ALRESFORD

New Alresford was originally developed as a market town and its economic history has determined the way it has grown. Each major period of development has left a visible mark on the townscape.

The Church of St John the Baptist (New Alresford) was built on the high knoll south of the river Arle opposite St Mary's, Old Alresford. St. John's has been rebuilt several times, most notably after the great fire of Alresford in 1689 and then in Victorian gothic style in the 1890's.

The broad market place ran north to south from the river Alre and is now known as Broad Street, with East and West Street forming a T-junction at the top which are still the commercial hub of the town.

The St Giles Faire in Winchester added New Alresford as a follow-on venue in the 12th Century, and a fair still visits the town on the week closest to the 11th October.

Permission was granted for a market three days a week for drovers when bringing sheep through the town. By the fourteenth century New Alresford was one of the country's major wool markets

In the seventeenth century there were very hot dry summers, resulting in serious fires. The worst was in 1689 when in three hours 117 houses, the church, and the Market House were burnt to the ground.

Only the Fulling Mill and a few 13th century houses survived near the 12th century Bridge at the bottom of Broad Street.

King George 3rd asked Parliament for a Royal Brief to re-build the town. This resulted in two thirds of the cost



of re-building being donated by other cities in the country and provided new houses with more space to avoid overcrowding.

The buildings were Georgian in design with colour-washed brick and render finish and were constructed using vernacular materials and construction methods. Lime mortar and slate roofs predominate and some flint, wattle and daub was also used.

There was then a period of agricultural boom and property remained bright and well looked after. Transport became easier with the opening of the new turnpike road. However, in the late nineteenth century cheap agricultural imports had a devastating effect, resulting in an agricultural slump and this is reflected by very little new build until the coming of and effective running of the railways and gas industries.

The gas company for the town and the railway connecting Winchester with London were opened in 1853 and 1865 respectively. This upturn led to some municipal

improvements, new building, and refurbishment. A huge mill, the station and goods shed, and characteristic rows of Victorian cottages were built. A similar mix of industrial building and cottages developed in the Dean and a brewery built on the north side of West Street.

The Edwardian development of the town was mainly south of the railway bounded by Grange Road and Jacklyns Lane. Built by a successful entrepreneur (Mr. Baker of Broad Street) and mainly occupied by people moving out from the by then cramped conditions in the center of the town to more airy spacious housing.

In the post 1950's Alresford's prosperity grew as it had become an attractive place to live. People had better transport and sufficient retirement income to be able to support the development of a wide-ranging variety of bungalows and houses.

The railway closed in the 1970's as a result of the Beeching Report in the 1960's and is now manned by volunteers and contributes to the prosperity of the town as a tourist attraction.



Images © Godfrey Andrews
ALRESFORD HERITAGE

OPEN AREAS

The NPPF provides for local communities to identify 'Local Green Space' of particular importance to them. Importantly, and as stated in the NPPF at paragraph 102, the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

The Winchester Local Plan does not designate Local Green Spaces, suggesting that designation will not be appropriate for most green or open spaces and that particular criteria (as listed above) will need to be met. Instead, the Local Plan seeks to protect important open areas through a series of policies, such as Policy CP7, CP18, DM5 and policies relating to development in the countryside.

The Open Space Strategy, a background document to the Local Plan, lists the important open areas, whether they are within defined settlement boundaries or not, with an explanation of the role they are performing and why they are important, including the extent of public accessibility where known.

The important open areas identified in New Alresford, as listed in the Open Space Strategy are:

Ref	Category	Site Name
1	Allotments	Spring Gardens Allotment
2	Play	Arlebury Park play areas
3	Play	Stratton Bates play area
4	Play	Sun Hill play area
5	Informal Green Space	Appledown Close
6	Informal Green Space	Orchard Close
7	Informal Green Space	Lindley Gardens
8	Informal Green Space	Benenden Green
9	Informal Green Space	The Avenue
10	Informal Green Space	Mitford Road roundabout
11	Informal Green Space	Oak Hill open space
12	Informal Green Space	Off Hastead Drive
13	Informal Green Space	Fairview
14	Informal Green Space	Brill Close
15	Informal Green Space	Lovell's Walk
16	Informal Green Space	Makin's Court
17	Informal Green Space	Chestnut Walk
18	Informal Green Space	Nursery Walk
19	Informal Green Space	Ash Walk
20	Informal Green Space	Sun Lane
21	Informal Green Space	Nicholson Place
22	Informal Green Space	Meryon Road
23	Informal Green Space	Carpenters
24	Park/Recreation Ground	Memorial Gardens
25	Park/Recreation Ground	Stratton Bates Recreation Ground
26	Park/Recreation Ground	Arlebury Park
27	Park/Recreation Ground	Sun Hill Recreation Ground
28	Sports Ground	Arlebury Park Rugby pitches
29	Sports Ground	Alrebury Park sports grounds
30	Sports Ground	

The Open Space Strategy notes that New Alresford suffers from a shortfall of public open space in the town when assessed against the WCC Local Plan standard. However, it is suggested that the proposed housing allocation to the east of Sun Lane will provide substantial areas of public open space in order to ensure open space deficiencies are not exacerbated as the town grows.

NATC will need to consider whether they wish to allocate Local Green Spaces within the Neighbourhood Plan, or if they are satisfied by the protection currently offered through the Local Plan.

Source: WCC Open Space Assessment 2022



FACILITIES

The majority of New Alresford's facilities are concentrated around the Town Centre. Here, there are a variety of facilities including:

- Shops and Showrooms
- Fire Station
- Alresford neighbourhood Community Police Office
- Places of Worship
- Community Facilities
- Library
- GP

The town also contains three Play Spaces, all located south of the Town Centre.

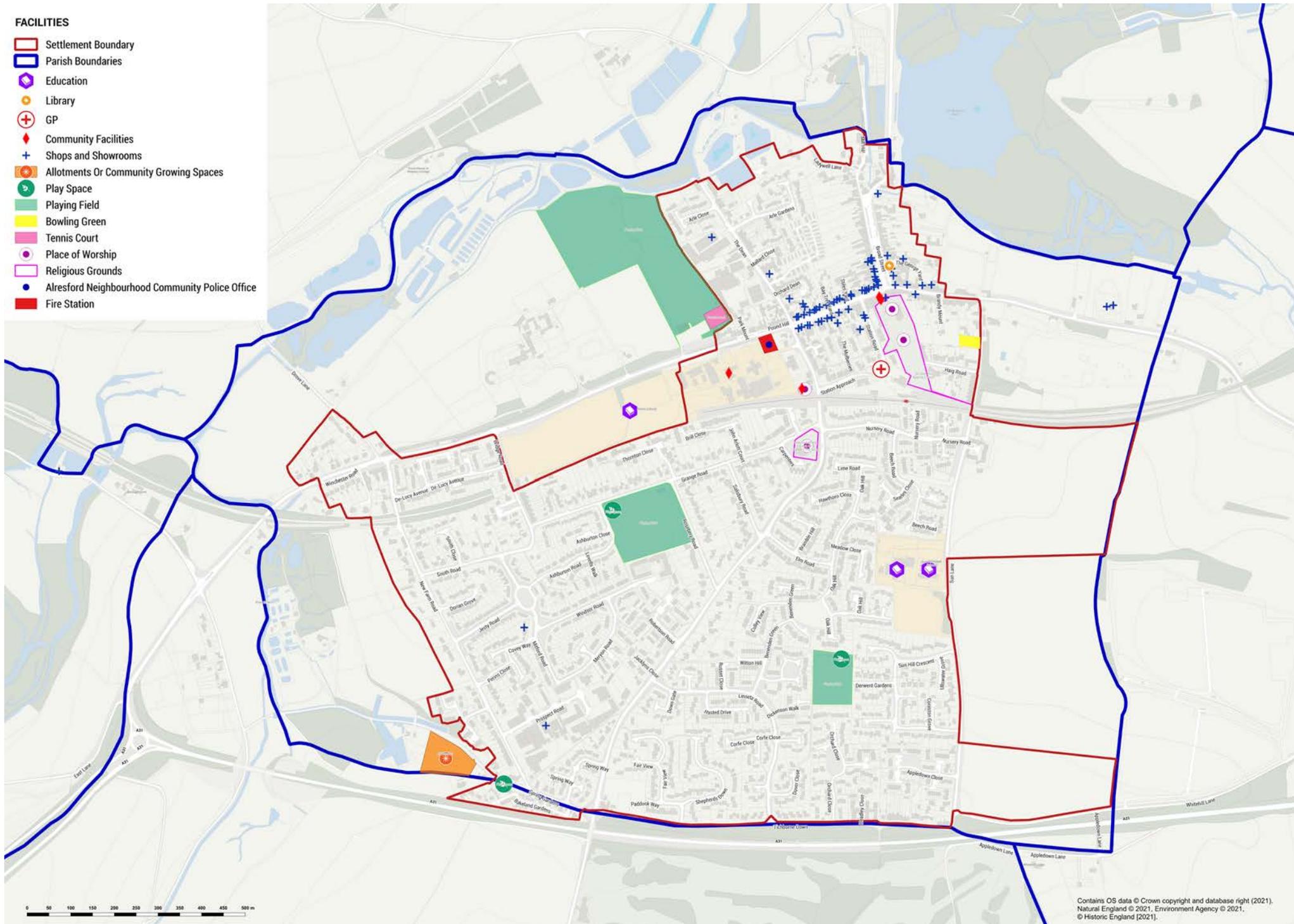
Sun Hill Infant and Sun Hill Junior school are located on the same site along the eastern border of the Settlement Boundary on Sun Lane. Meanwhile, Perins Secondary School is located towards the west of the Town Centre, accessed via the B3047.

New Alresford also contains Allotments along Spring Gardens Road, to the west of the town.

There are also some Shops and Showrooms scattered throughout - in the west along Mitford Road and Prospect Road, and in the north-east along the B3047.

FACILITIES

- Settlement Boundary
- Parish Boundaries
- ✦ Education
- Library
- ⊕ GP
- ◆ Community Facilities
- + Shops and Showrooms
- ⊕ Allotments Or Community Growing Spaces
- Ⓢ Play Space
- Playing Field
- Bowling Green
- Tennis Court
- ⦿ Place of Worship
- Religious Grounds
- Alresford Neighbourhood Community Police Office
- Fire Station



0 50 100 150 200 250 300 350 400 450 500 m

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MOBILITY

New Alresford contains a well connected series of transport links, which form a useful mobility network.

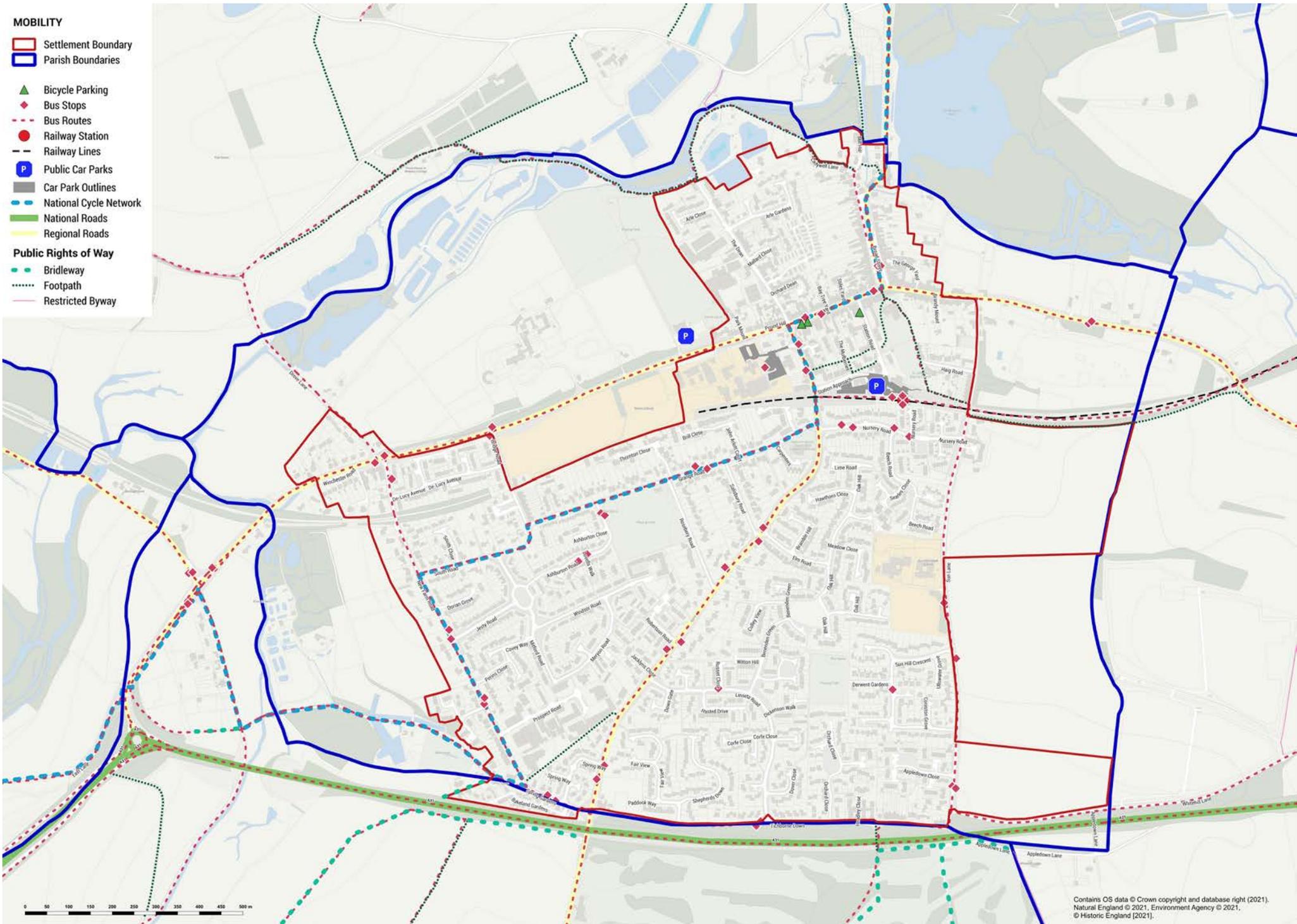
With a Railway Station, multiple Bus Routes, Cycle Routes, Cycle Parking Facilities, a network of public footpaths, and links to National and Regional roads, New Alresford is a town which benefits from an impressive level of connectivity, both within the Town and to wider areas.

MOBILITY

- Settlement Boundary
- Parish Boundaries

- ▲ Bicycle Parking
- ◆ Bus Stops
- Bus Routes
- Railway Station
- Railway Lines
- P Public Car Parks
- Car Park Outlines
- National Cycle Network
- National Roads
- Regional Roads

- Public Rights of Way**
- Bridleway
- Footpath
- Restricted Byway

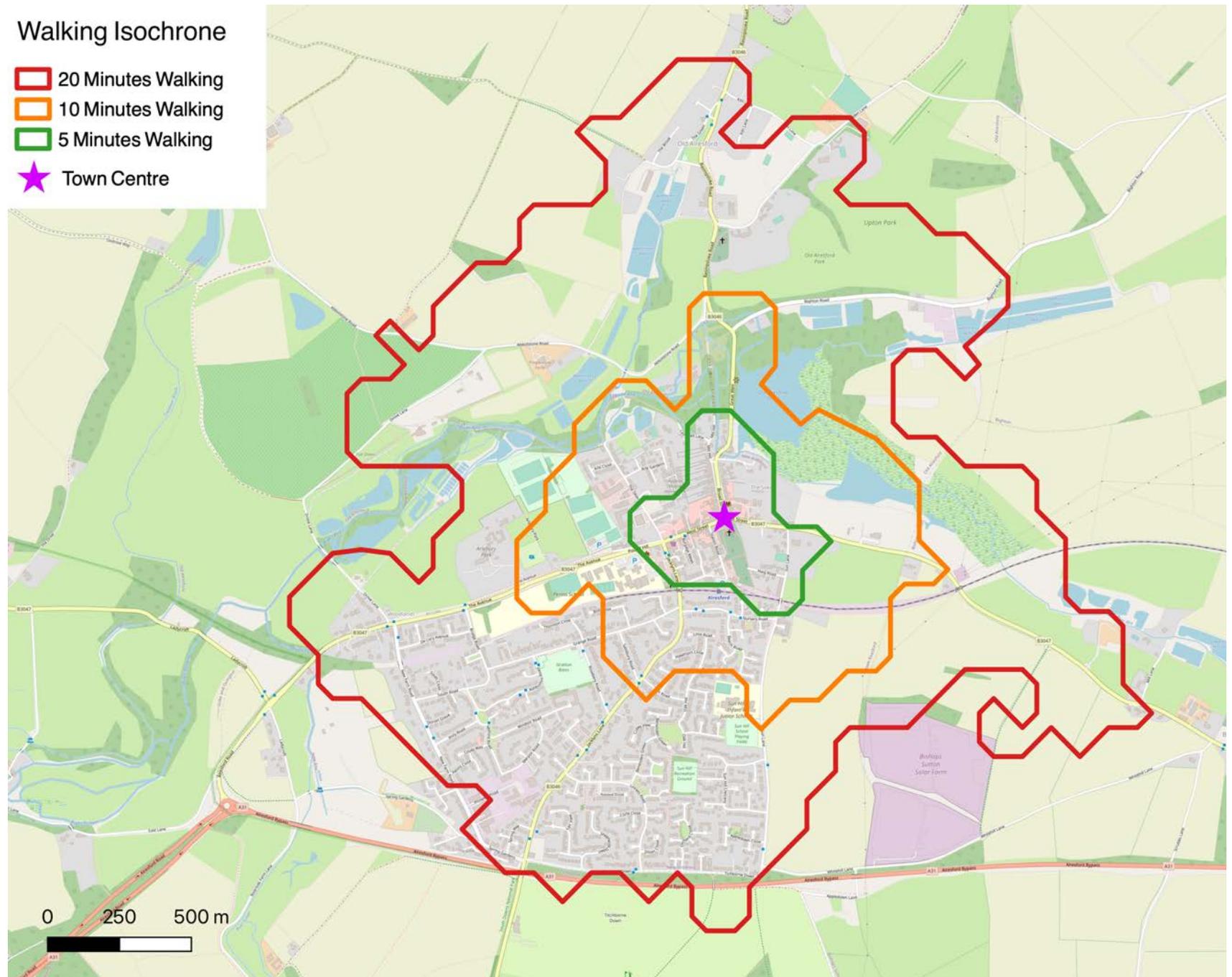


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ACTIVE MOVEMENT

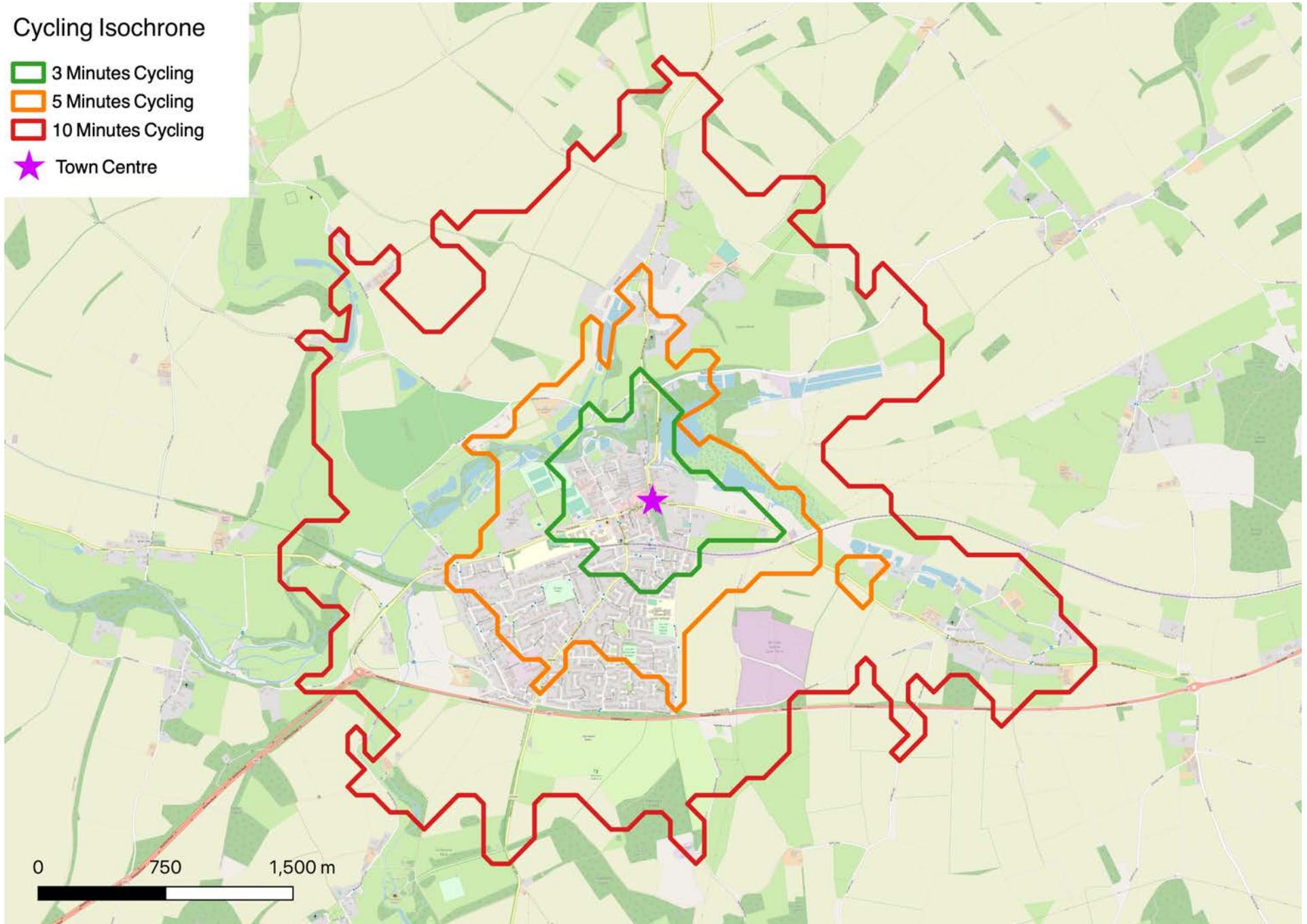
Street space in New Alresford is dominated by cars, with little space for pedestrians and no designated space for cycling. However, New Alresford is a compact town with great active travel potential.

According to Travel Time estimates, the majority of residents in New Alresford live within a 10 minute walk or 5 minute cycle of the Town Centre. A 20 minute walk or 10 minute cycle also connects residents in Old Alresford to New Alresford Town Centre.



Cycling Isochrone

- 3 Minutes Cycling
- 5 Minutes Cycling
- 10 Minutes Cycling
- ★ Town Centre



HERITAGE

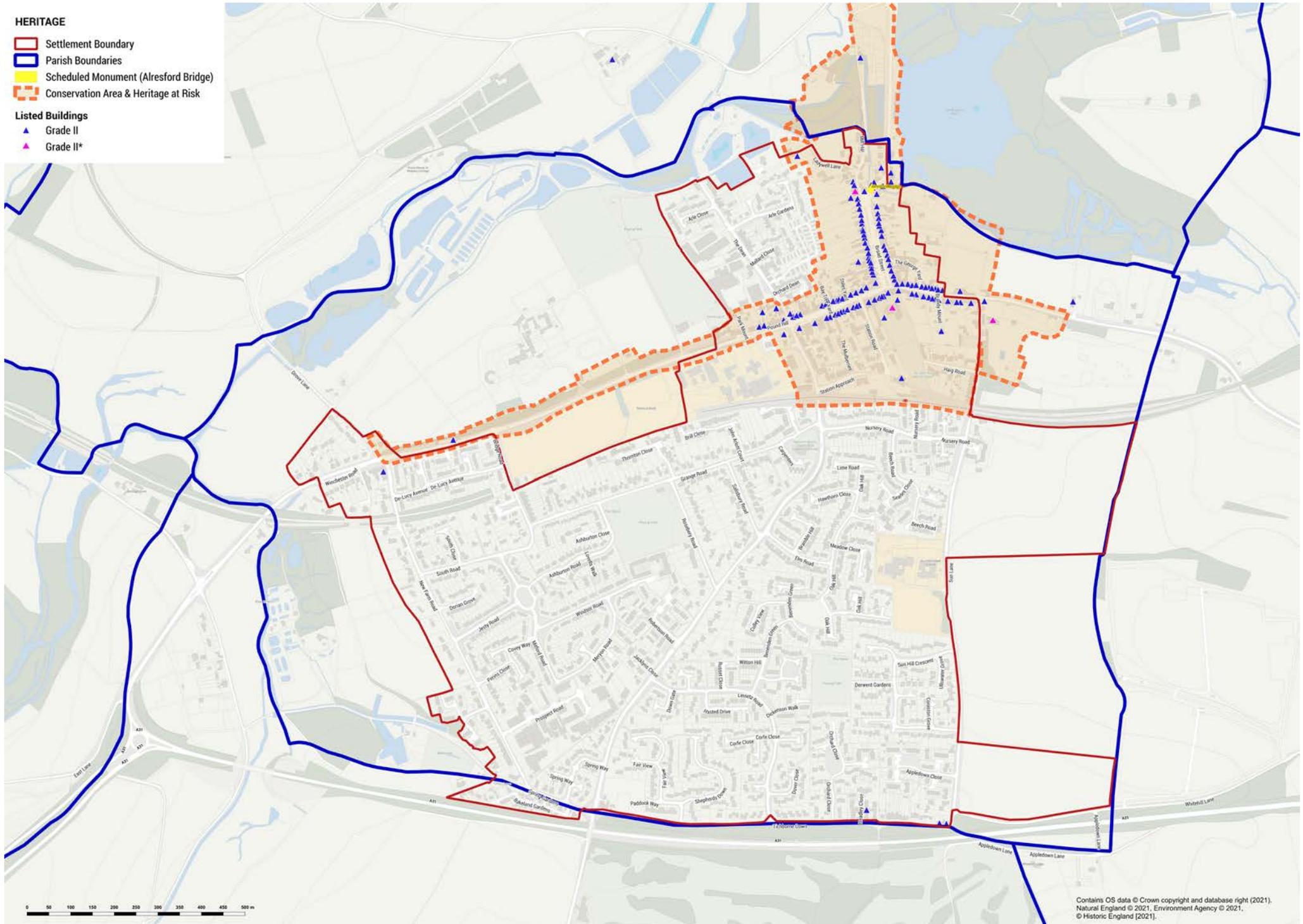
New Alresford is a town steeped in heritage, featuring the New Alresford Conservation Area, where the majority of the town's impressive 130 listed buildings - made up from a mix of Grade II and II* - are located. The Conservation Area also contains Alresford bridge, a Scheduled Monument.

HERITAGE

-  Settlement Boundary
-  Parish Boundaries
-  Scheduled Monument (Alresford Bridge)
-  Conservation Area & Heritage at Risk

Listed Buildings

-  Grade II
-  Grade II*



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OPEN SPACE AND ENVIRONMENTAL CONSTRAINTS

New Alresford contains a series of Environmental Designations.

Flood risk is concentrated along the northern and western borders of Neighbourhood Plan Area, following the route of the River Alre and River Itchen. The River Itchen itself is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). Alresford Pond is also designated as an SSSI. Meanwhile, St John's Churchyard is designated as a Site of Importance for Nature Conservation (SINC).

Alrebury Park is listed as a Historic Park and Garden and a Locally Listed Garden.

There are also a number of designated Woodland and Priority Habitats found throughout the town, as well as a good distribution of Green and Open Spaces.

OPEN SPACE & ENVIRONMENTAL CONSTRAINTS

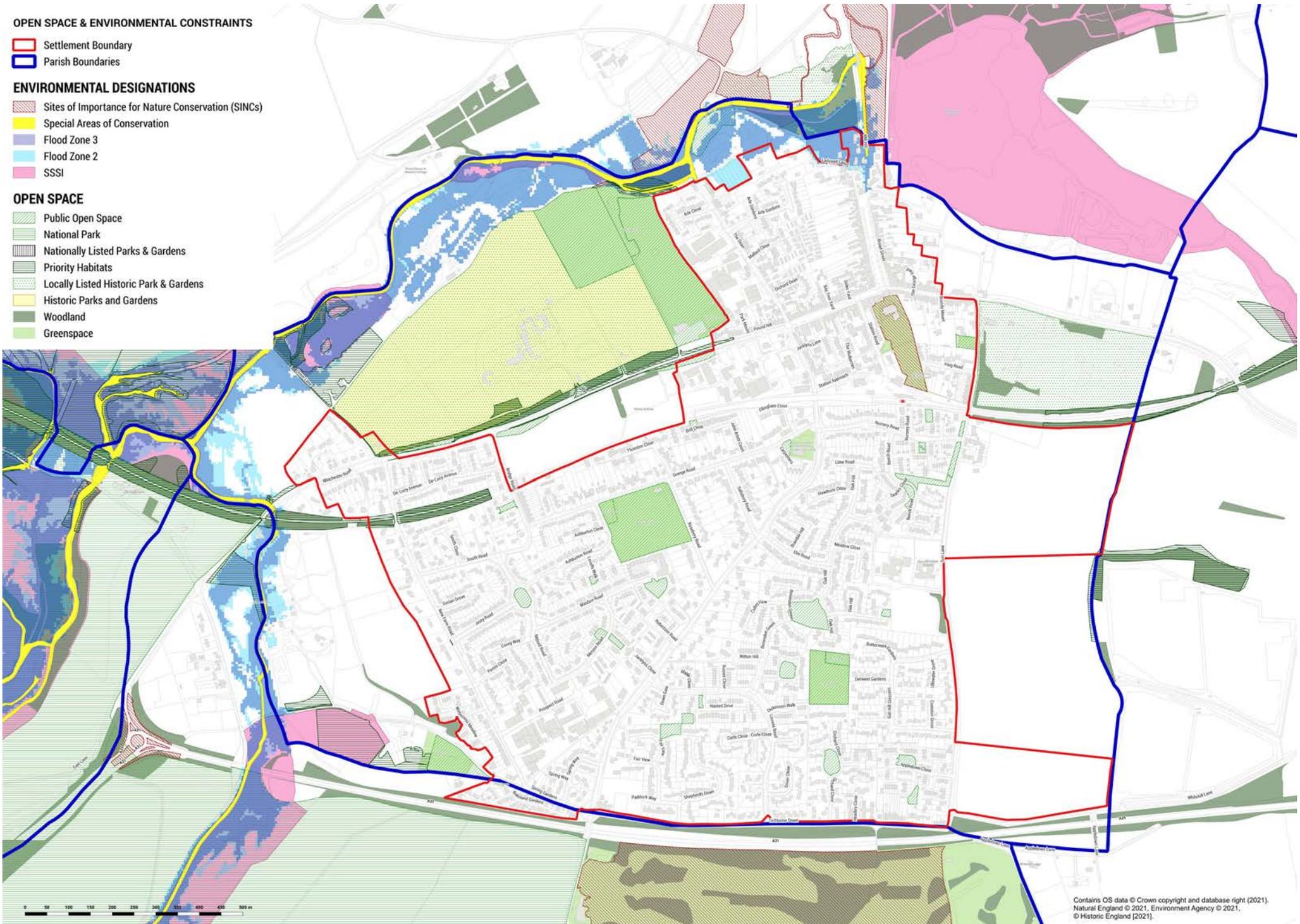
- Settlement Boundary
- Parish Boundaries

ENVIRONMENTAL DESIGNATIONS

- Sites of Importance for Nature Conservation (SINCs)
- Special Areas of Conservation
- Flood Zone 3
- Flood Zone 2
- SSSI

OPEN SPACE

- Public Open Space
- National Park
- Nationally Listed Parks & Gardens
- Priority Habitats
- Locally Listed Historic Park & Gardens
- Historic Parks and Gardens
- Woodland
- Greenspace



KEY VIEWS

The important views shown in map overleaf include views to the north, which are predominantly grass meadowland and grazed.

To the east are arable fields that rise over Sunhill, with its' views of the town from the peak of the hill, and then stretch along the old drovers route eastwards to Cheriton Cross affording magnificent views of the town.

Tichborne Down sweeps round to the South, beyond is the A31 by-pass, the Golf Club with its rolling hillside grassy slopes, the downs, copses and woodland areas.

Source: New Alresford Design Statement
2008

KEY VIEWS

Red outline Settlement Boundary

Blue outline Parish Boundaries



TOPOGRAPHY

The topography of New Alresford is dictated by the River Itchen Valley.

The lowest points are found along the River Valley, at around 56m elevation, with the highest point being to the east of the Parish at 112m elevation.

TOPOGRAPHY

Terrain Elevation



112m

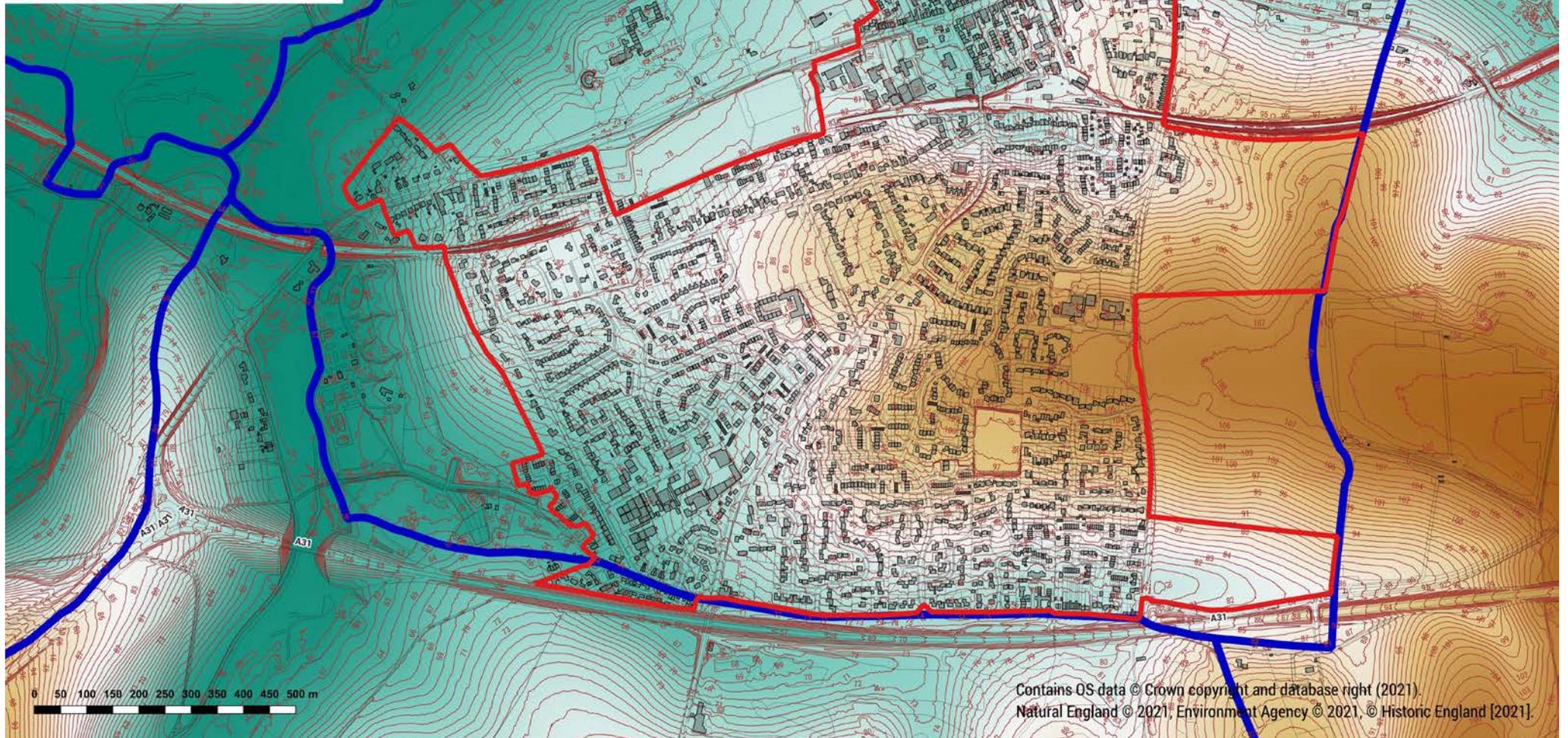
56m



Settlement Boundary



Parish Boundaries



LANDSCAPE CHARACTER TYPES

The majority of New Alresford's built settlement is made up of the Urban Area Landscape Character Type (LCT).

The grounds of Alrebury Park is designated as the Parkland LCT. Parkland landscapes are typically associated with large historic country houses and estates. They are designed landscapes, often taking advantage of good views and riverside locations.

Elsewhere, River Valley Floor and River Valley Side Character Areas follow the route of the River Itchen.

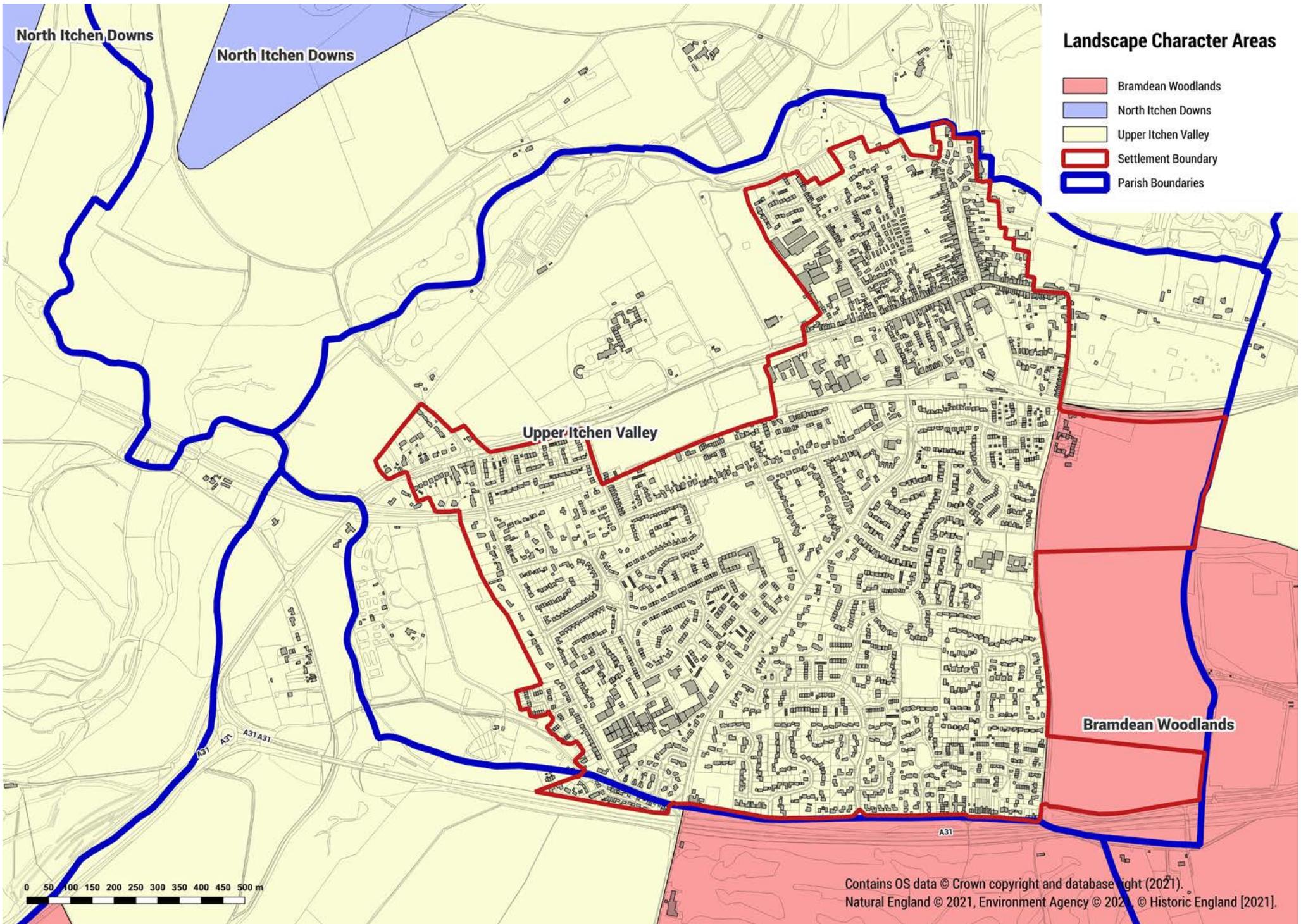
The River Valley Floor landscape type consists of the river and its immediate floodplain and related flat valley bottom. It is a characteristically flat, low-lying area. The landscape is typically pastoral with pastures and other wetland habitats bordering a meandering river.

River valley sides are closely associated with the River Valley Floor landscape type. They are characterised by sloping land, which visually encloses the valley floor. The vegetation of the River Valley Side is directly related to the presence of the river and the topography of the valley, being either pasture or woodland.

Land to the east of the Parish boundary is Open Arable. This landscape type has very large-scale, arable fields with virtually no structure of hedgerows, trees or woodlands. The landscape is simple with few features.

The Parish also borders Chalk and Clay Farmland along the southern border. These landscapes share some of the characteristics of the open arable landscapes but have a greater incidence of woodland, hedgerows and tree cover.

Source: Winchester Landscape Character Assessment SPD



LANDSCAPE CHARACTER AREAS

The Neighbourhood Plan Area is dominated by the Upper Itchen Valley Landscape Character Area. The area is characterised by a number of relatively narrow, meandering chalk river valleys, which converge at New Alresford and then flow into the River Itchen further to the west. The river channels themselves are also relatively narrow and shallow, generally little more than a stream in parts

It also features a small section of the Bramdean Woodlands Landscape Character Area. This is an area with a strong historic rural character, consisting of largely arable farmland interspersed with areas of woodland. The topography of the area is undulating and varied, influenced by the chalk valleys of the River Itchen and its tributaries. The mixture of clay and chalk has also influenced the distribution of woodland, which is often found on hilltops and may be dominated by either beech or oak.

Source: Winchester Landscape Character Assessment SPD

CHARACTER AREAS

There are five Character Areas within New Alresford.

West Jacklyns is a leafy suburb full of Edwardian housing, some of which has been 'modernized' at various dates, with a wide variety of more modern housing as a result of infilling from the 1920s up to the present; includes a sub area of properties built as social housing from the 1940s onwards

East Jacklyns Lane features a variety of post 1950's developments/areas, bordered by some late nineteenth century properties.

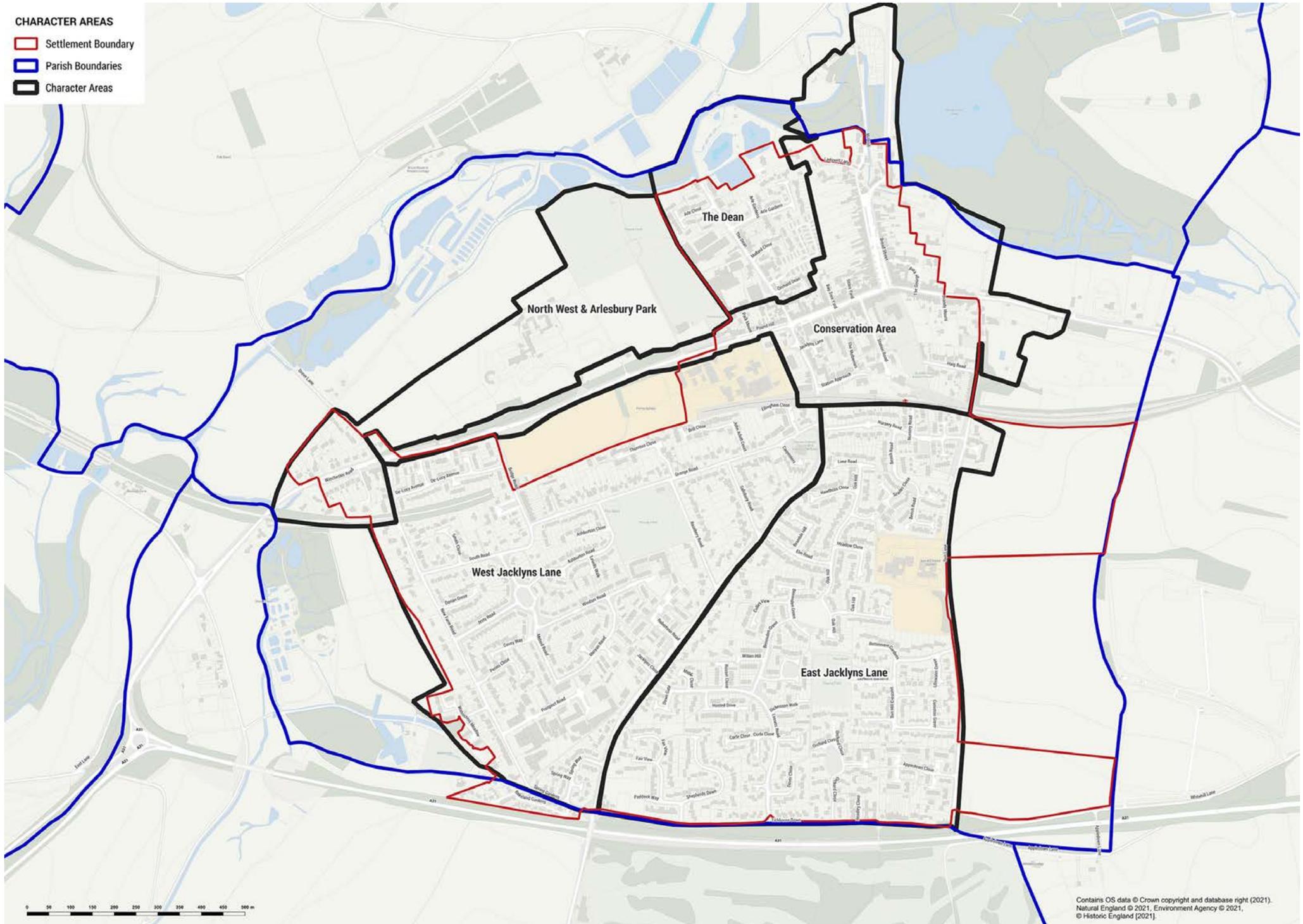
The Conservation Area is characterised by the colourful façade of the commercial hub of the town. Properties immediately front Broad, East, and West Street and the lanes and are built parallel to the road. Typically buildings consist of local bricks and materials with porch features and wooden small pane windows.

North West and Arlesbury Park features several terraces of nineteenth/early twentieth century cottages as well as a handful of Victorian houses and cottages.

Finally, the Dean is a small Character Area defined by the view from the entry point at the crossroads of the Dean, Jacklyns Lane and West Street and the view from here to the River Alre.

CHARACTER AREAS

- Settlement Boundary
- Parish Boundaries
- Character Areas



ECONOMY & EMPLOYMENT, HOUSING, COMMUNITY FACILITIES, RETAIL & HIGH STREET

The 2021 SHELAA identified a total of 9 sites within New Alresford that were deemed as deliverable/developable. In total these sites would provide 333 residential dwellings. However, these figures are set to be updated once all initial suitability assessments are complete, to remove sites which are deemed unsuitable for development.

Prospect Road Employment Area provides an employment hub towards the south of the Parish.

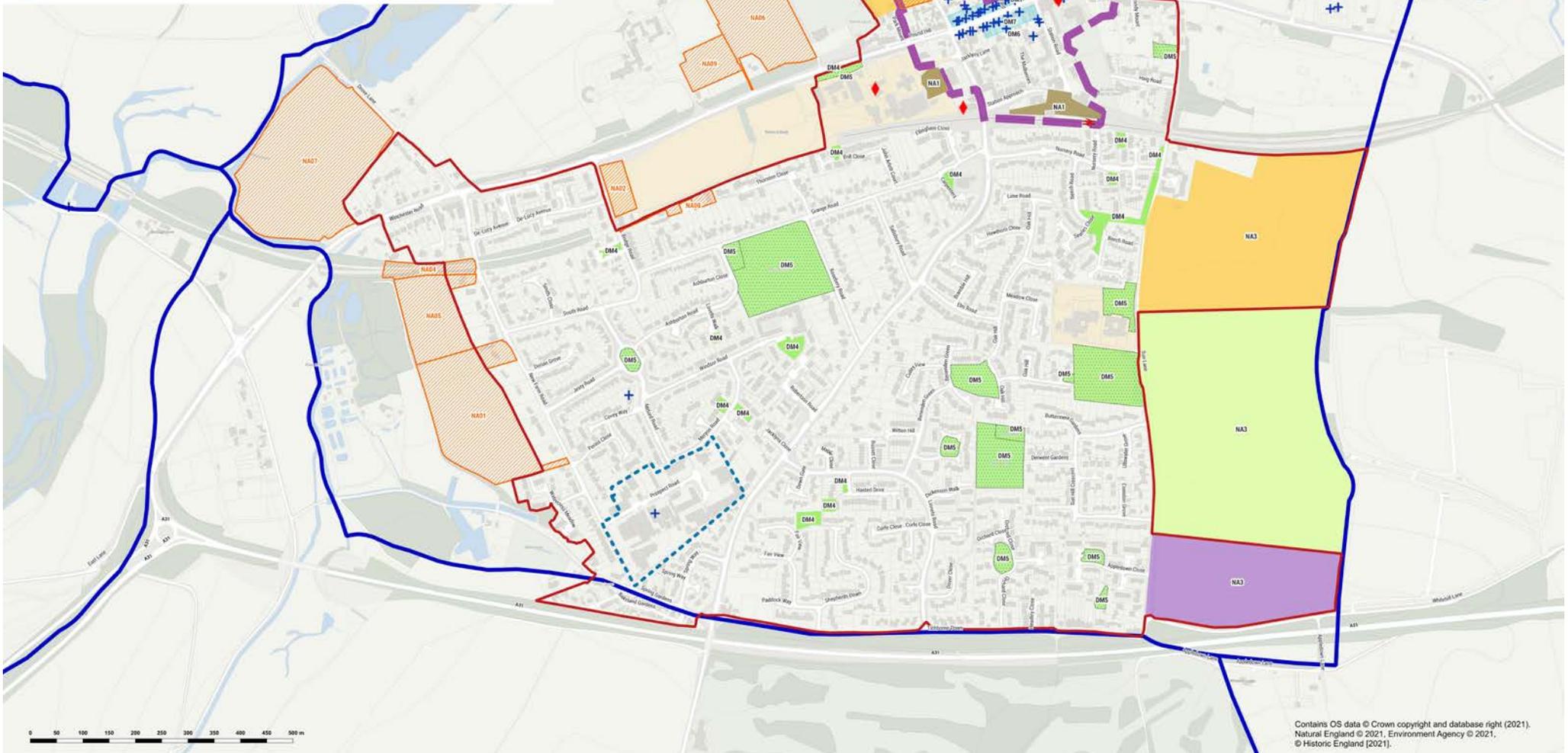
The Adopted Winchester Local Plan allocated three sites for development:

- NA1 - Car Park Provision - This allocation resists granting planning permission to proposals which result in a loss of public car parking facilities at these locations, or which reduce its accessibility.
- NA2 - The Dean Housing Allocation - Land at The Dean, as shown on the Policies Map, is allocated for the development of about 75 dwellings, commercial and parking uses.
- NA3 - Sun Lane Mixed Use Allocation - Land east of Sun Lane, as shown on the Policies Map, is allocated for a mixed use development comprising about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses (B1, B2 and/or B8), and 15 hectares of informal and recreational open space and a burial ground.

Source: Winchester Local Plan Part 2 - Development management and Site Allocations 2017 and Winchester SHELAA 2021

ECONOMY & EMPLOYMENT, HOUSING, COMMUNITY FACILITIES, RETAIL & HIGH STREET

- Settlement Boundary
- Parish Boundaries
- + Shops and Showrooms
- Prospect Road Employment Area
- ♦ Community Facilities
- SHELAA 2021**
- C3 - Residential
- Policies proposed in Local Plan**
- Town Centre
- Primary Shopping Frontage
- Site Allocations - Car Parking
- Site Allocations - Employment
- Site Allocations - Green Infrastructure
- Site Allocations - Housing
- Open Areas
- Open areas with important amenity value



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TOWN CENTRE

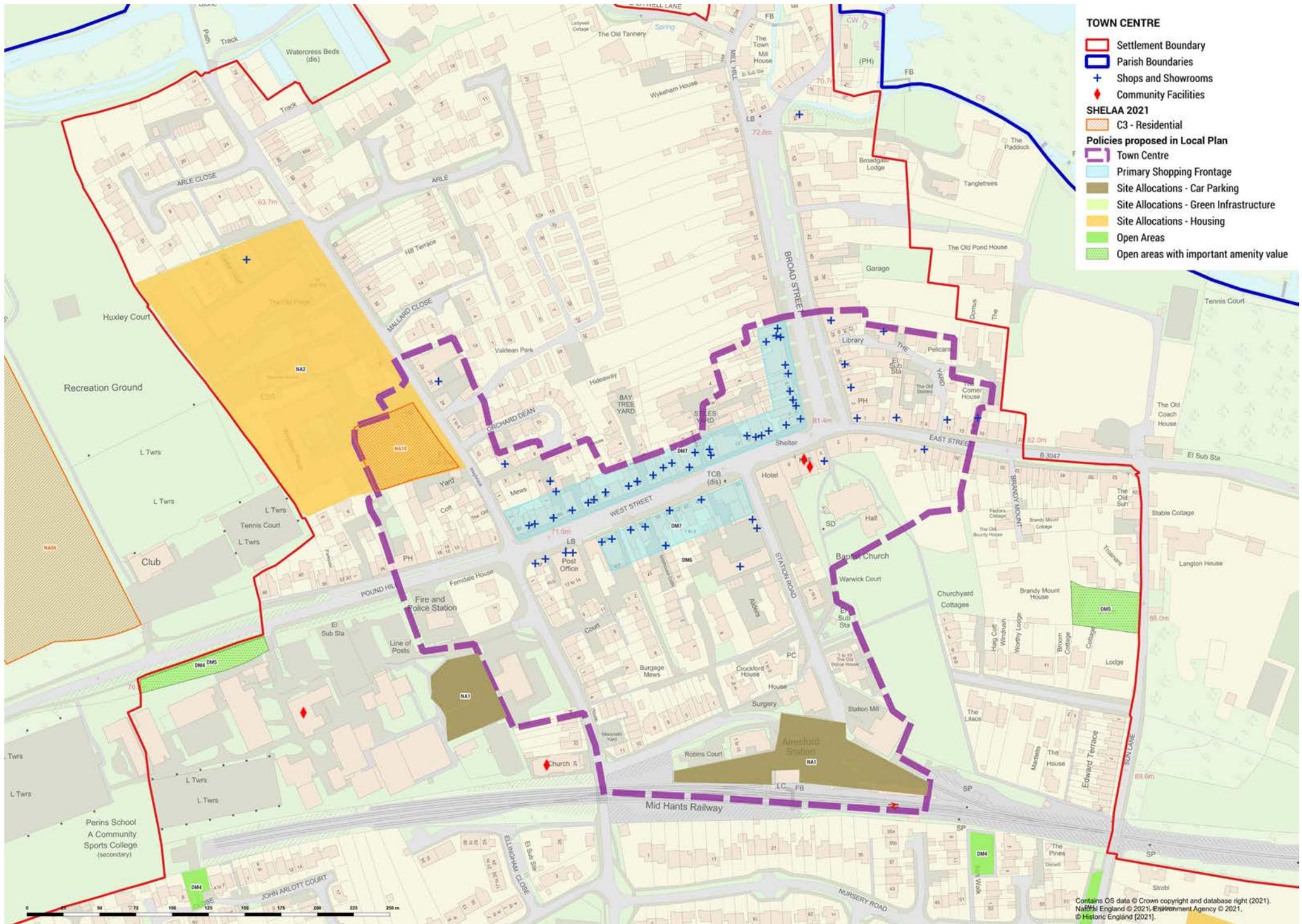
Within the town centre, Policy NA1 of the adopted Local Plan protects the Alresford Station Car Park from any development which might reduce car parking provision.

Policy DM7 allocates a Primary Shopping Frontage along West Street and Broad Street, which seeks to retain retail (A1 Use Class) as the main use and resist the loss of retail uses at ground floor level.

Site NA10 is a SHELAA site which has initially been accepted as deliverable/developable capable of providing 13 residential dwellings. The site is currently in use as commercial / Industrial (B2, B1 and B8).

The town centre contains two Community Facilities and a range of Shops and Showrooms.

Source: Winchester Local Plan Part 2 - Development management and Site Allocations 2017 and Winchester SHELAA 2021



- TOWN CENTRE**
- Settlement Boundary
 - Parish Boundaries
 - + Shops and Showrooms
 - ◆ Community Facilities
- SHELAA 2021**
- C3 - Residential
- Policies proposed in Local Plan**
- Town Centre
 - Primary Shopping Frontage
 - Site Allocations - Car Parking
 - Site Allocations - Housing
 - Open Areas
 - Open areas with important amenity value

SUN LANE DEVELOPMENT PROJECT

The Proposed Sun Lane Development is split into three sections.

The northern half of the site is the proposed location for the residential portion of the development, which will provide 325 dwellings.

The 'middle' portion of the site is set to provide 15 hectares of informal and recreational open space and a burial ground.

The southern section of the site will provide 5 hectares of employment uses, a new A31 junction, and a new 'Park and Stride' parking to help promote off site drop-off for the school.



- Key:
1. 10 new car parking spaces for the Bowls Club
 2. Emergency access provided to the development via a 3m wide footpath which will connect through to/from Sun Lane.
 3. Private drive access off Sun Lane to a maximum of 10 properties
 4. New diverted Sun Lane
 5. New vehicular access off diverted Sun Lane
 6. Main access through the site to follow topography
 7. Properties to face onto open space through woodland buffer
 8. Area of incidental open space to allow for natural flow of surface water run-off through the site and then culverted through to the attenuation basin
 9. New Children's play area
 10. New SUDs feature:
North: To provide setback from existing residents at Langton's Court with strong planting along boundary
South: Rows of Poplar's to mitigate surface run-off
 11. Proposed footpath network will link in with existing routes
 12. Enhanced woodland features to act as a strong 'Green fingers' through the site and shall strengthen boundaries
 13. Recreational area of open space (with potential for a woodland burial ground, separated through a sensitive landscaping strategy)
 14. Meadow land area of open space
 15. 'Park and Stride' parking to help promote off site drop-off for the school
 16. Sun Lane diversion through to A31 junction and employment area, along with right-hand turn to carry on south, towards Tichborne Down
 17. New A31 junction
 18. New realignment onto Whitehill Lane via employment zone. To include partial closure of existing route
 19. New Area of employment with 20m buffer between the existing residents along Sun Lane and proposed development

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 Architecture Urbanism Design

Client
 SEAWARD PROPERTIES LTD

Project
 LANGTON'S FARM
 SUN LANE, NEW ALRESFORD

Description
 ILLUSTRATIVE MASTERPLAN

Status		
DRAFT		
Scale	Drawn	Date
1:2500@A2	FD	APR 18
Job Number	Drawing Number	Revision
28504	310	I

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