

Local Areas:

4b.1 Alton to Bentley, north of A31, 4b.2 Alton to Bentley, south of A31

LCA map:

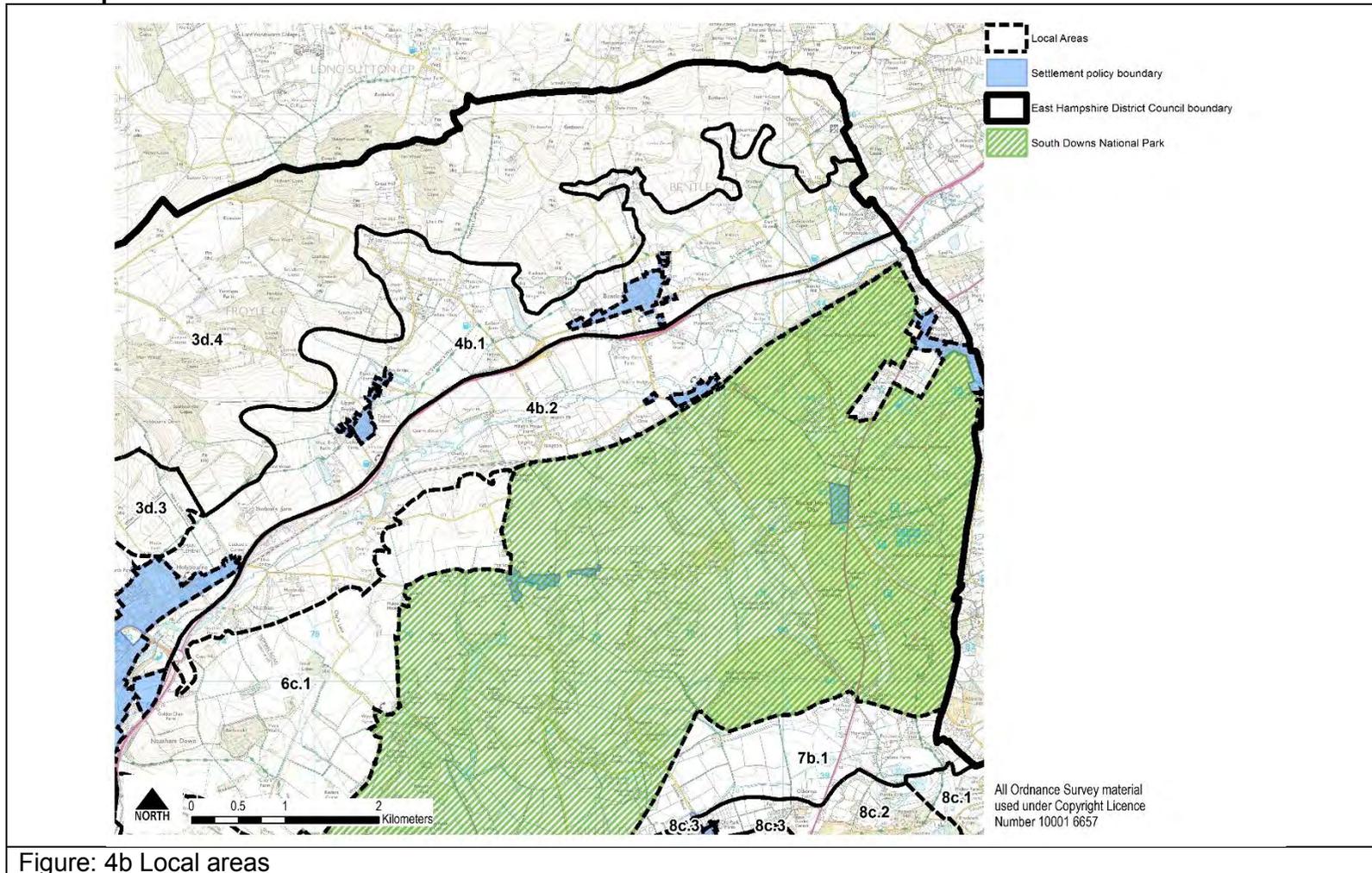


Figure: 4b Local areas

East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 4b Northern Wey Valley
Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 3f Wey Valley
Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA J1 East Hampshire greensand terrace; LCA K3 Alice Holt mixed farmland and woodland

Key characteristics and key qualities (EHLCA unless noted as HCICA or SDILCA):

- Broad, branching valleys carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.
- On the valley sides the chalk soils support intensive arable cultivation on shallower slopes, with pasture, calcareous grassland, scrub and woodland on steeper slopes.
- Valleys are often winterbournes in their upper reaches – wells and springs are features.
- Lower valley floors contain clear, chalk rivers that flow within a flat, narrow floodplain characterised by permanent pasture, wet woodland, water meadows, and open water, all of which are of great ecological interest.
- Distinct flat valley floor with permanent pasture, wet woodland, water meadows and open water (HCICA).
- Historically, meadowland alongside the river was integral to the medieval sheepcorn husbandry regime, providing valuable winter and spring grazing for the extensive communal sheep flocks.
- The valleys have provided important routeways from prehistory - today, they often contain a road or winding lane connecting a string of regularly spaced nucleated flint villages. Stone built medieval bridges are located at historic river crossing points.
- Farms, including distinctive flint barns, are located on lower valley sides, sheltered by trees and forming a visual focus. Gentry houses and landscape parks provide evidence of the wealthy population of the past.
- Extensive blocks of early enclosure occur throughout the valleys, notably around settlements, indicating survival of late medieval landscape.
- Rivers were used to power watermills in the past - weirs, mill ponds and mills, as well as fish farms, trout lakes, and watercress beds are distinctive features of the landscape.
- Away from transport corridors the valleys retain an unspoilt and tranquil pastoral character.
- A broad valley, cutting through and enclosed by the Chalk, Upper Greensand and Gault Mudstone geology.
- The river arises as springs around which the market town of Alton has grown.
- The upper part of the river is a winterbourne, flowing seasonally.
- The northern chalk valley sides are indented by short coombe valleys and form bold bluffs overlooking the valley. To the south the valley sides are more varied and include the wooded backdrop of Alice Holt, as well as the lower land of the Greensand Terrace.
- The valley floodplain is predominantly pastoral with arable cultivation on the valley sides.
- Large to medium scaled arable fields cloak the open valley sides (HCICA).

- Willows are features of the valley floor forming a distinct pattern alongside channels and ditches. Hanging woodland is occasionally present on the steeper slopes of the valley sides.
- Woodland in the upper valley slopes form wooded skylines in places (HCICA).
- Flood meadows with wet grasslands (e.g. around Froyle Mill) are of particular ecological interest for the range of wetland plant species they support, and their associated wildlife interest.
- Historic features associated with the river are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, include weirs, mills, millponds, watercress beds.
- A string of nucleated settlements of medieval origin exist on the gravel terrace forming the lower valley slopes (e.g. Bentley, Holybourne and Upper Froyle).
- These are surrounded by a mix of early and recent field enclosures. The upper part of the valley is centered around the market town of Alton
- An important route way since prehistory formerly part of the Pilgrim's Way linking Winchester to the North Downs; this route today, is represented by St. Swithun's Way.
- Historic water meadows comprising areas of pasture, unimproved grassland, wet grassland and overlapping lines of willow/alder valued for their biodiversity interest (HCICA).
- Individual identity of historic nucleated settlements and the rural character of sunken lanes which connect them (HCICA).
- Open views across the Wey valley from the northern valley slopes with clear uninterrupted ridges and skylines and importance of the chalk bluffs backdrop (HCICA).
- The chalk scarp often forms a dramatic backdrop. (SDILCA)
- There are dramatic views of the chalk escarpment where woodland permits. (SDILCA)
- Occasional views through woodland to the lowland landscape beyond. (SDILCA)
- The sense of peacefulness found within the woodland, away from the main road. (SDILCA)
- Views within and to this landscape are contained by and restricted by woodland. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- **The overall management objective should be to conserve** the tranquil, natural character of the Northern Wey Valley, and the individual identity of the small villages set on the gravel terrace above the floodplain. The valley should provide an open rural landscape between the towns of Alton and Farnham. The character of the enclosing valley sides, particularly the downland to the north of the Wey, which form the backdrop to the valley, should also be conserved.
- Areas of pasture plus unimproved grassland and wet grassland of the valley floor which are of considerable biodiversity interest.
- The network of hedges and waterside willows which create enclosure and visual unity across the valley floor are vulnerable to loss/lack of management. Creation of hard boundaries such as paddock fencing can cause further fragmentation of the landscape.

- The individual identity of the settlements located on the gravel terrace away from the floodplain could be vulnerable to incremental change and loss of strong nucleated character. The undeveloped rural roads linking the settlements are especially important.
- The skyline and slopes of the adjacent downland (3a) where changes for example development and loss of tree cover are very visible from the valley floor.
- The open, character of this landscape with limited woodland cover amplifies its visual sensitivity with views afforded from one side of the valley to the other. Any new development or large scale change would therefore be highly visible, however its impacts could be mitigated through appropriate planting.
- Conserve the setting of villages and views to key features such as church towers/spires.
- Monitor further incremental linear development from Alton along the A31 and seek to conserve a rural landscape along the valley between Alton and Farnham.
- Conserve the small scale nucleated character of the gravel terrace settlements and conserve the rural roads linking settlements.

Relevant forces for change / threats / opportunities (HCICA):

- New housing development mainly small scale and the cumulative impact of infill sites to settlement morphology and conversion of historic buildings.

Local Area: 4b.1 Alton to Bentley, north of A31

Local Area map:

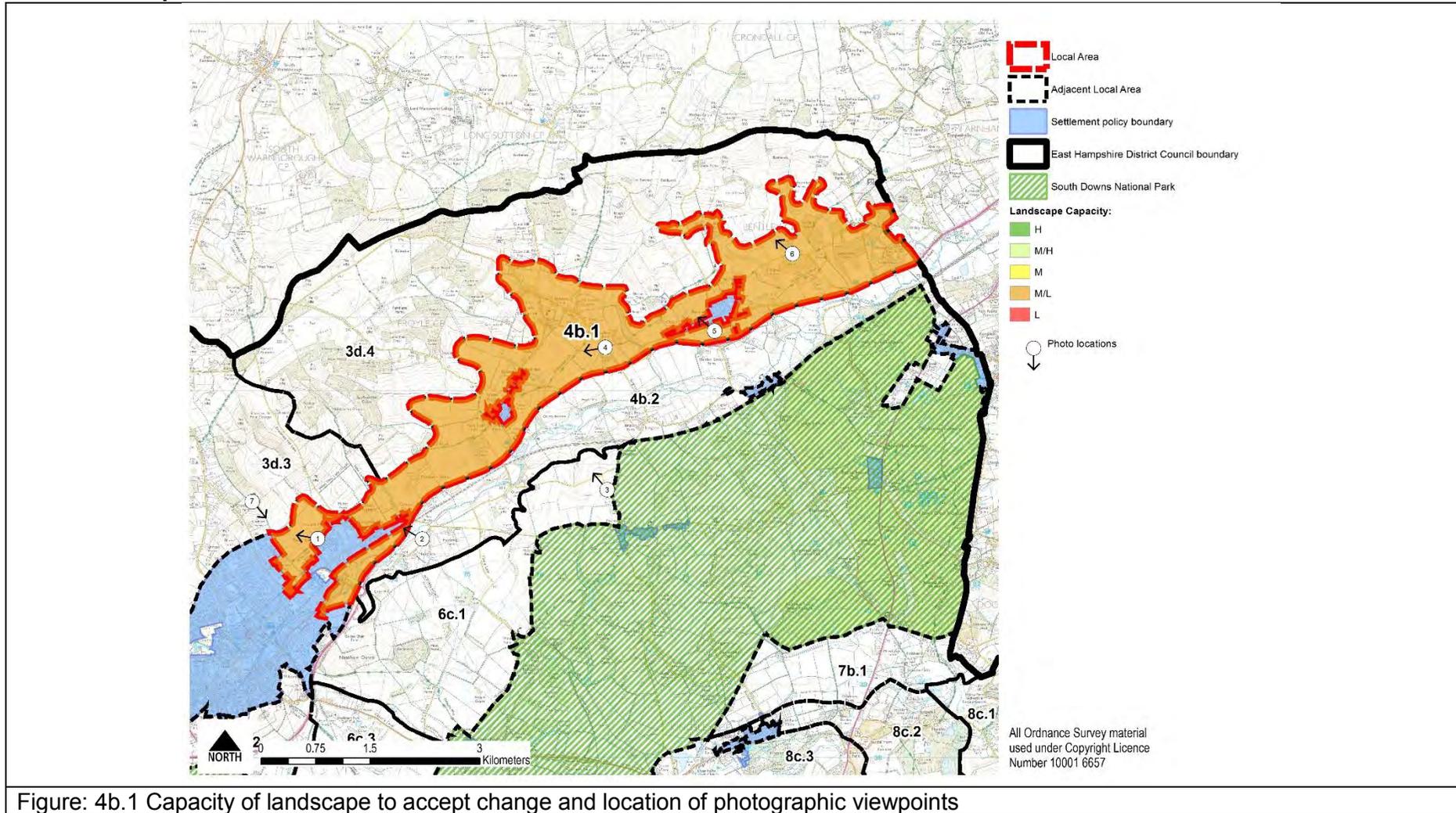


Figure: 4b.1 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 4b.1 is a linear area stretching along the side of the Wey Valley from the eastern edge of Alton north-east to the district boundary. The A31 forms the southern edge, with the valley bottom beyond – local area 4b.2. The area is predominantly rural and unsettled with the historic villages of Bentley and the Froyles maintaining their distinct identities. The western edge of the local area wraps around and between eastern Alton and Holybourne and forms the lower slopes of the lower south-facing valley slope of the River Wey, with higher ground rising to the north (local area 3d.4).

The Local Area is in the setting of the SDNP as there is some limited intervisibility and potential for affecting perceptual character.

For more detail refer to record sheets.

Photographs:



Photo 1: Sports fields and car parks north of Treloar College, Holybourne, from St Swithun's Way promoted footpath and close to the edge of Holybourne Conservation Area. Beyond the college grounds open arable fields rise to the adjacent Local Area 3d.4.



Photo 2: View towards Holybourne and Alton from adjacent area 4b.2. The settlements are generally well screened by vegetation and landform. The high ground of the Downs rise as a backdrop.



Photo 3: View across the valley from high ground adjacent area 6c to south. The valley landscape is largely unpopulated, with settlements and transport links well screened. The Veolia plant stands out to the left and the Treloar School buildings (old and new) are visible. The high ground of the Downs to the north rise as a backdrop.



Photo 4: The valley landscape is largely unpopulated, with settlements well screened. Occasional pylons run across the countryside. The high ground of the Downs to the north forms an important backdrop.



Photo 5: Open fields south-west of the historic settlement of Bentley are within the conservation area and views across this space are identified as significant views.



Photo 6: Views are often curtailed by strong hedgerow pattern, woodland and tree belts, as well as varied landform.



Photo 7: The spire of Holy Rood church, Holybourne, is visible rising above the otherwise wooded settlement (left). Cars parked at the back of Eggar's / Treloars College are prominent in views from the north (local area 3d.4).

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Limited intervisibility with the SDNP
- Sensitive view receptors on St Swithun's Way and within conservation areas – localised views
- Some open views across the valley but often curtailed by woodland, hedgerows or landform, particularly in the east
- Intermittent views from A31
- Localised views from isolated homes and settlement edges, and from institutions
- Views from train largely screened
- High ground along area's northern edge forms skyline, with some wooded skylines, particularly east of Bentley
- High ground to north affords views across area including of Holy Rood church spire and views valued by the local community
- Generally rural area and close to SDNP, therefore high expectations of scenic beauty
- Often strong vegetation structure and varied landform creates reasonably good opportunities for introducing mitigating planting, though occasional open views along and across the valley could be lost

2. Landscape Sensitivity: Medium / high

- Valley side landform with generally smooth and gentle slopes and indented valleys and coombes - an integral feature of the character
- Largely arable with some pasture
- Several blocks of woodland including ancient in east
- A number of historic parklands
- A strong sense of history with numerous historic buildings, 5 conservation areas and a number of historic parklands – some open areas around settlements and outside settlement boundaries are within conservation areas or are important to their setting. The area also contains the Cook's Corner Roman Site Scheduled Monument
- Mostly recent field enclosure pattern with some early enclosures west and north of Bentley
- Much of the local area is unsettled or settled with scattered farm clusters, with the villages of Bentley, Upper and Lower Froyle, and Holybourne, with the edge of Alton
- Road network generally rural character made up of narrow, tree- or hedge-lined lanes
- Few detractors and largely tranquil, particularly away from A31
- Good network of public footpaths
- Generally strong landscape pattern of woodland and hedgerows

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- There is a perception of a largely unsettled landscape as settlements are generally well contained by vegetation and / or of a dispersed nature.
- The northern edge of Alton, the southern edge of Holybourne and the new development at Treloar School are the exceptions as they are more open.
- Most of the local area is an important linear landscape forming the transition between the valley bottom with the River Wey and the downs to the north.
- The area is largely typical of the wider LCA and LCT
- A small area between Alton and Holybourne is largely surrounded by the settlements and less representative of the wider character.
- A triangular area between Holybourne and the A31 is also disconnected from the wider character area by the settlement and road.
- Villages largely retain their historic character

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium**

- In setting of South Downs National Park
- Contains a number of woodland SINCs, conservation areas and scattered single or groups of listed buildings
- Views and village setting valued by local community (Lower Froyle and Bentley CA appraisals)
- Route of regional recreational footpath (St Swithun's Way)

7. Landscape Capacity: Medium / low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on St Swithun's Way, in conservation areas and in setting of SDNP
- Impact on skyline views and open views across generally unsettled valley
- Loss of views to church spire

Potential effect on key landscape characteristics

- Damage to valley side landform which is integral to the area's character
- Loss of woodland, including ancient woodland
- Loss of SINC habitat
- Erosion of historic character including setting of conservation areas and heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, predominantly unsettled character
- Opportunity to enhance some raw settlement edges
- Erosion of continuity of linear valley side character
- Loss or further erosion of historic settlement pattern of villages

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons and raw settlement edges.

Conclusion and recommendations and potential capacity of local area 4b.1

Local area 4b.1 has a medium / low capacity, constrained by its strong rural character and its role as an integral part of the Wey Valley landscape and rural setting of Alton, Holybourne, the Froyles and Bentley and their conservation areas. There are important views from conservation areas and public footpaths, including St Swithun's Way, and offers views across the Wey Valley to the SDNP and the downs to the north. The area has a clear sense of history and contains characteristics typical of the nearby SDNP. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form or building conversions provided it is

informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 4b.2 Alton to Bentley, south of A31

Local Area map:

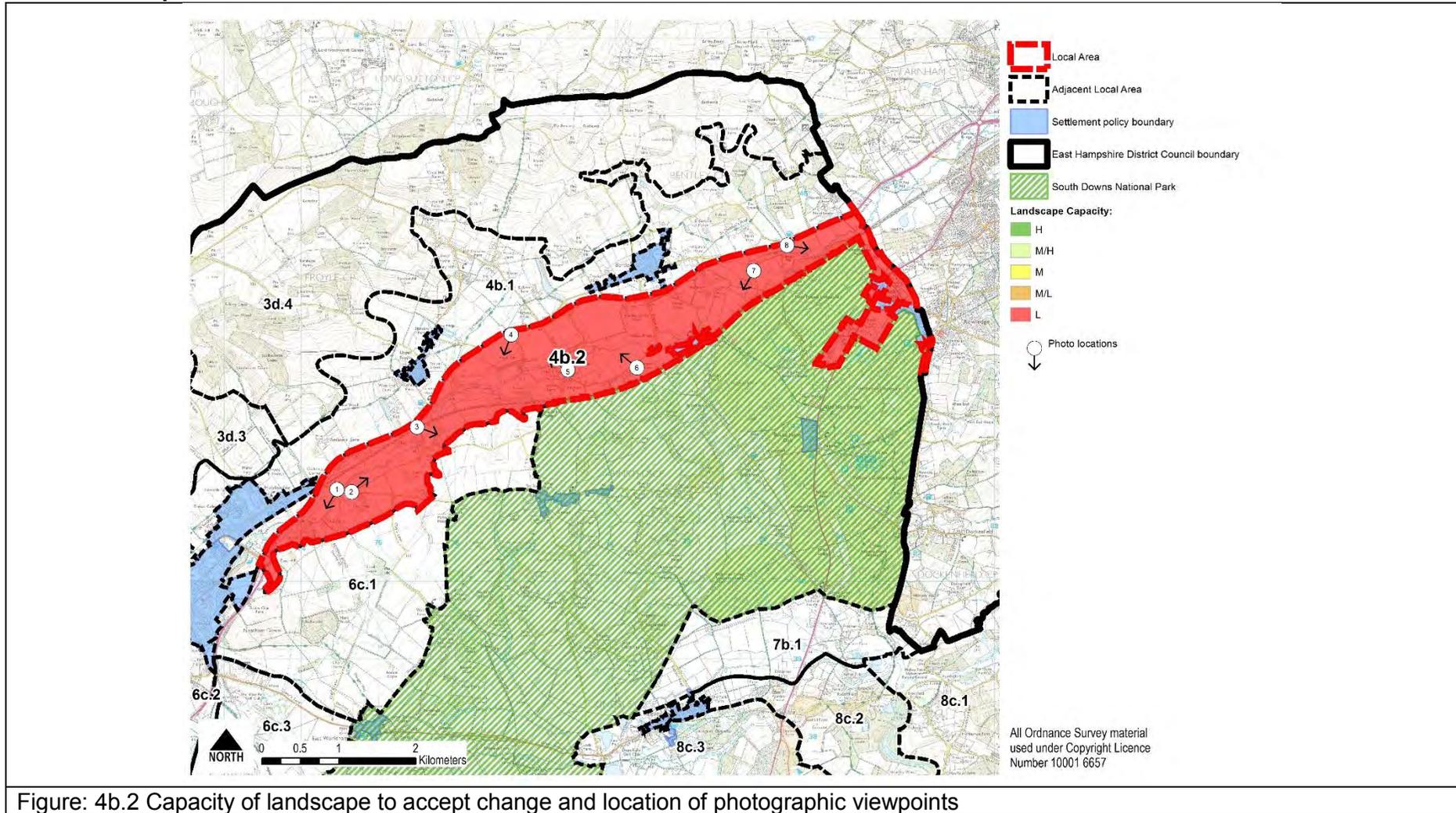


Figure: 4b.2 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 4b.2 is largely formed by the lower valley sides and course of the River Wey forming a linear area stretching from the south-eastern edge of Alton north-east to the district boundary. The A31 forms the northern edge, with the valley side continuing beyond – local area 4b.1. The area is predominantly rural and unsettled with the railway village of Bentley Station being the only village. Other scattered hamlets focus around historic mills along the course of the river. The southern edge is partly formed by the railway line with the wooded edge of the South Downs National Park beyond. The Local Area includes a small pocket surrounded by woodland and the SDNP at Holt Pound, either side of the A325 and including Birdworld and a large garden centre.

The Local Area is in the setting of the SDNP as there is some limited intervisibility and potential for affecting perceptual character.

For more detail refer to record sheets.

Photographs:



Photo 1: Pastoral landscape just south of A31 and railway line



Photo 2: View towards Veolia depot along valley bottom. The depot, A31 and railway line are all largely contained by vegetation.



Photo 3: Small-scale, enclosed pasture fields in places within valley bottom.



Photo 4: Some larger-scale arable fields with longer views, including towards wooded skyline of SDNP



Photo 5: Pastoral scene of River Wey at Isington Mill, within the Isington Conservation Area



Photo 6: Views from edge of SDNP are often across the valley rather than down into the valley.



Photo 7: Floodplain grazing marsh along the meandering course of the River Wey at White Bridge near Bentley Mill



Photo 8: Willows mark the course of the River Wey.

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Limited intervisibility with the SDNP due to wooded edge and landform which prevents views into valley bottom and deflects views across to the northern valley side
- Sensitive view receptors within Isington Conservation Area – localised views
- Some open views across and along the valley but rural lanes often enclosed by high hedgerows which are notably missing north of Isington Mill, allowing open views along valley
- Intermittent views from A31 though often curtailed by trees - open views east of Bentley, including to river corridor, with wooded edge of SDNP beyond
- Localised views from isolated homes and settlement edges

- Views from train largely screened
- Mills and oasthouses create landmarks – notably at Isington
- Generally rural area and close to SDNP, therefore high expectations of scenic beauty; area around Holt Pound is more suburban in places
- Little woodland, except at Holt Pound, but existing structure of riverside trees and hedgerows is generally strong and creates reasonably good opportunities for introducing mitigating planting, though views along and across the valley could be lost, and characteristic linear woodland pattern could be lost by introducing woodland blocks

2. Landscape Sensitivity: Medium / high

- The landform of the valley bottom and lower valley sides is an integral feature of the valley character
- Holt Pound is on a wooded plateau
- Area contains the River Wey chalk river and its tributaries, as well as several mill ponds and weirs
- Largely pasture with floodplain grazing marsh along river, with some arable out of flood plain
- Riverside trees – particularly willows - along River Wey and some small areas of woodland, mostly linear and including hanger woodland at Mill Court
- Wet grassland and flood meadows adjacent to river, including at Froyle Mill
- Extensive areas of priority habitat –marsh grazing associated with River Wey
- Small number of SINCs fall within the area
- A strong sense of history with largely unsettled pastoral landscape and a number of historic mills, as well as the Isington Conservation Area and historic parklands at Marelands, Mill Court and Neatham Manor
- Mostly post-war settlement at Bentley Station is the only village, otherwise much of the local area is unsettled with isolated mills, farms and small hamlets
- Few detractors in the valley and largely tranquil. Holt Pound area less tranquil due to presence of garden centre and Birdworld
- Good network of public footpaths, though limited access to and along river
- Some openness both on valley sides and in valley bottom, rural lanes often enclosed by high hedgerows
- Holt Pound area enclosed by woodland
- Generally strong landscape pattern of hedgerows and linear tree belts and woodland

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- There is a perception of a largely unsettled landscape with scattered historic hamlets, often around mills along the river
- The local area is an important linear landscape forming the course of the River Wey and lower valley sides rising to the wooded edge of the South Downs National Park to the south-east
- The area is largely typical of the wider LCA and LCT
- Bentley Station and the Holt Pound areas have a suburban character but this has minimal effect on the wider rural character
- Nearby Alton and Holybourne and the A31 and A325 roads also have little effect on the wider rural character area

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: Medium**

- In setting of South Downs National Park
- Contains several SINCs and a conservation area, as well as scattered single or groups of listed buildings

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on footpaths, in conservation area and in setting of SDNP
- Impact on open views along and across river and valley
-

Potential effect on key landscape characteristics

- Damage to valley bottom and side landform which is integral to the area's character
- Loss of riverside trees
- Loss of SINC habitat
- Erosion of historic character including conservation area and setting of heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, predominantly unsettled character
- Opportunity to enhance somewhat raw settlement edges along north side of Bentley, though heavily constrained by proximity to river
- Erosion of continuity of linear river and valley side character
- Loss or further erosion of historic settlement pattern of hamlets

Landscape mitigation and contribution to green infrastructure

- Retention of floodplain marsh grazing
- Retention of riverside trees, woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland and hedgerows
- Retaining legibility and setting of PROW network and creating additional links, particularly along the River Wey
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons and raw settlement edges.

Conclusion and recommendations and potential capacity of local area

Local area 4b.2 has a low capacity, constrained by its strong rural character and its importance as the valley of the River Wey, and the rural setting of a number of historic mills and the Isington Conservation Area. There are views from and within the conservation area and from public footpaths, and rural lanes. The area affords views across the Wey Valley to the downs to the north and also to the SDNP. For the most part the area has a clear sense of history and contains characteristics typical of the wider LCA nearby SDNP. It is possible that a very small amount of development could be accommodated around clusters of built form or building conversions within the valley area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Further development around Bentley Station would be heavily constrained by the proximity to the river on one side and the railway and SDNP boundary on the other. The area around Holt Pound is less sensitive and less representative of the wider valley landscape character, and development in this area could be accommodated subject to protection of the adjacent SDNP and the settings of footpaths. The area should otherwise generally remain undeveloped.

Local Areas:

6c.1 Neatham Down to Binstead Greensand Terrace, 6c.2 Borovere Farm Greensand Terrace, 6c.3 Upper Farringdon to East Worldham Greensand Terrace, 6c.4 Upper Farringdon Greensand Terrace

LCA map:

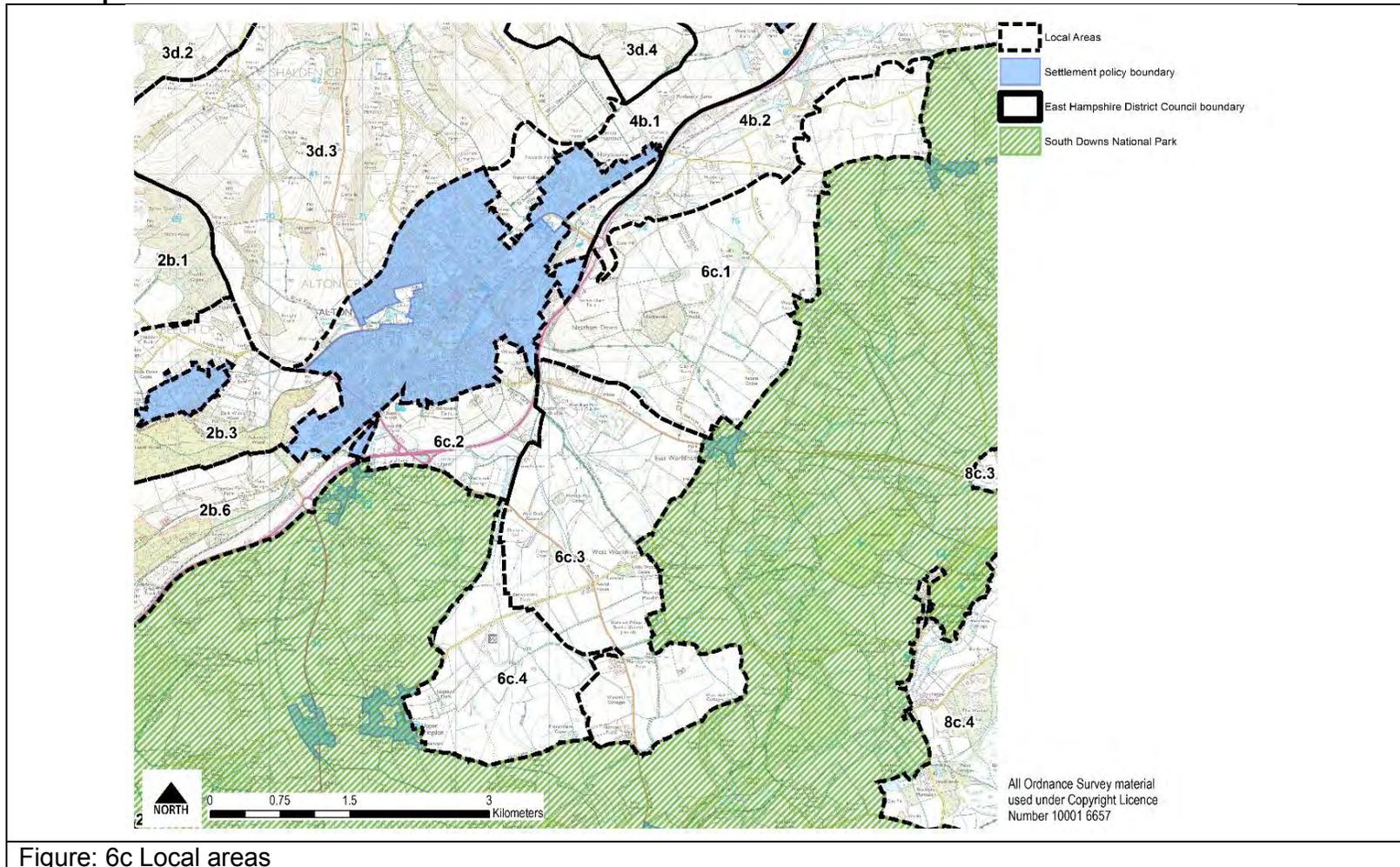


Figure: 6c Local areas

East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 6c Worldham Greensand Terrace
Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 3f Wey Valley, LCA13b East Hampshire Hangers and Greensand Terrace
Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA D4: Newton Valence downland mosaic, LCA J1 East Hampshire greensand terrace

Key characteristics and key qualities (EHLCA unless noted as HCICA):

- A distinct terrace formed from Upper Greensand with a locally prominent escarpment defining its outer edge.
- Cut by a series of small streams that rise from springs near the foot of the chalk escarpment, and have eroded narrow, deep valleys as they cross the Greensand terrace.
- A strong sense of rural tranquillity resulting from the absence of overt human impact and a low density of settlement.
- Dominated by the adjacent steep chalk escarpment, with views over the adjacent lowlands from the edge of the Greensand scarp.
- An open landscape dominated by medium to large fields of pasture and arable agriculture.
- Poplar shelter belts indicate where hops were formerly grown. Old hop kilns have frequently been converted to residential use.
- Oak hedgerow trees are distinctive landscape features, plus willow pollards alongside the stream and ditches.
- Generally an absence of woodland with a single block of ancient woodland occurring at Monk Wood.
- Ditches as well as hedgerows are a common boundary feature.
- A landscape of early enclosure with a small block of recent planned enclosure of 18th-19th century date between East Worldham and Alton (now partly occupied by Worldham Golf Course).
- Absence of settlement with no villages and only a scattering of isolated farmsteads set within early enclosures. The villages of East and West Worldham are located on the boundary of the character area on the edge of the Rother Valley.
- From the chalk hills to the north, at Neatham there are views across the Wey Valley. Otherwise there are open views across arable farmland. The wooded escarpment at Selborne is a prominent backdrop feature to the south.
- Crossed by a number of rural lanes some of which are sunken.
- A peaceful landscape, interrupted by visually prominent pylon lines.
- Broad valley with smooth undulating valley sides through which the River Wey flows (HCICA 3f).
- Nucleated settlement pattern of a string of villages on the gravel terrace on the north side of the valley floor less development on the slightly steeper southern valley side (HCICA 3f).
- Concentration and variety of historic buildings and structures which reflect the past exploitation of this landscape i.e. breweries, mills, ponds, watercress beds and bridges (HCICA 3f).
- Open views across the Wey valley from the northern valley slopes with clear uninterrupted ridges and skylines and importance of the chalk bluffs backdrop (HCICA 3f).
- A dramatic landform dominated by sinuous chalk and greensand scarps marking the edge of the chalk in East Hampshire (HCICA 13b).

- Exploitation for farming since earliest times and strong evidence for occupation since Mesolithic times (HCICA 13b).
- Varying sense of enclosure/seclusion depending on breadth of greensand terrace (HCICA 13b).
- Varied views, with occasional dramatic distant views over the Weald and expansive views from the crest of the open chalk ridge at Butser (HCICA 13b).
- The hangers and scarp downland mosaic represent some of the most extensive unenclosed chalk landscape in Hampshire while the greensand terrace comprises a distinctive and intact ancient landscape pattern (HCICA 13b).
- No built development on the scarps and a distinctive pattern of spring line nucleated settlements with a large proportion of post medieval farmsteads in more remote areas. The use of malmstone as a building material and the presence of oast houses and kilns is particularly concentrated in this area (HCICA 13b).
- Dramatic, tranquil, scarp hangers, traversed by long distance paths, narrow and sunken lanes and open access land on former common and downland providing a focus for visits and providing extensive views over the South Downs landscape (HCICA 13b).

Landscape strategy and key sensitivities and guidelines:

- **The overall strategy should be to conserve** the open, unsettled character of the landscape which allows broad views across predominantly fields bound by hedgerows and ditches.
- The single block of ancient woodland at Monk Wood.
- The small tributaries and ditches which drain the landscape.
- Characteristic lines of poplars (which are indicative of past land use) and oak hedgerow trees.
- Open views across farmland and the Wey Valley.
- Encourage management and restoration of hedgerows and monitor regeneration of hedgerow trees, planting new trees where necessary. Conserve and manage ditches where these form field boundaries.
- Manage isolated blocks of woodland for long-term woodland regeneration. Consider linking woodland and hedgerows to improve visual unity and to create wildlife corridors.
- Maintain the unsettled character. Monitor incremental development associated with the edge of Alton.
- Ensure sympathetic conversion of farm buildings, which are often highly prominent in this open landscape.
- Conserve the character of sunken lanes and verges – seek to reduce traffic pressures and road improvements which would alter the character of these sunken lanes.
- Consider views from hills, especially Selborne Hill and Noar Hill, when planning any change in this and adjacent landscapes. Consider creating new opportunities for views and viewpoints within the area. (SDILCA D4)
- The chalk scarp often forms a dramatic backdrop. (SDILCA J1)
- There are dramatic views of the chalk escarpment where woodland permits. (SDILCA J1)
- Occasional views through woodland to the lowland landscape beyond. (SDILCA J1)

Relevant forces for change / threats / opportunities (HCICA):

LCA 3f Wey Valley

- New housing development mainly small scale and the cumulative impact of infill sites to settlement morphology and conversion of historic buildings.
- Potential development of masts and other vertical structures particularly on the edges and outside of this area.

LCA13b East Hampshire Hangers and Greensand Terrace

- No large scale development envisaged but there is likely to be pressure for new small scale development within and on the fringes of villages.
- Farm conversion to residential and possible loss of grazing land management practices to gardens and paddocks.

Local Area: 6c.1 Neatham Down to Binstead Greensand Terrace

Local Area map:

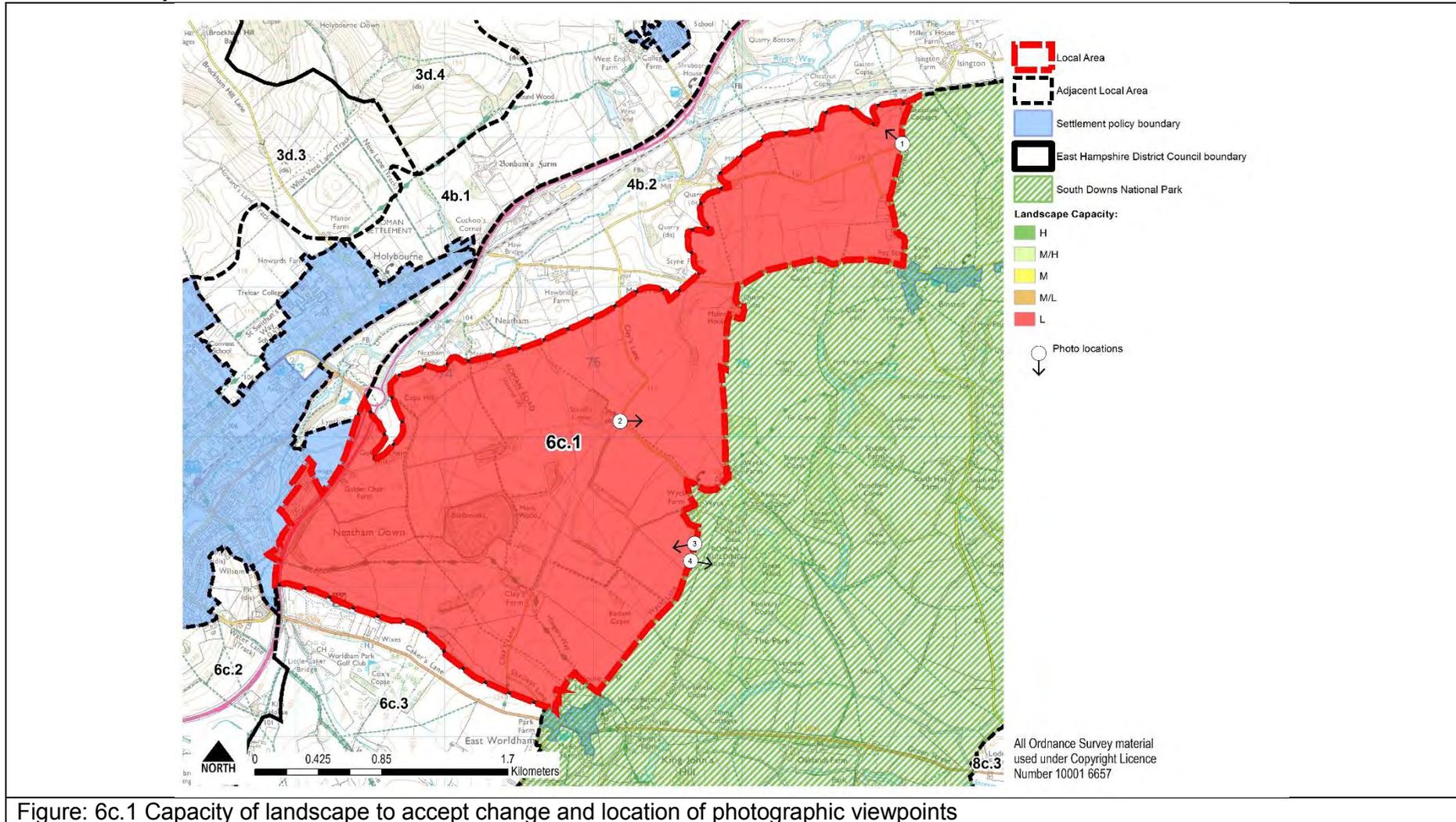


Figure: 6c.1 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 6c.1 comprises the upper valley sides of the River Wey and its tributaries and the transitional landscape that rises to the Greensand Terrace in the east. The eastern boundary is formed by the SDNP. The area is predominantly rural and sparsely-settled and abuts the settlement of Binstead in the north and the A31, which in terms, bounds Alton, in the west. The Hangers Way crosses the south of the local area from east to west.

For more detail refer to record sheets.

Photographs:



Photo 1: View north-west from Isington Road across valley towards Upper Froyle and distinctive row of poplars and built form at Treloar School



Photo 2: View east towards SDNP across Greensand terrace from Clay's Lane with prominent pylons



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Intervisibility with SDNP- open views from ridge on SDNP boundary into local area and views out to SDNP from high ground to east of SDNP
- Sensitive receptors on PRow and Hangers Way long-distance footpath and within Binstead and Isington Conservation Areas (limited due to roadside banks and vegetation)
- Intermittent open views from A31 south of Holybourne and south of Neatham Down (often enclosed)
- Local roads- visibility variable, depending on hedgerow and woodland cover but often open and far-reaching.
- Some views from railway
- Few isolated homes

- Views to Holybourne and the Froyles and high ground north of Upper Froyle
- Veolia depot visible
- Forms part of skyline
- Panoramic views from Wyck Lane
- Existing structure of woodland and hedgerows is fairly strong, and this combined with varied landform creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- Valley side with generally smooth and gentle slopes falling towards the north-west. Wyck Lane runs along a ridge at c.145m. Neatham Down and Coot Hill are other notable high points to the west.
- Some Grade 2 soils along the ridge in the east
- Within setting of Binstead and Isington Conservation Areas
- Caker Stream and its tributaries. Also small pond and spring. Flood plain grazing marsh
- Converted oasthouses
- Brick/stone walls associated with buildings
- Small, number of listed buildings, reflecting the sparsely developed nature of this local area. Includes part of setting of Grade 1 listed West Court Barn, west of Binstead
- Ancient woodland at Monk Wood
- Some individual field trees and some associated with streams and spring.
- 3 woodland SINC
- More enclosed on lower ground in west.
- Pylons. Solar farm immediately adjacent to southern boundary (6c.3)
- Well-served by PRoW and Hangers Way
- Links to Gilbert White
- More tranquil away from A31

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- There is a perception of an unsettled and remote landscape, especially in the east, away from the A31
- Most of the local area comprises of arable fields interspersed by small blocks of woodland

- The area is largely typical of the wider LCA and LCT
- There is little influence from the edge of Alton but Upper Froyle is visible in some mid to long-range views.

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: Medium**

- Setting of SDNP
- 3 SINC
- Hangers Way
- Part of setting of Grade 1 listed West Court Barn, west of Binsted which lies just outside the local area

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors in SDNP, on Hangers Way and in conservation area
- Impact on skyline views and panoramas including views to and from the SDNP

Potential effect on key landscape characteristics

- Damage to valley side landform which is integral to the area's character
- Loss of woodland, including ancient woodland
- Loss of SINC habitat
- Erosion of historic character including setting of conservation areas and heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, sparsely-settled character, loss of separation of villages from Alton
- Loss or further erosion of historic settlement pattern of villages

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons

Conclusion and recommendations and potential capacity of local area

Local area 6c.1 has a low capacity, constrained by its strong rural character and its role as part of the Wey Valley and Greensand Terrace landscapes and the setting of SDNP and Binstead Conservation Area.

There are views from roads, public footpaths, including the Hangers Way and views into and out of the SDNP to the east. The area has a clear sense of history and contains characteristics typical of the adjacent SDNP. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 6c.2 Borovery Farm Greensand Terrace

Local Area map:

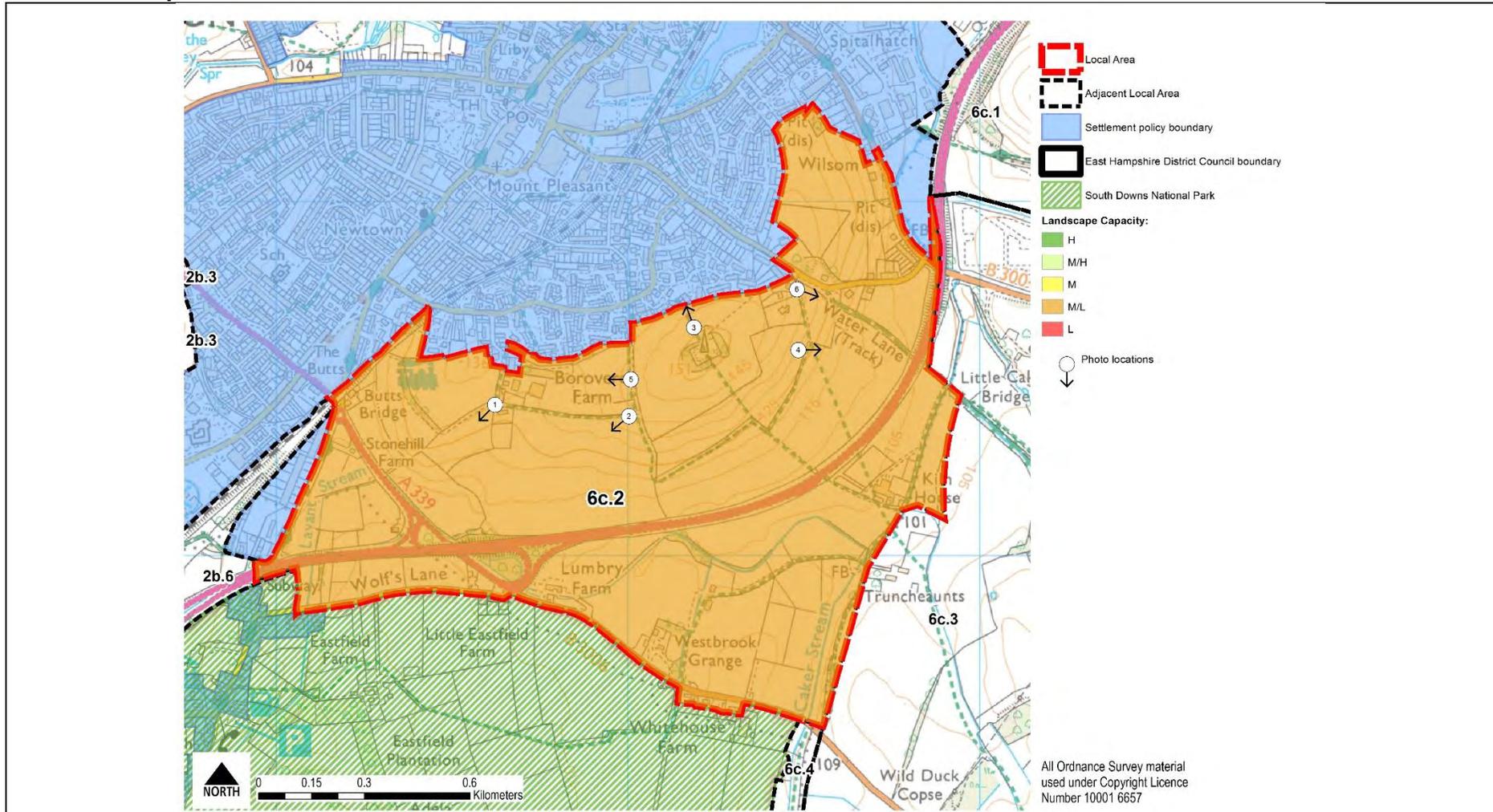


Figure: 6c.2 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 6c.2 comprises the upper valley sides of the River Wey and its tributaries. The southern boundary is formed by the SDNP and the area transitions from settlement edge in the west to rural in the east but is bisected by the busy A31 which has a local impact. The local area is sparsely-settled and abuts the settlement of Alton in the north-west. St Swithuns Way crosses a small part of the local area which also contains Windmill Hill a popular area for informal recreation. Land at Borovere Farm is allocated for new housing in policy HO3(a) in the Alton Neighbourhood Plan.

For more detail refer to record sheets.

Photographs:



Photo 1: View south-west from Borovere Farm downhill towards A339 with backdrop of SDNP



Photo 2: Panoramic view south-west from Windmill Hill towards SDNP



Photo 3: View north from Windmill Hill over Alton. Landform and vegetation partially screens built form.



Photo 4: View east from Windmill Hill across Worldham Park Golf Club (6a.3) to Greensand Terrace and SDNP.



Photo 5: Panoramic view west into meadow at Borovere Farm with backdrop of wider countryside, including SDNP



Photo 6: Panoramic view south from PRow east of Windmill Hill towards Kiln House/Truncheaunts with backdrop of SDNP

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Some intervisibility with SDNP
- Views from Watercress Line/Mid Hants Railway from Butts Bridge
- Intermittent views from A339, higher ground is more visible
- Occasional open views from A31
- Some intervisibility with isolated homes and settlement edge of Alton
- Sensitive receptors on PRow and short stretch of St Swithun's Way and Jane Austen Trail (which pass corner of local area) and within Chawton Conservation Area
- Sensitive receptors participating in outdoor recreation including golfers at Worldham Park Golf Club (6c.3) and walkers on Windmill Hill
- Existing structure of woodland and hedgerows is fairly strong, although higher ground is more exposed

- Views of Selborne Hanger
- Important panoramic views eastwards towards SDNP from Windmill Hill
- Local area forms part of skyline when viewed from lower ground in south and west
- Windmill Hill is a local landmark
- A generally rural area with high expectations of scenic beauty, particularly near or in the national park and from Windmill Hill, reduced around settlement and along road corridors

2. Landscape Sensitivity: Medium

- Land rises towards the north, enclosing the built form of Alton. Windmill hill is a local high point.
- Caker Stream and tributary, south of A31
- Small wavy fields and assarts
- Waterside trees associated with streams
- Prominent group of trees on Windmill Hill
- Mostly arable with some grazing and grassland
- Part of setting of Chawton Conservation Area
- Small areas of deciduous woodland, grazing marsh east of Lumbray Farm
- Windmill Hill popular local recreation area
- Grade II listed Kiln House on eastern boundary
- Mast/reservoir on Windmill Hill, largely concealed by tree cover
- Some traffic noise close to A31/A339
- Watercress Line heritage railway adjacent to north-west boundary
- Links with Jane Austen (Jane Austen Trail close to western boundary)

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- Generally well-vegetated settlement edge to Alton
- Settlement edge comprises largely post-war/late 20C housing and Borovere Farm
- Connects well with landscape to east/SDNP although separated physically by A31

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- Windmill hill recreational area
- Setting of SDNP

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors in SDNP, on short stretch of St Swithun's Way/Jane Austen Trail , at Worldham Park Golf Course at Windmill Hill
- Impact on panoramic views to and from the SDNP

Potential effect on key landscape characteristics

- Damage to valley side landform which is integral to the area's character
- Loss of woodland, including ancient woodland
- Erosion of tranquillity
- Loss of historic field pattern

Potential effect on key settlement characteristics

- Loss of rural, settlement edge.
- Settlement generally contained on lower ground within valley, not on higher, more visible ground

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons

Conclusion and recommendations and potential capacity of local area

Local area 6c.2 has a medium/low capacity, constrained by rolling landform its role as part of the Wey Valley landscape and the setting of SDNP. There are views from public footpaths, including a short section of St Swithuns Way and the Jane Austen Trail and from Windmill Hill a popular area for informal recreation which affords panoramic views to the south and east into the SDNP. The area has a moderate sense of history and retains some historic assarts and small wavy fields, although these are cut off from the wider landscape by roads. It is possible that a small amount of development could be accommodated within or around the existing settlement, providing it respects the existing relationship between Alton and its topographical setting, or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 6c.3 Upper Farringdon to East Worldham Greensand Terrace

Local Area map:

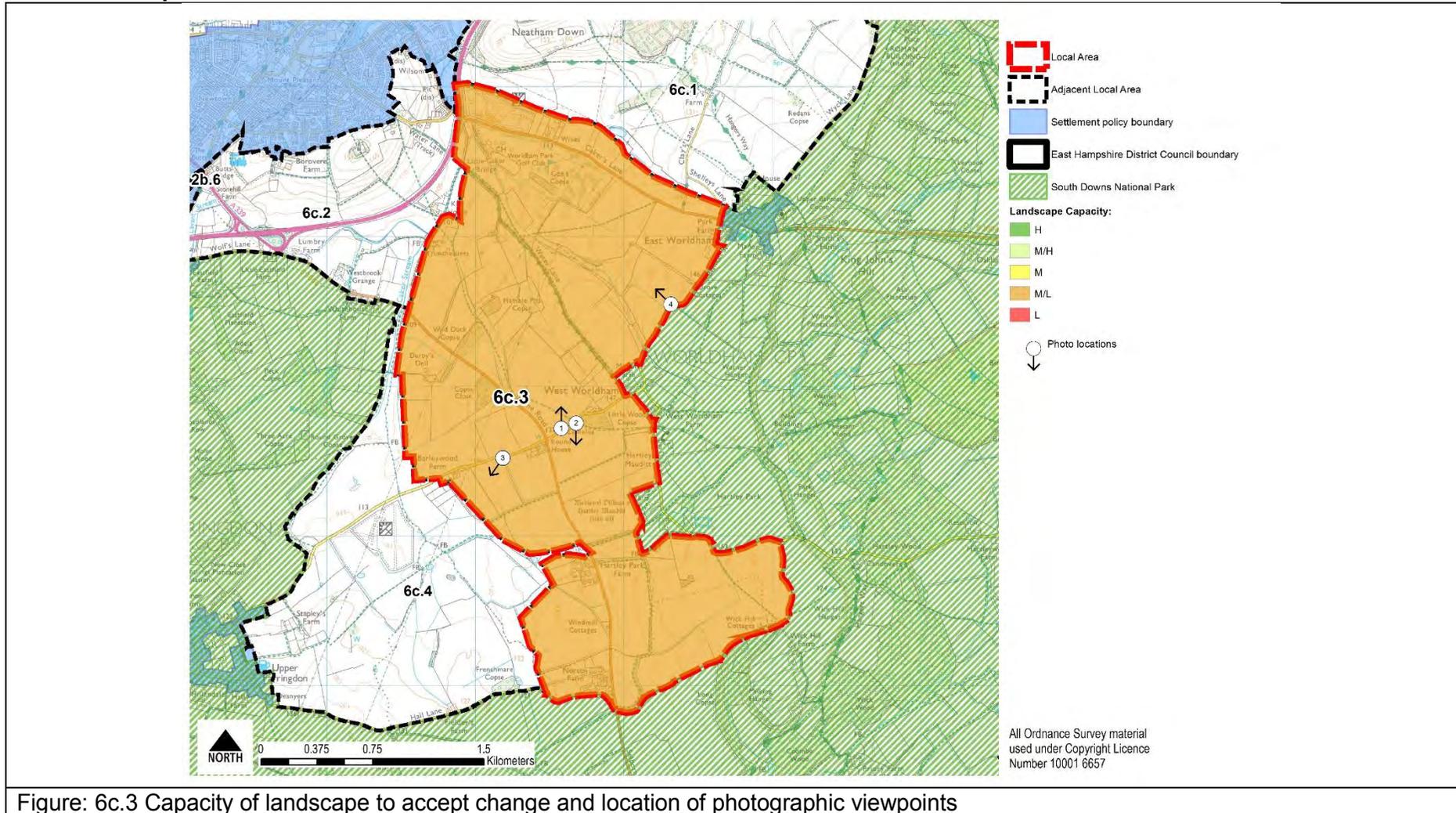


Figure: 6c.3 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 6c.3 comprises the upper valley sides of the River Wey and its tributaries and the edge of the Greensand Terrace. The southern and part of the eastern boundary are formed by the SDNP which also passes close to the north-western boundary. The area transitions from close to the settlement edge in the north, adjacent to the A31 to rural in the south. The local area is sparsely-settled and abuts the settlements of Binstead and West Worldham and the site of the medieval village of Hartley Mauditt.

For more detail refer to record sheets.

Photographs:



Photo 1: Panoramic view north over the area from east of Round House, west of Little Wood Copse. The built form of Alton is visible rising up the far side of the valley.



Photo 2: Panoramic view south from east of Round House, west of Little Wood Copse, across arable fieldscape towards the SDNP and the site of Hartley Mauditt medieval village



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Intervisibility with SDNP
- Occasional open views from A31 and some far-reaching views from A3006
- Intermittent views from B3004 (more open in east)
- Some intervisibility with isolated homes and settlement edge of Alton
- Sensitive receptors on PRow
- Sensitive receptors participating in outdoor recreation including golfers at Worldham Park Golf Club (6c.3) and walkers on Windmill Hill
- Existing structure of woodland and hedgerows is fairly strong, although higher ground is more open

- Views of Selborne Hanger
- Panoramic views from higher ground including Blanket Street
- Local area forms part of skyline when viewed from lower ground in south and west
- Windmill Hill is a local landmark
- A generally rural area with high expectations of scenic beauty, particularly near or in the national park and from Windmill Hill, reduced around settlement and along road corridors

2. Landscape Sensitivity: Medium

- Small and large wavy fields
- Land falls gently from the Greensand Terrace in the east.
- Caker Stream form boundary of local area. Other streams along field boundaries. Pond west of Hartley Park Farm
- Waterside trees associated with streams
- Mostly arable
- Some grazing meadow in north-west around Water Lane
- Golf course at Worldham Park
- Solar farm north of B3004
- Part of setting of Binstead Conservation Area
- Several small copses in lower-lying land to west
- Small areas of ancient woodland to north-west
- Small number of scattered listed buildings including setting of 2 No. Grade II* listed building on eastern boundary at Hartley Mauditt
- 'Lost' medieval settlement at Hartley Mauditt lies adjacent to eastern boundary (Scheduled Monument)
- Generally well-served by PRow
- Lower-lying land more enclosed, northern part of Selborne Road more open
- Landscape more complex adjacent to settlements

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- Setting of SDNP
- Part of setting of 2 No. Grade II* listed building on eastern boundary at Hartley Mauditt

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors in SDNP and in conservation area
- Impact on skyline views and panoramas including views to and from the SDNP

Potential effect on key landscape characteristics

- Damage to valley side landform and Greensand Terrace which are integral to the area's character
- Loss of woodland, including ancient woodland
- Erosion of historic character including setting of conservation areas and heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, sparsely-settled character
- Loss or further erosion of historic settlement pattern of villages

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons

Conclusion and recommendations and potential capacity of local area

Local area 6c.3 has a medium/low capacity, constrained by its strong rural character and its role as part of the Wey Valley and Greensand Terrace landscapes and the setting of SDNP and Binstead Conservation Area. There are far-reaching panoramic views from roads, public footpaths and views into and out of the SDNP which lies to the south and east. The area has a clear sense of history and contains characteristics typical of the adjacent SDNP. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 6c.4 Upper Farrington Greensand Terrace

Local Area map:

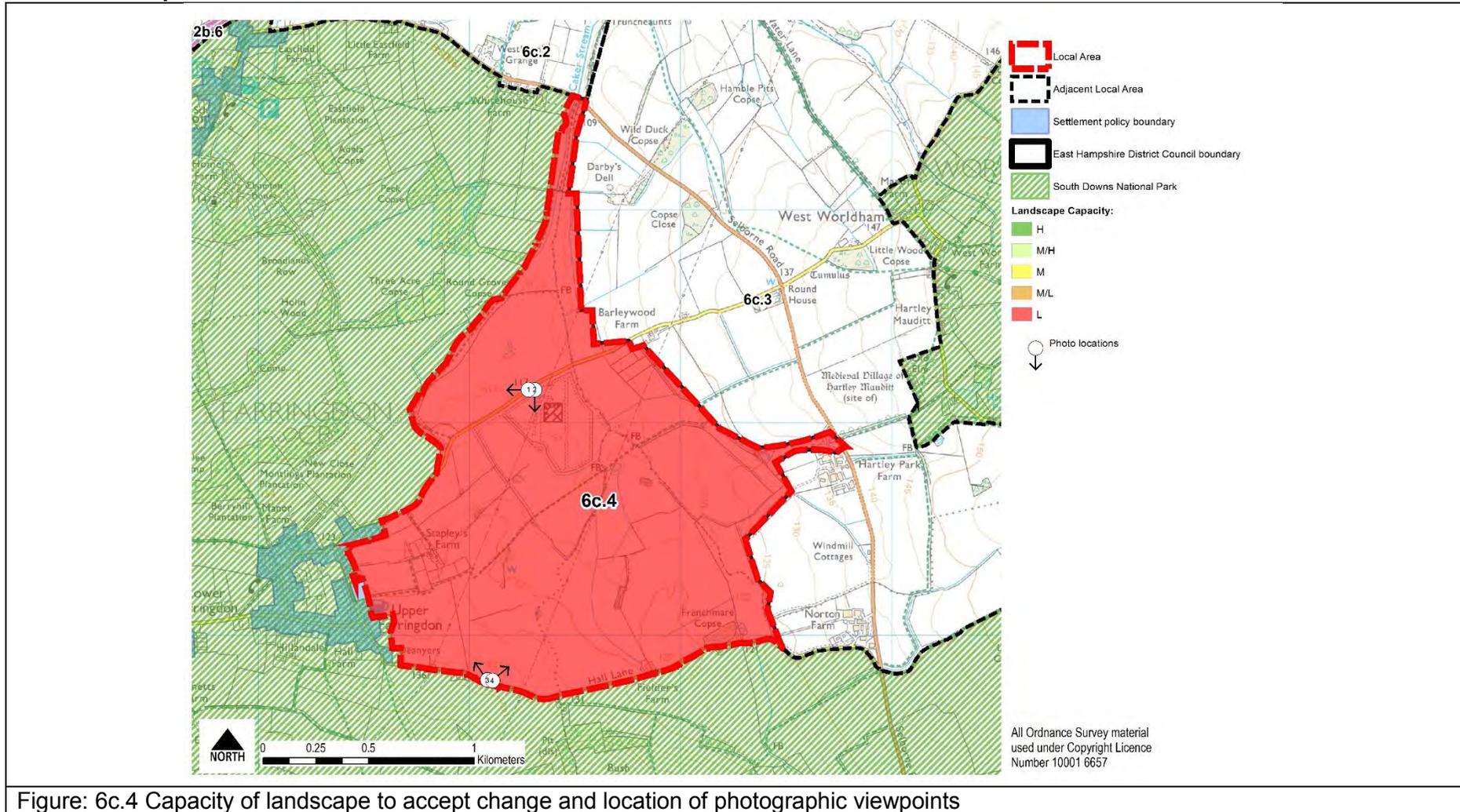


Figure: 6c.4 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 6c.4 comprises an area on the Greensand Terrace. The northern, southern and western boundaries are formed by the SDNP and the village of Upper Farringdon with its two conservation areas, lies to the west. The local area is crossed by one rural road and is sparsely settled. The Jane Austen circular walk (published by EHDC) passes through Upper Farringdon.

For more detail refer to record sheets.

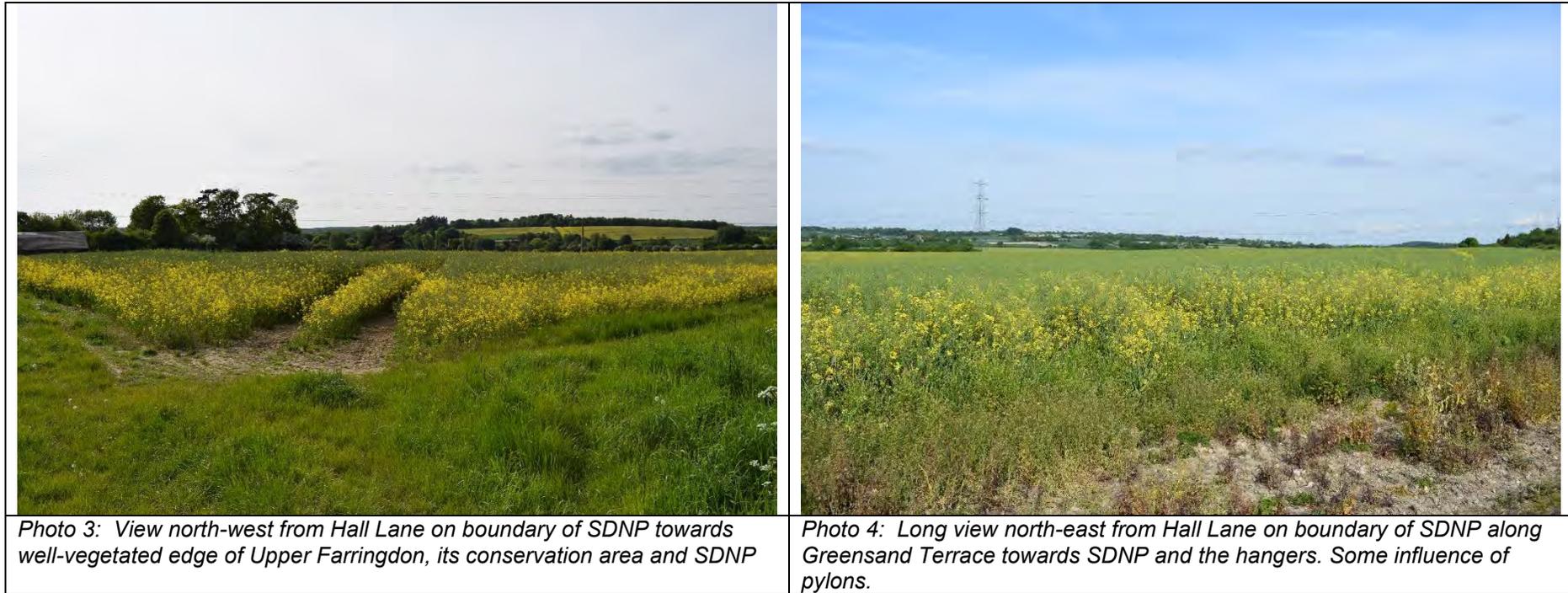
Photographs:



Photo 1: View west from Gaston Lane towards New Close Plantation and Chawton Park (Registered Park) within SDNP



Photo 2: View south from Gaston Lane across solar farm towards SDNP. Several lines of pylons are visible.



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Intervisibility with SDNP
- Intermittent views from local roads depending on hedgerow and woodland cover and height of banks
- Some intervisibility with isolated homes and settlement edge of Alton
- Sensitive receptors on PRow, Jane Austen Circular Walk (promoted by EHDC) and within conservation areas
- Some long and panoramic views from Hall Lane and Gaston Lane
- Existing structure of woodland and hedgerows is fairly strong, although higher ground is more exposed

2. Landscape Sensitivity: Medium

- Small wavy fields
- Falls gently from Northfield Hill in south towards the north-east
- Forms part of setting of Chawton House (Registered Park)
- Predominantly arable. Small paddocks adjacent to Upper Farringdon and individual farmhouses
- Some grazing in south-east of local area
- 2 conservation areas in Upper Farringdon
- Well-vegetated boundaries/mature gardens to Upper Farringdon
- More enclosed in west adjacent to settlement

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors in SDNP and in conservation areas
- Impact on skyline views and panoramas including views to and from the SDNP

Potential effect on key landscape characteristics

- Damage to Greensand Terrace which is integral to the area's character
- Erosion of historic character including setting of conservation areas and heritage assets in wider countryside
- Loss of historic field patterns and time depth
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, sparsely-settled character
- Loss or further erosion of historic settlement pattern of villages

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons

Conclusion and recommendations and potential capacity of local area

Local area 6c.4 has a low capacity, constrained by its strong rural character and its role as part of the Greensand Terrace landscapes and the setting of SDNP, Upper Farringdon Conservation Areas and the Registered Park of Chawton House. There are far-reaching panoramic views from roads, public footpaths and views into and out of the SDNP which lies to the north, south and west. The area has a clear sense of history and contains characteristics typical of the adjacent SDNP. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Areas:

7b.1 Land north of Kingsley, Bordon across to boundary of South Downs National Park

LCA map:

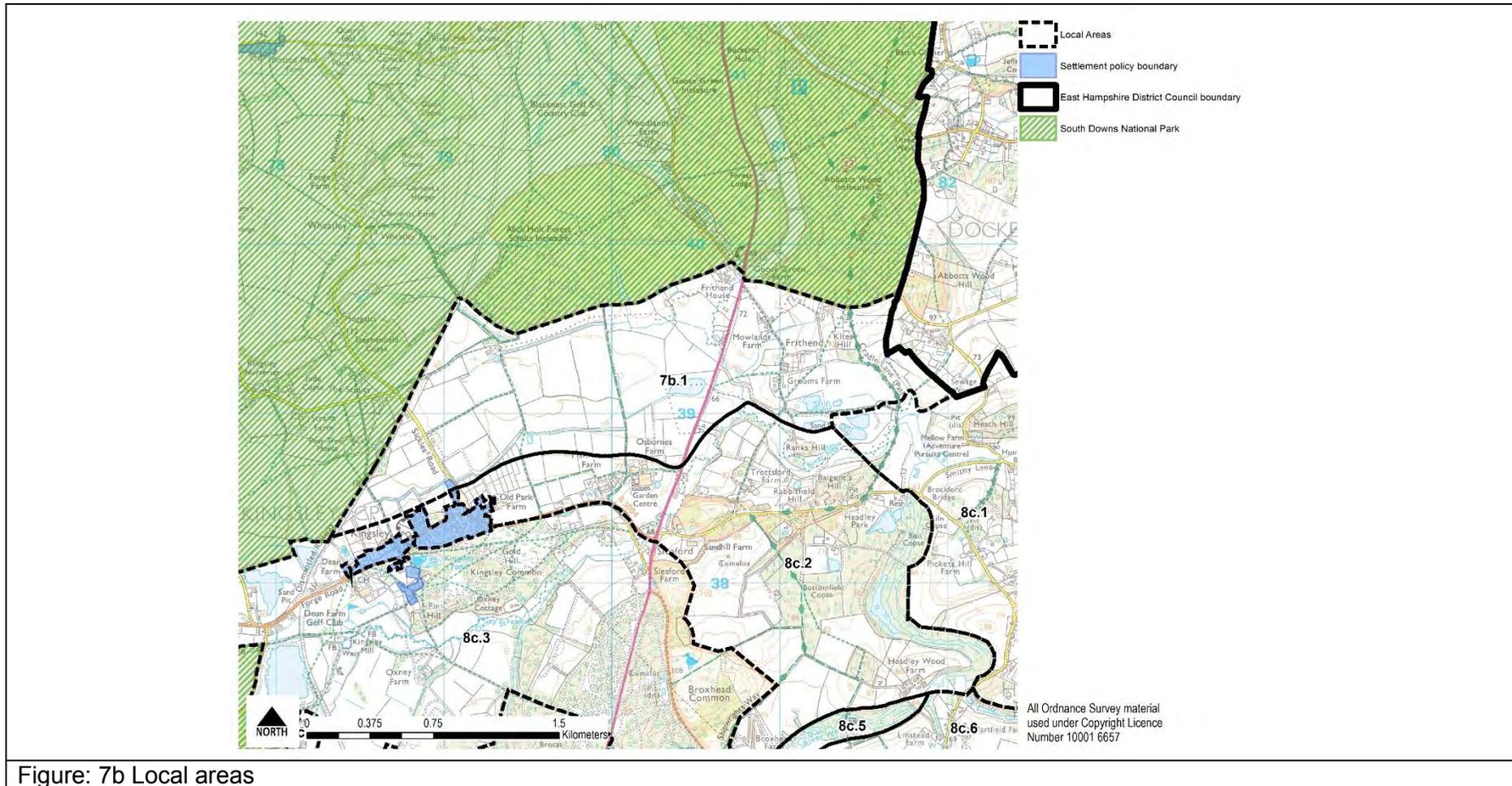


Figure: 7b Local areas

East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 7b Kingsley/Blackmoor LT7 Mixed Farmland and woodland
Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 2M Lowland Mosaic
Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA K3: Alice Holt mixed farmland and woodland,
LCA J1 East Hampshire greensand terrace
Surrey Landscape Character Assessment: Waverley Borough 2015 (SLCA): GO4 Dockenfield to Millbridge Open Greensand Hills

Key characteristics and key qualities (EHLCA unless noted as HCICA):

- Open, flat Low-lying clay 'vale' at the foot of the East Hampshire Greensand 'terrace' containing numerous streams and ponds.
- Slowly permeable seasonally waterlogged clay soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Occasional woodlands of ancient origin support characteristic ancient woodland plant species, as well as providing important habitat for a range of breeding bird species and invertebrates.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries contribute to a sense of intimacy and enclosure.
- Essentially a medieval landscape of scattered hamlets and isolated farmsteads of medieval origin set within irregular fields, with two medieval deer parks located at East Worldham and Blackmoor House.
- Some areas of recent enclosures overlay the medieval field pattern, for example in the area east of the Selborne orchards.
- Building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles. Bargate stone and decorative beading are a distinctive feature.
- Blackmoor Park is a 19th century landscape park that indicates the recreational use made by wealthy landowners of this relatively unproductive landscape.
- Views over this area from the adjacent Greensand Terrace, plus views back to the steep escarpment and hangers marking the edge of the terrace.
- The visual horizons are short and wooded but inter-visibility from higher adjoining character areas can be extensive (HCILA)
- An accessible landscape with a good rights of way network, coupled with accessible woodland in the north, but a comparatively low destination draws for tourists (HCILA)
- Views within and to this landscape [Alice Holt mixed farmland and woodland] are contained by and restricted by woodland.(SDILCA K3)
- The chalk scarp often forms a dramatic backdrop. (SDILCA J1)
- There are dramatic views of the chalk escarpment where woodland permits. (SDILCA J1)
- Occasional views through woodland to the lowland landscape beyond. (SDILCA J1)
- High points, such as to the south-west of Woodhill Farm, and south-west of Dockenfield Farm, allow views across the character area, including views of Greensand woodland which surrounds the character area in most directions. (SLCA)

Landscape strategy and key sensitivities and guidelines:

The overall management objective should be to conserve the Vale as peaceful landscape of farmland, unimproved grassland, commons and woodland.

- The high degree of tranquillity and remoteness which persist in part of this area but is under threat from increasing traffic on the rural roads and activities (development and extraction) in adjacent character areas.
- Open views across the vale and to the Greensand escarpment to the west and Greensand Hills to the east.
- Woodlands, thick hedgerows and spreading hedgerow oaks which create a lush, wooded character and sense of enclosure. Woodlands of ancient origin are particularly important habitats.
- Conserve and manage ancient woodland and plan for long term woodland regeneration. Consider re-introducing traditional woodland management techniques, such as coppicing, and encourage interest in, and marketing of, local wood products.
- Conserve and manage of riverside trees and maintain an uncultivated corridor alongside streams.

Development Considerations

- Conserve the high degree of tranquillity and remoteness within this area.
- Maintain the essentially undeveloped character with settlement limited to a scatter of isolated farmsteads of medieval origin and later farmsteads of 18th-19th century date.
- Consider the effect of change within the adjacent character area (8c) on the tranquil undeveloped character of this area, notably activities associated with extraction.
- Avoid introducing further large-scale elements (such as pylons and masts) which are highly visible and disruptive within the more open areas of the vale.
- Consider the effect of any change on views from the adjacent Greensand and chalk landscapes.

Relevant forces for change / threats / opportunities (HCICA):

- Cumulative impact of small scale development in visually prominent parts of existing settlement could dramatically increase their visual presence in the landscape.
- Change of use of existing farmsteads and farmland to residential use, gardens and horse paddocks appears to be quite high, especially in the southern half of the character area.

Local Area: 7b.1 Land north of Kingsley, Bordon across to boundary of South Downs National Park

Local Area map:

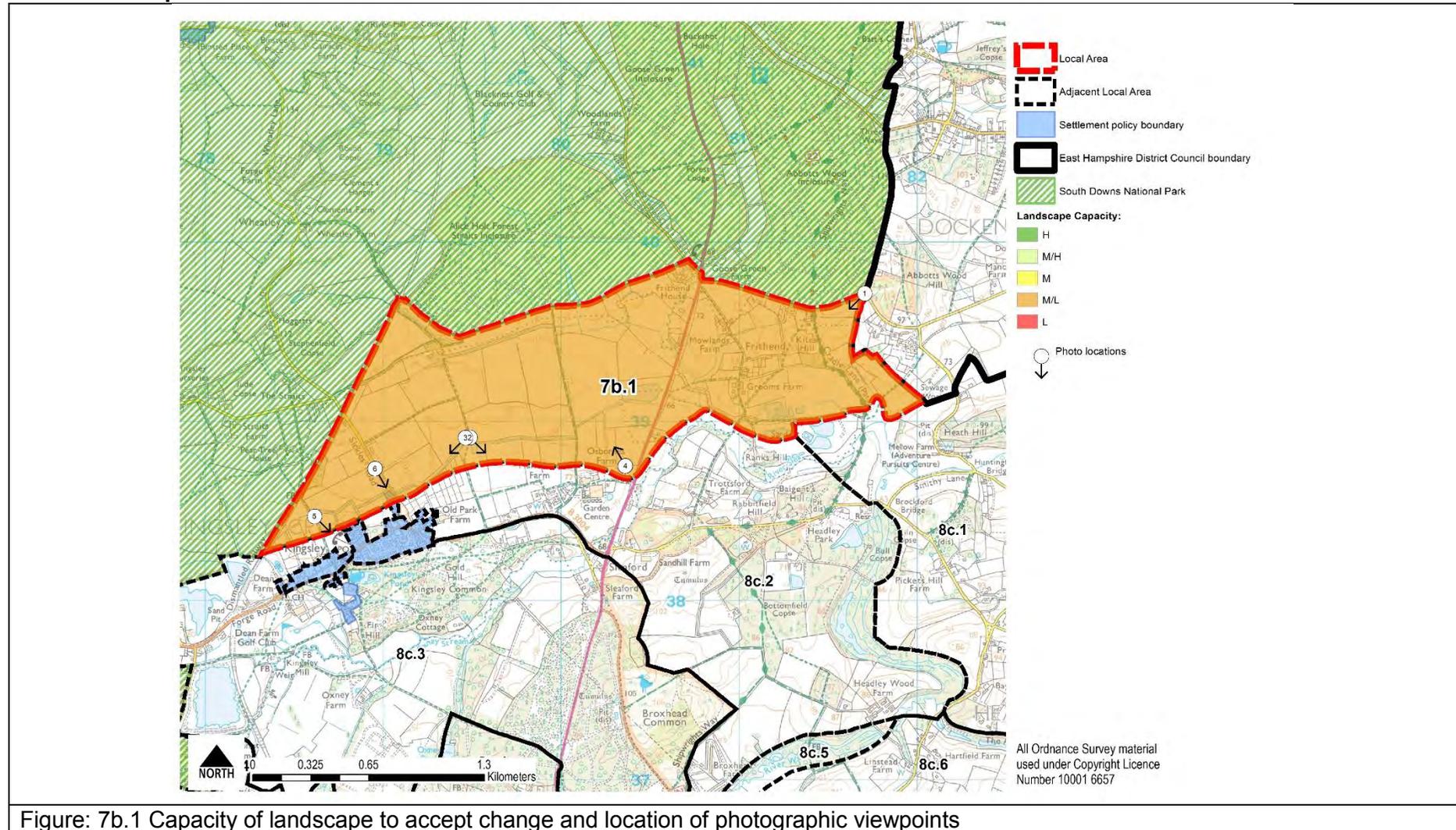


Figure: 7b.1 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local area 7b.1 is a linear area located just beyond the northern edge of Kingsley (and northern edge of LCA 8C), extending up to the boundary of the SDNP, which aligns along the southern edge of Alice Holt Forest. The western edge is also defined by the boundary of the SDNP along an old railway line. The eastern edge is demarcated by the district boundary. The A325 transects the local area into two land parcels with different landscape characters, a more open flatter landscape to the west and more enclosed, undulating and wooded landscape to the east.

For more detail refer to record sheets.

Photographs:



Photo 1: View south down across grass fields, with managed hedgerows, mature hedgerow trees to local wooded horizon (Baigent's Hill)



Photo 2: View from PRoW across to Kingsley located on ridge. Ponds, streams, ditches are a feature of the local area



Photo 3: The ground slopes down into the local area from the village of Kingsley. Mature oak trees are a feature of the hedgerows which align one of the numerous PRoW



Photo 4: View across the open grounds of Osbourne Farm to Frithend, with parts of buildings visible nestled in below the wooded skyline of Alice Holt Wood (within the SDNP)



Photo 5: View south from PRow within local area to church of St Nicholas within Kingsley. The undeveloped area in front of the church contributes to its historic setting



Photo 6: View from Sickles Road of more recent development located on Kingsley's descending ridge

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- From the west of the A325, long views north to Alice Holt Forest and to the west, which provide wooded horizons (within the SDNP) for the local area
- Good network of PRow providing access across local area and into the SDNP and south to Kingsley Common
- Views from PRow to the south of the church spire within Kingsley
- Northern parts of settlement edge of Kingsley visible from local area due to descending landform
- Higher ground along southern edge of local area adjacent Kingsley contributes to skyline as well as providing elevated views back out across local area
- Strong vegetation structure and varied landform to the east provides good opportunities for introducing mitigation planting, although occasional open views across valley could be lost.

2. Landscape Sensitivity: Medium/high

- Borders boundary of SDNP along western and northern edge
- To the east a small-scale winding river valley landform contains the River Slea with side valleys and tributaries
- To the east of the A325, the landform and the small-scale field pattern provides a more intimate landscape than west of A325
- To the west, a flatter landform with larger arable fields and regular field ditches
- Wide hedgerows with mature hedgerow oak trees exist throughout the local area
- Wooded field boundaries contribute to the sense of enclosure towards the east
- Small ancient woodland at Kites Hill
- The forest to the north (including Alice Holt Forest and Abbots Wood Inclosure) are open access
- To the east, is a Scheduled Ancient Monument and 4No listed buildings
- Good network of PRow including the national cycleway way: Sustrans Route 22 and the Shipwrights Way
- Active sand quarries and ex-quarries restored as small lakes
- Meandering River Slea demarcated within landscape with adjacent riparian trees

3. Landscape Character Sensitivity: Medium High (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- Strong visual and physical links with surrounding wider landscape and areas within the SDNP
- A few views of the southern built edge of Kingsley

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- Setting of South Downs National Park
- Northern boundary of local area is adjacent area of open access
- Contains a number of listed buildings and a Schedule Ancient Monument
- Contains a high density of PRow and regional footpath Shipwrights Way and National cycleway which lead into the SDNP

7. Landscape Capacity: Medium /low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors (PRow) and national cycleway and Shipwrights Way
- Impact on skyline views and open views across unsettled valleys
- Impact on setting of SDNP
- Loss of view of open setting of church and church spire

Potential effect on key landscape characteristics

- Loss of rural, predominantly unsettled character
- Erosion of historic character and setting of heritage assets
- Loss of woodland
- Loss of priority habitat grazing marsh
- Erosion of tranquillity
- Erosion of semi undeveloped valley side character of Kingsley

Potential effect on key settlement characteristics

- Dispersed character of Frithend and setting of Listed buildings
- Increased visual impact of buildings as seen from local area towards Kingsley

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good quality and moderate tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring loss field boundaries and connecting woodland
- Long term management of woodland blocks
- Retaining legibility and setting of PRow network and creating additional links
- Retention of setting of SDNP
- Conserve rural character of lanes
- Retention of rural setting of listed buildings and historic features i.e. Kingsley church
- Retain character of Kingsley as ridge settlement partially screened from northern area

Conclusion and recommendations and potential capacity of local area

Local area 7b.1 has a medium/low capacity constrained by its strong rural character and its role as a setting for the South Downs National Park and numerous PRow as well the national cycle route Sustrans Route 22 and regional Shipwrights Way. It is possible that a very small amount of development could be accommodated adjacent the settlement edge of Kingsley and also within the curtailment of existing farms as well as building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the setting of any listed buildings and local distinctiveness; although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Areas:

8c.1 Arford to Wishanger Farmland and Heathland Mosaic, 8c.2 Kingsley to Headley Wood Farmland and Heath Mosaic, 8c.3 Kingsley to Bordon Farmland and Heath Mosaic, 8c.4 Oakhanger to Bordon Farmland and Heath Mosaic, 8c.5 Lindford to Passfield Farmland and Heath Mosaic, 8c.6 Headley to Passfield Farmland and Heath Mosaic , 8c.7 Passfield to Liphook Farmland and Heath Mosaic

LCA map:

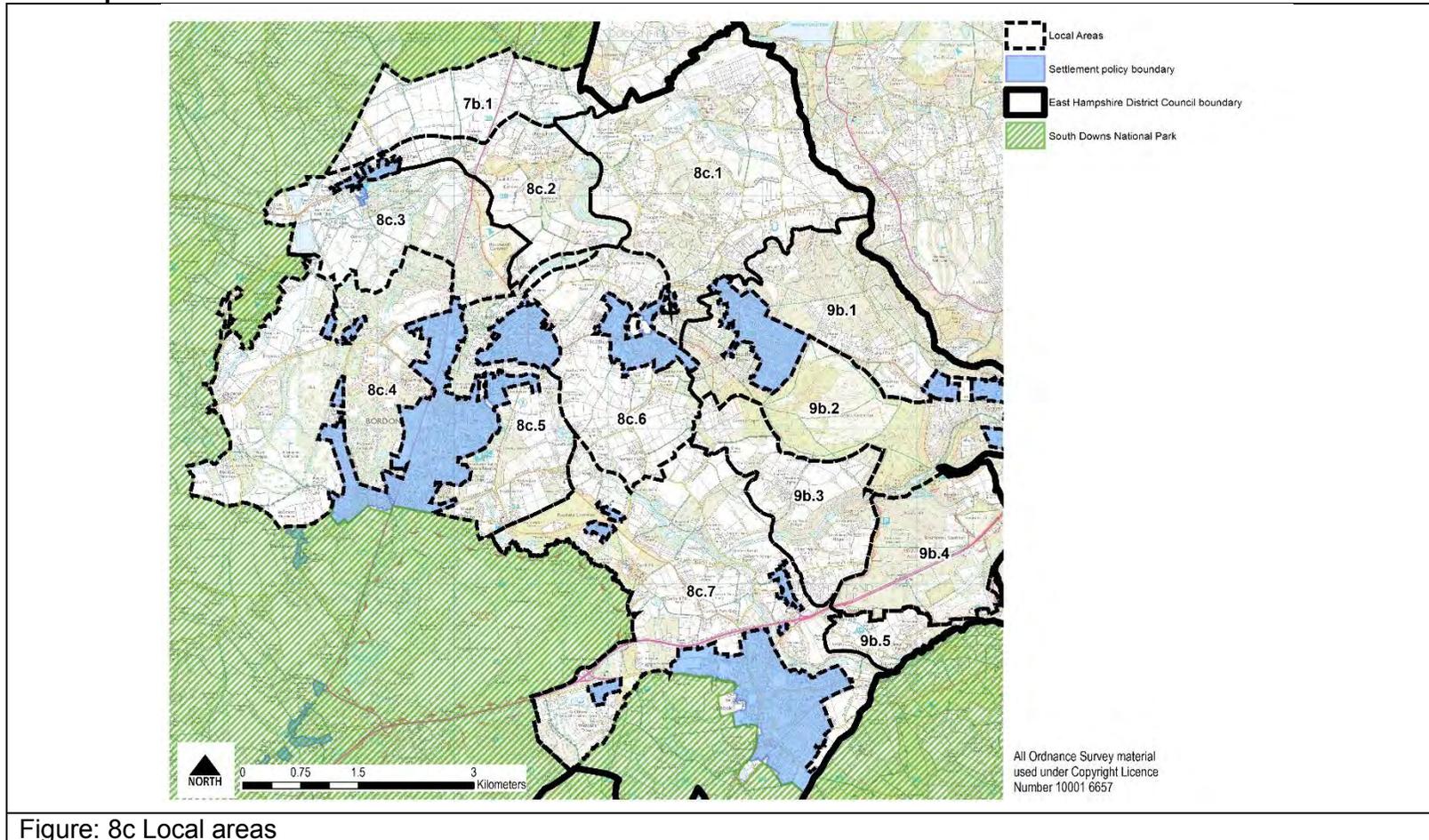


Figure: 8c Local areas

East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 8c Woolmer to Liphook
Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 12a Western Weald Forest and Farmland Heath, LCA 2m East Hampshire Lowland Mosaic
Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA K2: Kingsley/Blackmoor mixed farmland And woodland, LCA: L3 Woolmer Forest/Weaver's Down, LCA N1: Blackdown to Petworth Greensand Hills
Surrey Landscape Character Assessment: Waverley Borough 2015 (SLCA): LCA GO4 Dockenfield to Millbridge Open Greensand Hills, LCA GO5 Churt to Hascombe Open Greensand Hills, LCA RF8 Upper Wey River Floodplain see page 98

Key characteristics and key qualities (EHLCA unless noted as HCICA):

- Flat or gently undulating lowland 'plateau' landscape on outcrops of sandstones of the Folkestone formation.
- This landscape represents the western extremity of the Wealden heaths and is notable for its rich interlinking deciduous semi natural ancient woodland, acid ponds, and heathland assemblages, in particular Woolmer Forest (HCICA 12a).
- Hammer ponds, set in wooded stream valleys, in the eastern half (HCICA 12a).
- Drained by numerous small watercourses, many of which are tributary streams of the Rother or Wey (HCICA 2m).
- The fieldscapes of the small river valleys consist of small-medium size fields in regular patterns. Thick, tree filled hedges often on banks with ditches (HCICA 12a).
- A landscape with many characteristics of medieval to 17th century origin such as isolated farmsteads set in irregular and wavy boundary fields, assarts and deer parks (HCICA 2m).
- Well-drained sandy, acidic soils support a mix of nationally important heathland habitats including open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland.
- Small to medium sized fields of rough grazed pasture and horse paddocks bounded by hedgerows with gorse and bracken and hedgerow oaks. Clusters of oak trees and Scots pine trees form visual accents.
- An irregular and intimate mix of semi-natural habitats and agriculture creating valuable foraging and over-wintering sites for a range of bird species.
- Ponds, mires and wet grassland in low lying areas.
- Commons (traditionally used for rough grazing or heath-cutting) often covered by woodland plantations, but some remnant unenclosed commons providing open access.
- Settlement is relatively late, typically comprising isolated farmsteads of 18th-19th century origin set within areas of recent enclosure, and 'squatter' settlement on the edges of the common land.
- High density of dispersed small settlements in wooded settings away from the Woodland and Plantation on Heath landscape retained away from major settlements, which is important in maintaining rural and tranquil character (HCICA 12a).
- Generally straight lanes and tracks provide access to heathland and heath edge settlements.
- Numerous Bronze Age barrow cemeteries are signs of a prehistoric ritual landscape.

- Varied historic landscapes including early piecemeal enclosures of medieval origin in stream valley floors to later formal small enclosure reaching up the valley sides. Numerous remnant commons, former wood pasture and extant archaeological features such as Bronze Age burial mounds (often hidden within woodland) give a significant sense of time depth (HCICA 12a).
- Views limited by dense woodland cover.
- Well enclosed by dense woodland cover giving a strong sense of remoteness, intimacy and secrecy (HCICA 12a).
- Varied short views due to high proportion of woodland and undulating landform but occasionally long distant views over the adjoining clay and hangers from the greensand hills (HCICA 12a).
- The visual horizons are short and wooded but intervisibility from higher adjoining character areas can be extensive (HCICA 2m).
- Gently undulating landform formed on sandstone and cut by a number of watercourses (River Slea, Southern River Wey and Deadwater).
- Well-drained acidic sandy soils support tracts of woodland (e.g. around Bordon Camp) and heathland commons of international importance (Broxhead and Kingsley Commons).
- Small to medium fields of pasture, paddock and rough grazing, with a framework of ancient woodlands and wood pasture.
- Areas of settlement (Whitehill, Bordon, Lindford, Liphook and Headley) contained by woodland with smaller villages and farms found in the sheltered valleys.
- Dissected by the A325 and A3, otherwise winding rural lanes and deep sunken lanes are important features.
- Remnant features relating to water management and agricultural/industrial use of the river, including mills and aqueducts (Headley Wood Farm and Bramshott Court - both SAMs), the latter probably associated with medieval watermeadows.
- There is a well-developed footpath network particularly in the north of the area along Oxney Stream and Oakhanger Stream with access to Kingsley and Broxhead Commons.
- A predominantly high quality landscape of perceived natural beauty and remoteness provided by extensive and rich semi natural habitats and tracts of accessible heath and woodland common (HCICA 12a).
- A tranquil, natural character is retained away from built up areas and busy roads.
- Very varied levels of tranquillity, changing quickly from high to very low (HCICA 12a).
- Prominent hills formed from sandstones and cherts of the Lower Greensand group with a steep escarpment at their inner edge from where there are panoramic views. (SDILCA N1)
- High points, such as to the south-west of Woodhill Farm, and south-west of Dockenfield Farm, allow views across the character area, including views of Greensand woodland which surrounds the character area in most directions (SLCA GO4)
- High vantage points and north facing slopes allow some long distance views framed by woodland (SLCA GO5)
- Settlement largely absent with a few large scale industrial works, lock keepers cottages and smaller domestic buildings although church spires are features in views (SLCA RF8)

Landscape strategy and key sensitivities and guidelines:

- **The overall strategy should be to conserve** the mosaic of woodland, heathland and pasture land cover and ensure that this area provides a strong rural setting for existing areas of development. The distinctive landscape of the incised stream valleys should be conserved.
- Conserve and manage areas of unenclosed heathland commons (Kingsley Common and Broxhead Common). Consider opportunities to re-instating common grazing to restore the historic and cultural character of the landscape and secure the ongoing management and conservation of the commons.
- Aim for diversification of plantation woodland by creating a more diverse age and species structure, and increasing open areas. Where appropriate, consider reversion of areas of coniferous plantation to heathland to create a suite of interconnected sites.
- Control invasive areas of rhododendrons and laurel where it poses a threat to semi-natural habitats.
- Conserve areas of pasture and seek to ensure good management of horse grazing, including retention of hedgerow boundaries, management of the sward and avoiding proliferation of buildings/sheds etc.
- Promote an informal and irregular mosaic of oak-birch woodland, lowland heath, gorse and bracken scrub, and acid grassland.
- Manage recreational access to avoid damage to sensitive habitats and features.
- Conserve the intimate stream corridors and associated habitats and historic features. In particular conserve the field pattern of small pastures of early enclosures. Manage and restore hedgerow boundaries.
- Conserve the historic Bronze Age barrow cemeteries which provide a sense of time depth and evidence of a prehistoric ritual landscape. Maintain these sites free of trees and enhance their settings.
- The winding rural lanes and sunken lanes that cut through the stream valleys, characterised by steep sandstone banks with exposed tree roots and distinctive vegetation, which are vulnerable to increased traffic pressures.
- The individual character of the settlements and their rural setting which are vulnerable to further infill and expansion resulting in the linking up of settlements and perception of a much more urbanised areas (e.g. Lindford - Headley and Lindford- Bordon).
- The varied field pattern including the small early enclosures which characterise the stream valleys. Use of pasture for horse paddocks and associated boundary changes can impact on the character of these areas.
- Consider views from the Greensand Terrace in relation to any change in this area.
- Ensure that redevelopment of Bordon and Whitehill do not impact on the tranquil and rural character of this area.
- Monitor incremental development and change along the main road corridors (A325) and seek to conserve a woodland/heath setting to the road.
- Conserve the features and setting of Blackmoor Park – maintain pastoral character. (SDILCA K2)
- Use woodland to screen existing development and quarries. Ensure heathland restoration programmes consider possible adverse visual impact resulting from the exposure of existing buildings, particularly industrial or military buildings. (SDILCA L3)

- Ensure that redevelopment of Bordon and Whitehill (when released by the MOD) do not impact on the tranquil and rural character of this area. (SDILCA L3)

Relevant forces for change / threats / opportunities (HCICA):

LCA 12a Western Weald Forest and Farmland Heath

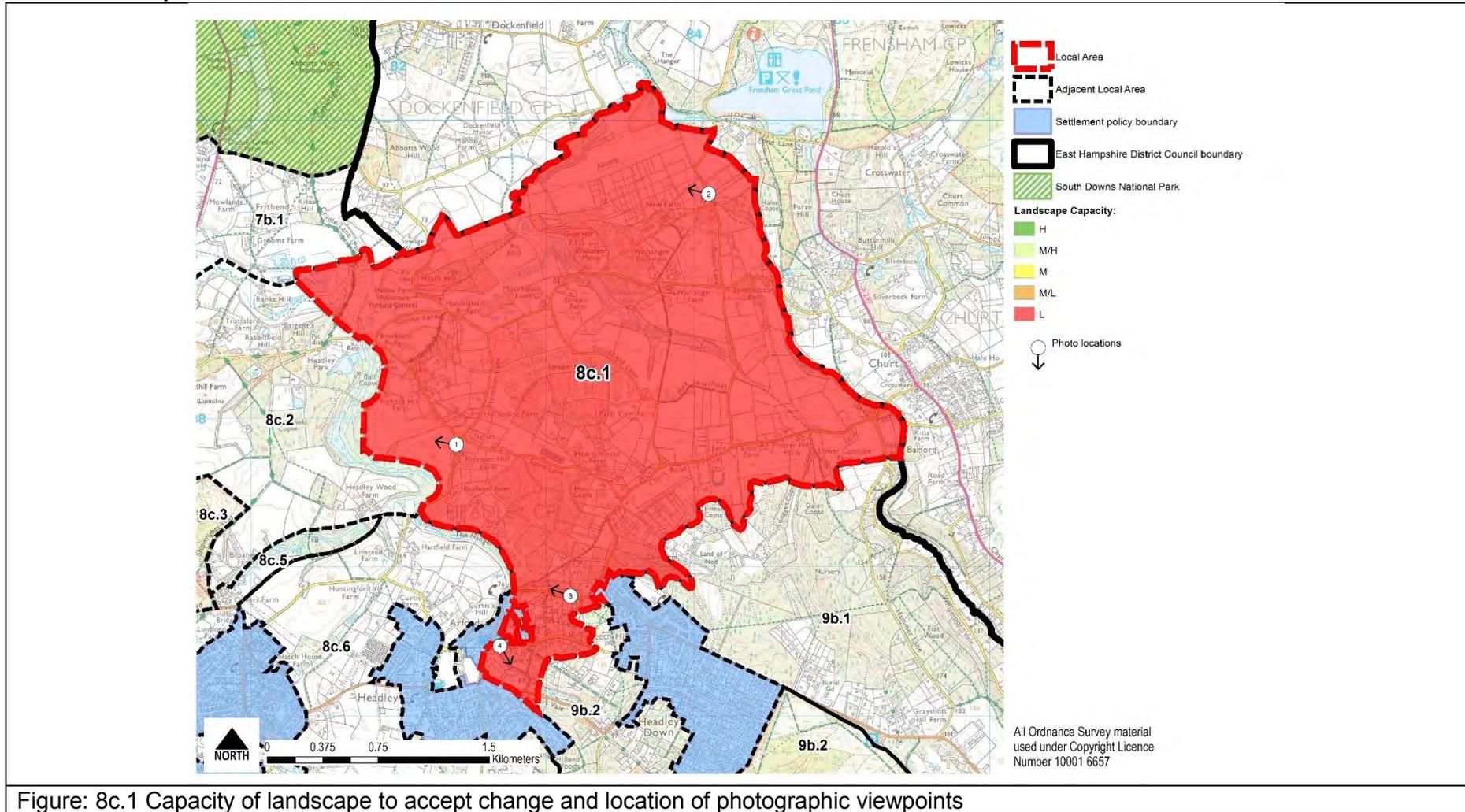
- New large scale urban extensions associated with Bordon/Whitehill.
- Farm conversion to residential and loss of traditional land management practices.
- MoD land release potential

LCA 2m East Hampshire Lowland Mosaic

- New small scale development within and on the fringes of settlements.
- Farm conversion to residential and possible loss of grazing land management practices.
- Pressure for urban fringe use related activities.

Local Area: 8c.1 Arford to Wishanger Farmland and Heath Mosaic

Local Area map:



Local area description:

Local Area 8c.1 is the valley sides of the River Wey and its tributaries and the transitional landscape that rises ultimately to Ludshott Common further south-west (LCA 9b). The north and eastern edges form the district boundary and beyond this to the east lies Surrey Hills AONB and Frensham Pond. The area is predominantly rural and sparsely-settled and abuts the settlements of Arford, Headley and Headley Down in the south with some low density settlement in between them. Part of Arford Conservation Area lies within the local area. Other scattered hamlets focus around road junctions and farms. The western edge is formed by The Hanger and its associated riparian features.

For more detail refer to record sheets.

Photographs:



Photo 1: View westwards across meadows from Frensham Lane, Headley. Gently rounded landform with woodland which limits long views



Photo 2: View of equestrian landscape and airstrip on flat land, west of Bacon Lane, Churt. Abbots Wood Hill forms the skyline with SDNP beyond.



Photo 3: View north-west from Barley Mow Hill, Arford. Built-form lies within a steep, well-wooded valley which limits long views.



Photo 4: View south along wooded watercourse within Arford Conservation Area. Views are short due to tree cover.

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Very limited intervisibility with AONB and Greenbelt due to woodland cover
- Sensitive view receptors on short length of Shipwright's Way and within conservation area – localised views
- Receptors involved in outdoor leisure pursuits
- Some panoramic views where woodland cover allows.
- Forms part of skyline
- Local views from edges of Arford Conservation Area
- Localised views from isolated homes and settlement edges
- Some mid-range views towards higher land outside District at Dockenfield
- Rural area with quiet roads and adjacent to AONB, therefore high expectations of scenic beauty

- Often strong vegetation structure and varied landform creates good opportunities for introducing mitigating planting, though occasional open views could be lost

2. Landscape Sensitivity: Medium/high

- Valley side - generally smooth and gentle slopes with indented valleys and coombes creating variation particularly towards the south, more pronounced around Arford. Flatter land in the north-east, north of Wishanger
- Predominantly pasture and arable
- Recreational uses
- Much woodland cover, some ancient
- Some assarted and small wavy fields
- Within impact zone of Thursley, Hankley and Frensham Commons SSSI / 400m SPA buffer
- Acid grassland, grazing marsh and traditional orchards
- 8 SINCS
- Clusters of listed buildings and adjacent to Arford Conservation Area
- Sunken lanes
- Few detractors and tranquil.
- Generally strong landscape pattern of woodland and hedgerows

3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- There is a perception of a sparsely settled landscape as settlements are generally small, dispersed and well-contained by vegetation
- Most of the local area comprises of paddocks and woodland cut by the River Wey and its tributaries which lie on lower ground to the north and west. is an important linear landscape forming the transition between the valley bottom with the River Wey and the downs to the north.
- The area is largely typical of the wider LCA and LCT
- A small area in the south of the local area, between Arford, Headley and Headley Down is largely surrounded by settlements and less representative of the wider character.
- The area north of New Farm which comprises an airstrip and extensive horse-grazing, is less representative of the wider character

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium/high

- In setting of Surrey Hills AONB
- Small part of 400m SPA buffer lies within local area
- Contains a number of woodland SINCs, some common land, part of setting of Arford Conservation Area and scattered clusters of listed buildings
- Village setting valued by local community (Arford CA appraisal)
- Route of part of regional recreational footpath (Shipwrights Way)

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on Shipwrights Way, engaged in outdoor recreational activities, in conservation area and in setting of AONB
- Impact on skyline views and panoramas including views towards the SDNP

Potential effect on key landscape characteristics

- Damage to valley side landform which is integral to the area's character
- Loss of woodland, including ancient woodland
- Loss of SINC habitat
- Erosion of historic character including setting of conservation areas, sunken lanes and heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, sparsely-settled character
- Loss or further erosion of historic settlement pattern of villages

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons

Conclusion and recommendations and potential capacity of local area

Local area 8c.1 has a low capacity, constrained by its strong rural character and its role as part of the Wey Valley landscape, the setting of Surrey Hills AONB and the rural setting of Arford, Headley and Headley Down and Arford Conservation Area.

There are views from public footpaths, including the Shipwrights Way, and views to the SDNP to the north. The area has a clear sense of history and contains characteristics typical of the nearby SDNP and AONB. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 8c.2 Kingsley to Headley Wood Farmland and Heath Mosaic

Local Area map:

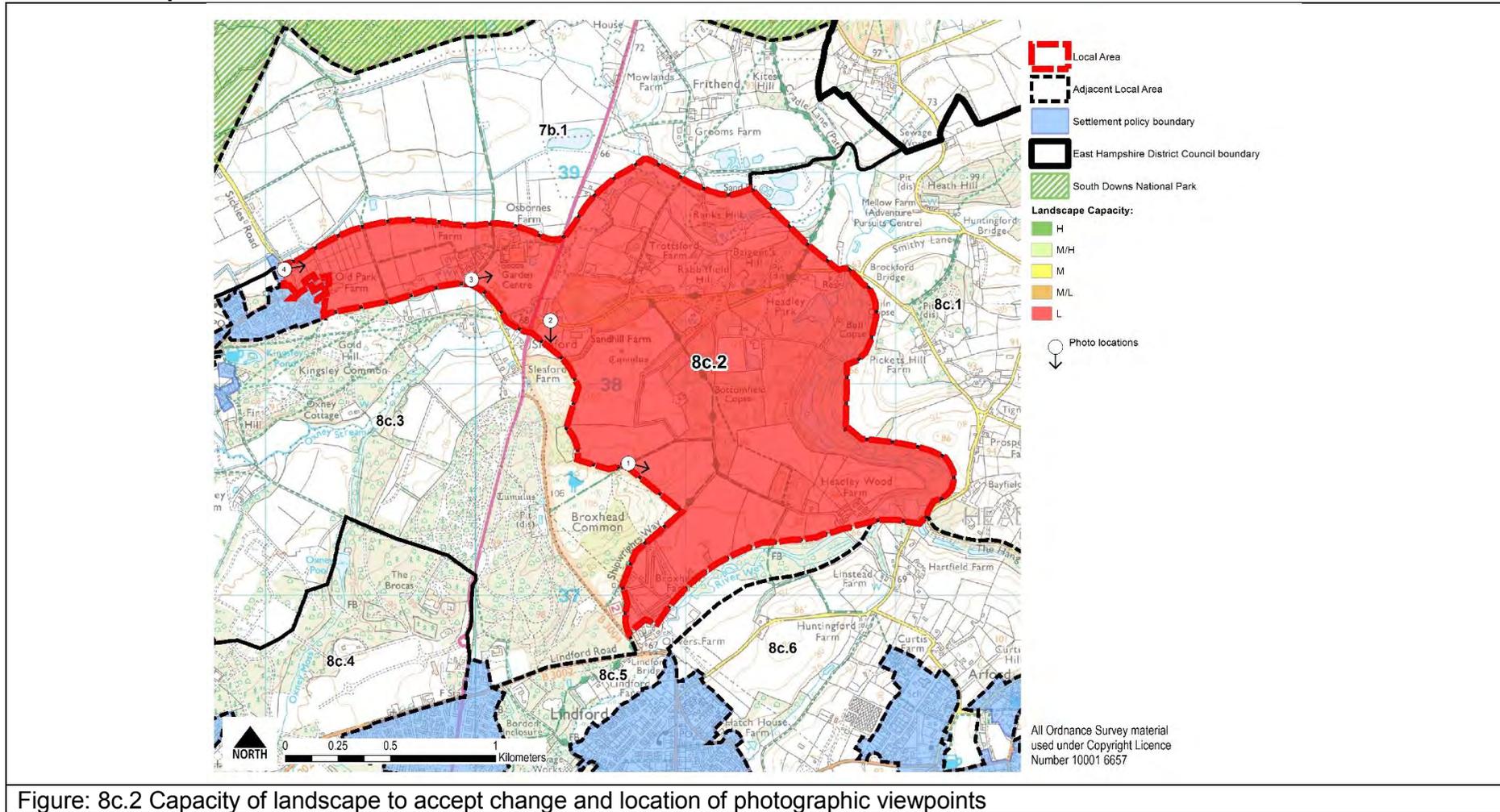


Figure: 8c.2 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 8c.2 is the valley sides of the Rivers Wey and Slea and their tributaries and the transitional landscape that rises to Broxhead Common further west (LCA 8c.3). Approximately 500m to the north-west lies the SDNP. The area is predominantly rural and sparsely-settled and abuts the settlement of Kingsley and the outskirts of Lindford. Other built form includes very few isolated farmsteads, a small amount of commercial/industrial buildings close to settlement edges and Headley Park. The north, east and southern edges are formed by the rivers and their tributaries and associated woodland.

For more detail refer to record sheets.

Photographs:



Photo 1: Panoramic view south-west over the area from PRow east of Broxhead Common.



Photo 2: View south into meadow (small wavy field type) at Sleaford backed by woodland



Photo 3: View north-east from adj. Malthouse Farm, Kingsley towards locally-prominent Country Market garden and shopping centre



Photo 4: View east from Sickles Road, Kingsley across paddocks north of Old Park Farm

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Limited intervisibility with the SDNP due to woodland cover and landform
- Sensitive receptors on Shipwrights Way which crosses the local area
- Views from short section of busy A325 and other local roads but dependant on hedgerow and woodland cover. Sensitivity reduced along A325 corridor
- Broxhead Common
- Localised views from isolated homes
- Generally rural area and close to SDNP, therefore high expectations of scenic beauty
- Existing structure of blocks of woodland and riverside trees and hedgerows is generally strong and creates reasonably good opportunities for introducing mitigating planting, though occasional open views and field pattern could be lost.

2. Landscape Sensitivity: Medium/high

- Higher, flatter ground in west falls into 3 river valleys which border this local area giving it a distinctive character.
- Crossed by River Slea
- River Wey on southern boundary
- Several ponds and streams to eastern boundary
- Headley Park is locally listed and contains parkland/woodpasture
- Scheduled monument at Trottsford Farm
- Small number of listed buildings
- Floodplain grazing adj. to Ranks Hill
- Riverside trees associated with Rivers Wey and Slea
- Lowland heathland south of Sandhill Farm and lowland dry acid grassland east of Sandhill Farm and north of Baigent's Hill
- Small number of SINC
- Higher ground generally more open.
- Good network of PRoW although limited access to and along the rivers.

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a largely unsettled landscape except around Kingsley and the A325 in the north-west and Broxhead Farm Olivers Farm in the south.
- The local area is bounded by important linear landscape forming the course of the Rivers Wey and Slea and their tributaries and by Broxhead Common
- Flooding associated with Rivers Slea and Wey
- The area is largely typical of the wider LCA and LCT
- The Country Market is locally prominent but this has minimal effect on the wider rural character
- Nearby Lindford has little effect on the wider rural character area

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/high

- In setting of South Downs National Park
- Contains a number of SINCs, small number of listed buildings and one scheduled monument

- Lies within 400m buffer of Wealden Heath Phase II SPA
- Route of regional recreational footpath (Shipwrights Way)

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on Shipwrights Way, on common land and in setting of SDNP
- Impact on panoramic views

Potential effect on key landscape characteristics

- Damage to valley side landform which is integral to the area's character
- Loss of woodland, including ancient woodland
- Loss of SINC habitat
- Impact on SPA
- Erosion of historic character including setting of heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, predominantly unsettled character
- Opportunity to enhance some raw settlement edges around Kingsley and improved screening of locally-prominent industrial/farm buildings
- Loss or further erosion of pattern of isolated farmsteads

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons, raw settlement edges and prominent commercial buildings.

Conclusion and recommendations and potential capacity of local area

Local area 8c.2 has a low capacity, constrained by its strong rural character and its role as an integral part of the Wey and Slea Valley landscapes and part of the rural setting of Kingsley and Lindford. There are from adjacent common land and public footpaths, including the Shipwrights Way, and views across to the SDNP in the north. The area has a clear sense of history and contains characteristics typical of the nearby SDNP. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 8c.3 Kingsley to Bordon Farmland and Heath Mosaic

Local Area map:

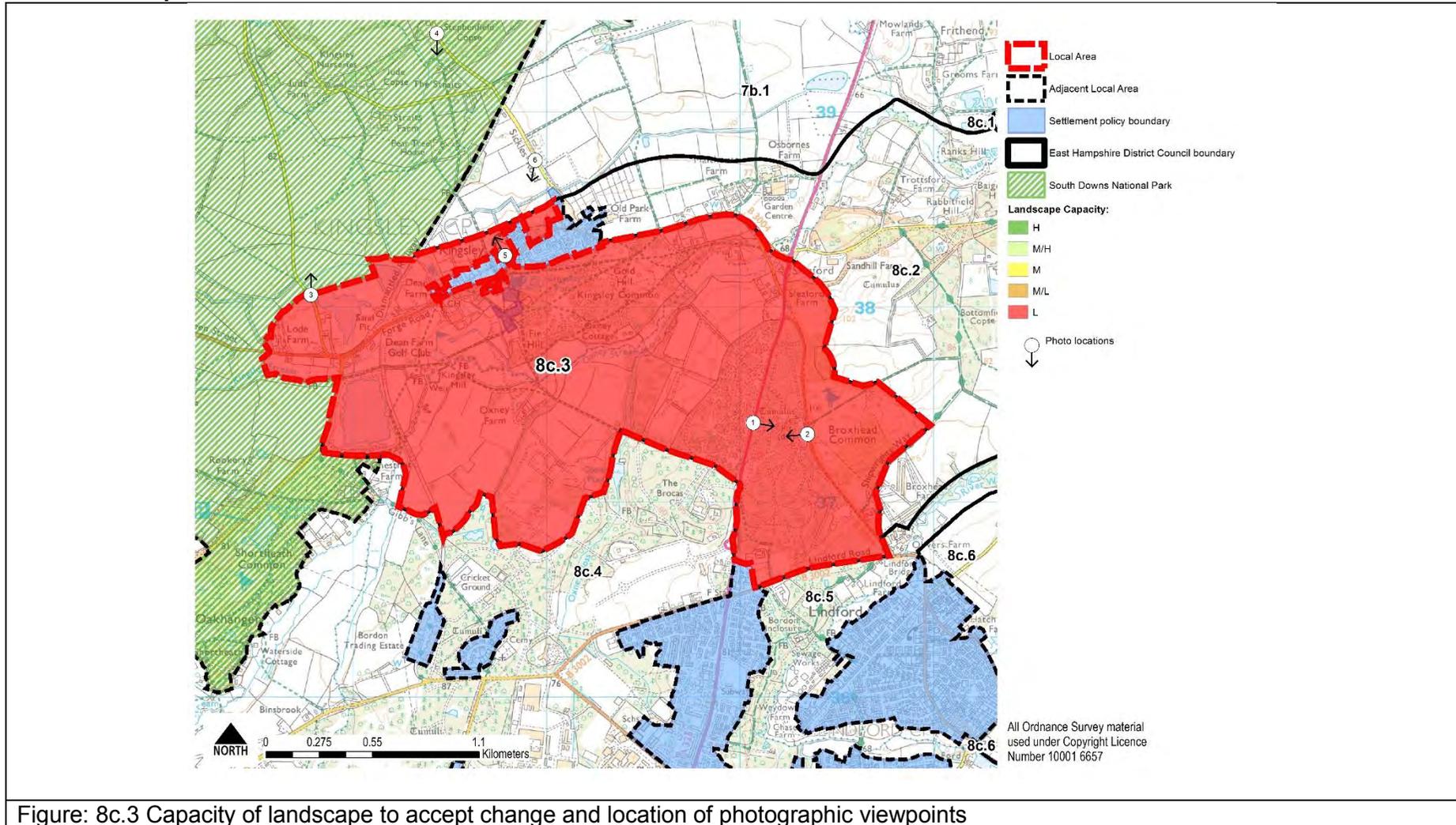


Figure: 8c.3 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 8c.3 comprises the flood plain of the Oxney and Kingsley Stream and their tributaries and the landscape that rises to Kingsley and Broxhead Commons on either side. The SDNP forms part of the western boundary and the settlement of Kingsley is largely contained within the local area. The area is predominantly rural and sparsely-settled away from Kingsley. Other land uses includes a small solar farm, golf club, former MOD site and active and former sand pits.

For more detail refer to record sheets.

Photographs:



Photo 1: View over Broxhead Common from A325 looking east



Photo 2: View over disused pit on Broxhead Common from B3004 looking west



Photo 3: View from northern boundary of local area/SDNP boundary across SDNP north of Lode Farm



Photo 4: Panoramic view from within SDNP at Sickles Road adj. Stephenfield Copse (LCA 6a) south towards local area



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Variable intervisibility with the SDNP due to woodland cover. Some panoramic views between north of local area and SDNP
- Intermittent views from A325 across common land though often curtailed by trees
- Registered Common Land at Kingsley and Broxhead Common
- Sensitive receptors on Shipwrights Way which forms part of boundary of the local area and at Dean Farm Golf Club
- Views out to Shortheath Common
- Localised views from few isolated homes and settlement edge
- Generally rural area and close to SDNP, therefore high expectations of scenic beauty, reduced slightly adjacent to settlement

- Existing structure of woodland and of riverside trees and hedgerows is generally strong away from the commons and creates reasonably good opportunities for introducing mitigating planting, though views could be lost, and connections between areas of open heathland could be disrupted by introducing woodland blocks

2. Landscape Sensitivity: Medium/high

- The landform of the local highpoints of Broxhead and Kingsley Commons with the Kingsley and Oxney Stream valleys in between them is an integral feature of the character
- Forms part of setting of SDNP
- Area contains the Kingsley and Oxney Streams and their tributaries, as well as several ponds, a weir and former sand pits
- Largely pasture with floodplain grazing marsh along river
- Golf club
- Small solar farm.
- Former MOD establishment in south-west with extensive hard-standing etc.
- Areas of mineral extraction are locally detractive. Resulting water bodies are uncharacteristic.
- Some riverside trees along the Kingsley and Oxney Streams and some areas of woodland, mostly in north and east and often associated with heathland succession
- Broxhead and Kingsley Common SSSI
- Wealden Heaths Phase II SPA
- Several SINCs fall within the area
- A strong sense of history with largely unsettled pastoral/heathland outside settlement.
- Several listed buildings including Grade II* Church of St Nicholas
- Locally-listed deer park near Lode Farm
- Generally tranquil away from settlement and mineral workings
- Good network of public footpaths and common land
- Common land generally open, rural lanes often enclosed by high hedgerows

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a largely unsettled landscape with extensive areas of historic common land and links with ancient forests
- The area is largely typical of the wider LCA and LCT
- Kingsley has little effect on the wider rural character area
- A325 has a local effect on the tranquillity of the adjacent common land

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: High**

- In setting of South Downs National Park
- Contains a SPA, 2 SSSI and several SINC and groups of listed buildings
- Locally listed deer park.
- Associated with royal hunting grounds of Alice Holt and Woolmer Forests

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on footpaths, on common land and in setting of SDNP
- Impact on open views to/from SDNP and across common land
-

Potential effect on key landscape characteristics

- Damage to valley bottom and side landform which is integral to the area's character
- Loss of riverside trees
- Loss of SPA/SSI/SINC habitat
- Erosion of historic largely unenclosed landscape character and setting of heritage assets in wider countryside
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, predominantly unsettled character
- Opportunity to enhance somewhat raw settlement edge around Kingsley and mineral workings/MOD site
- Loss or further erosion of unenclosed landscape character

Landscape mitigation and contribution to green infrastructure

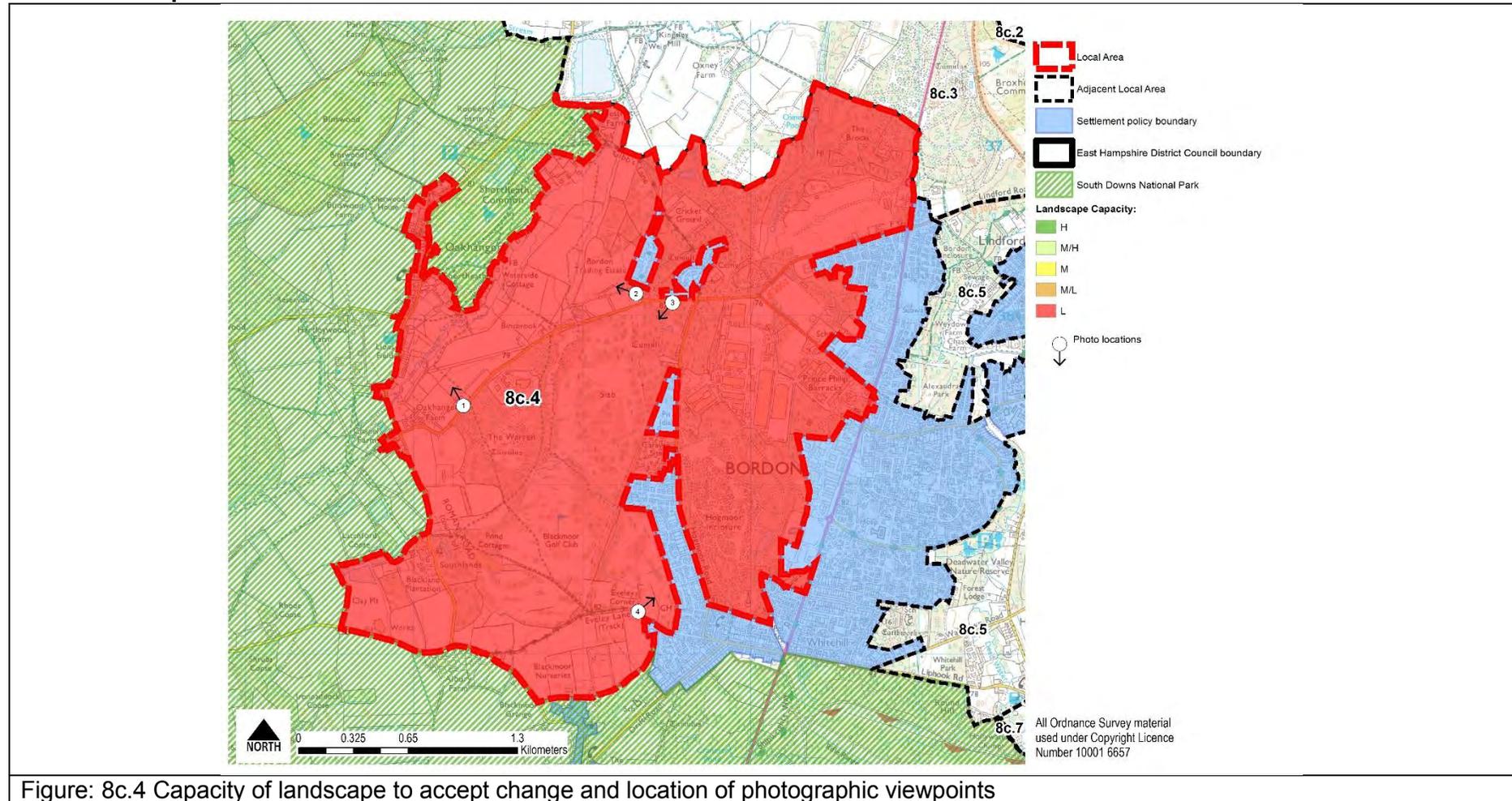
- Retention of floodplain marsh grazing
- Retention of heathland/common land
- Retention of riverside trees, woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland and hedgerows
- Retaining legibility and setting of PROW network and creating additional links, particularly along the River Wey
- Conserve rural character of lanes
- Retention of the rural setting of designated and historic features
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons and raw settlement edges, mineral workings.
-

Conclusion and recommendations and potential capacity of local area

Local area 8c.3 has a low capacity, constrained by its strong rural character and its important designated sites. There are views from and within the common land and from public footpaths, and rural lanes. The area affords views to the SDNP. The area has a clear sense of history and contains characteristics typical of the wider LCA and nearby SDNP. It is possible that a very small amount of development could be accommodated around clusters of built form or building conversions within the area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Further development around Kingsley would be heavily constrained by the proximity to the common on one side and the SDNP boundary on the other. The area should otherwise generally remain undeveloped.

Local Area: 8c.4 Oakhanger to Bordon Farmland and Heath Mosaic

Local Area map:



Local area description:

Local Area 8c.4 comprises the flood plains of the Oakhanger Stream and Oxney Moss and their tributaries and the landscape that rises to form Slab Common and the associated heathland plantations. The SDNP forms part of the western and southern boundaries and wraps around the outside of Oakhanger. The area is predominantly rural and sparsely-settled away from Whitehill & Bordon and Oakhanger. Other land uses includes a golf club, former MOD sites and farms. The eastern part of the local area lies within the Whitehill & Bordon Development boundary and Hogmoor Inclosure is one of the Whitehill & Bordon SANGs.

For more detail refer to record sheets.

Photographs:





Photo 3: View south into Slab Common woodpasture/parkland from south of Oakhanger Road



Photo 4: View north-east across Blackmoor Gold Course from Eveley Lane

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Extensive intervisibility with the SDNP due to long shared boundary to south and west. Views are sometimes short due to woodland cover.
- Long views across local area from Zig-Zag Path at Selborne Hill
- Localised views from isolated homes and settlement edges. Extensive blocks of woodland curtail views
- Views from local roads depending on hedge and woodland cover.
- Sensitive view receptors on The Warren and Slab Commons, PRow and at Blackmoor Golf Club
- Local area is also adjacent to Shortheath Common
- Satellite domes are local landmarks

- Generally rural area and close to SDNP, therefore high expectations of scenic beauty, reduced slightly along A325 corridor and adjacent to settlements.
- Local roads quite busy due to large population
- Existing structure of woodland and hedgerows is generally strong, and this creates reasonably good opportunities for mitigation
- Some panoramic views across open meadows, especially in the west
- Former MOD sites can be visually intrusive where not screened.

2. Landscape Sensitivity: Medium/high

- The landform of the largely flat commons cut by streams, and their associated lower-lying meadows is an integral feature of the character
- Oakhanger Stream is a tributary of the River Wey and has associated riverside trees
- Former clay pit at Selborne Brickworks. Several other small ponds
- Outdoor activities including equestrian use, golf club and cricket pitch
- Nurseries and industrial use/former MOD sites (some currently being redeveloped)
- Lowland heath at Slab, The Warren and Blackmoor Golf Club
- Small areas of lowland dry acid grassland
- Floodplain grazing marsh associated with Oakhanger Stream
- Shortheath Common SSSI/SAC, small area lies within local area, remainder outside/adjacent
- Number of SINC associated with common land, The Croft, Hogmoor Inclosure and woodland/grassland at Oxney Farm/Oak Farm
- Whitehill & Bordon SANG
- Woodpasture recorded at Slab (and north of), north of Everley Corner, Hogmoor Inclosure, The Brocas
- High incidence of deciduous woodland especially at Slab (and north of), The Brocas, Southlands
- Extensive common land
- Small number of listed buildings and scheduled monuments
- Molex House (Broxhead) – gardens listed on Hampshire Register
- Route of former Roman Road

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a largely unsettled landscape, especially in the west, away from Whitehill Bordon
- The local area is an important buffer of woodland and common land between the SDNP and the built form of Whitehill Bordon.
- The area is largely typical of the wider LCA and LCT

- Oakhanger is a small ribbon development which has minimal effect on the wider rural character
- Flooding associated with Oakhanger Stream and watercourses on The Slab
- Blackmoor, which lies south of the local area, is a typical Victorian 'model' estate

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium/high**

- In setting of South Downs National Park
- Contains a SANG, several SINCs a small area of SAC/SSSI (adjacent to larger area) and few listed buildings and scheduled monuments
- Considerable areas of common land
- Small area within 400m SPA buffer

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on footpaths, common land and in setting of SDNP
- Impact on open views across common land and meadows

Potential effect on key landscape characteristics

- Damage to common land and valley bottom landform which is integral to the area's character
- Damage to SANG
- Loss of riverside and field trees
- Loss of SSSI/SAC/SINC habitat
- Erosion of historic character including unenclosed common land and setting of heritage assets in wider countryside
- Erosion of tranquillity
- Loss of remaining historic field pattern

Potential effect on key settlement characteristics

- Loss of rural, predominantly unsettled character
- Erosion of woodland setting of Whitehill Bordon
- Loss or further erosion of historic common land

Landscape mitigation and contribution to green infrastructure

- Retention of floodplain marsh grazing
- Retention of common land and SINC/SSSI/SAC/SANG
- Retention of riverside trees, woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland, hedgerows and common land
- Retaining legibility and setting of PROW network and creating additional links
- Retention of the rural setting of Oakhanger and Blackmoor
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons, industrial/ former MOD sites and raw settlement edges.

Conclusion and recommendations and potential capacity of local area

Local area 8c.4 has a low capacity, constrained by its rural character and its important designated sites. There are views from and within the common land and from public footpaths, and rural lanes and to/from the adjoining SDNP including from the Zig-Zag Path at Selborne Hanger. The area retains a clear sense of history, especially in the west and contains characteristics typical of the wider LCA and nearby SDNP. It is possible that a very small amount of additional development could be accommodated around clusters of built form or building conversions, or on former MOD/industrial sites within the area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Further development around Oakhanger would be heavily constrained by the proximity to the Shortheath Common/SSSI and the SDNP boundary and the flood plain of Oakhanger Stream. The area should otherwise generally remain undeveloped.

Local Area: 8c.5 Lindford to Passfield Farmland and Heath Mosaic

Local Area map:

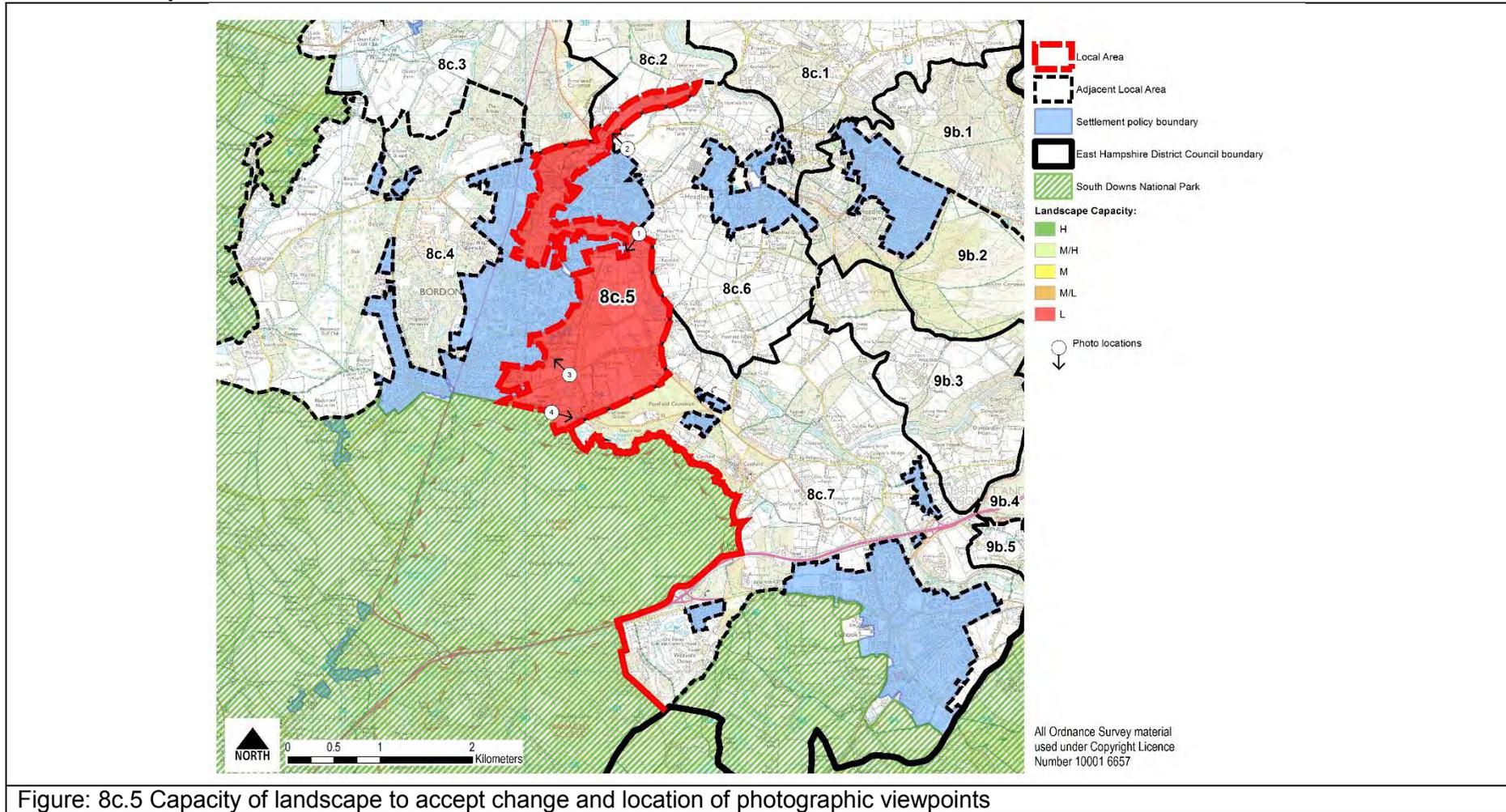


Figure: 8c.5 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 8c.5 comprises the River Wey and River Deadwater corridors and the flat land between them. The SDNP forms a small part of the southern boundary with the remaining boundaries being formed by the settlement edges or the B3004 and Passfield Common. The area is predominantly rural and sparsely-settled with 'common edge' type dwellings towards the south. Other land uses includes light industrial sites/ farms schools, playing fields and a nature reserve. The central part of the local area contains two of the Whitehill & Bordon SANGs.

For more detail refer to record sheets.

Photographs:



Photo 1: Grade II listed Headley Mill within Headley Mill Conservation Area



Photo 2: View north-west towards built form of Broxhead Farm from Frensham Lane across flood plain of River Wey with mature field oaks



Photo 3: View north from Walldown Road across priority habitat of purple moor grass and rush pastures/lowland meadows. Nearby Whitehill is screened by woodland of Deadwater Valley Nature Reserve.



Photo 4: View south-west from Boundary of SDNP/Liphook Road across meadow. 'Common-edge' type dwelling with mature gardens curtails view.

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Limited intervisibility with the SDNP due to woodland cover.
- Localised views from isolated homes and settlement edges. Woodland cover curtails views
- Views from local roads depending on hedge and woodland cover.
- Sensitive view receptors at Headley Mill and River Wey Conservation Areas, on PRoW, Shipwrights Way and in parks, natural green spaces, SANG and playing fields. Also from adjacent Passfield Common and SDNP
- Generally rural area and close to SDNP, therefore high expectations of scenic beauty, reduced slightly along roads and adjacent to settlements.
- Local roads quite busy due to large population

- Existing structure of woodland and hedgerows is generally strong, and this creates reasonably good opportunities for mitigation
- Some noise from nearby firing range

2. Landscape Sensitivity: Medium/high

- The landform of the valley bottom and lower valley sides is an integral feature of the character
- Area contains Headley Mill and River Wey Conservation Areas and associated scheduled monuments, listed buildings and riverside trees
- Rivers Wey and Deadwater and associated ponds and weirs
- Crossed by Shipwrights Way long-distance path
- Locally-listed landscape at Stanford Grange
- Meadow and grazing marsh
- Areas of common land
- Lowland heath at Alexandra Park
- Woodpasture/parkland at Deadwater Valley and Trenchard Park, small areas of lowland dry acid grassland, purple moor grass and rush pastures and lowland meadows north of Walldown Road
- 2 SANG
- Large number of SINC
- Playing fields and nature reserve
- Largely unsettled in between neighbouring settlements but with some small 'common-edge' type pockets of development and some built form associated with River Wey
- The south-eastern part of the local area lies with the 400m SPA buffer

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a largely unsettled landscape with scattered historic hamlets, often around mills along the river
- The local area is an important linear landscape forming the course of the River Wey and lower valley sides rising to the wooded edge of the South Downs National Park to the south-east
- The area is largely typical of the wider LCA and LCT
- Bentley Station has a suburban character but this has minimal effect on the wider rural character
- Nearby Alton and Holybourne and the A31 also have little effect on the wider rural character area

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Medium/high**
 - In setting of South Downs National Park
 - Contains an area of 400m SPA buffer
 - Contains several 2 SANG, SINCs and a conservation area, as well as scattered single or groups of listed buildings
7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on footpaths, within conservation areas, in SANGs and recreation grounds, nature reserves and in setting of SDNP

Potential effect on key landscape characteristics

- Damage to valley bottom landform which is integral to the area's character
- Damage to SANG and 400m SPA buffer
- Loss of riverside and field trees
- Loss of SINC habitat and other priority habitats
- Erosion of historic character including unenclosed common land, conservation areas and setting of heritage assets
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural character
- Risk of coalescence of settlements

Landscape mitigation and contribution to green infrastructure

- Retention of floodplain marsh grazing
- Retention of Natures Reserve and SINC/SANG
- Retention of riverside trees, woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland, hedgerows and common land
- Retaining legibility and setting of PROW network and creating additional links
- Retention of the rural setting of settlements, conservation areas and 'common edge' dwellings
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons, industrial/ commercial sites and raw settlement edges.

Conclusion and recommendations and potential capacity of local area

Local area 8c.5 has a low capacity, constrained by its rural and riparian character, its flood zones and its designated sites. There are views from public footpaths and the Shipwrights Way, common land and rural lanes and limited views to/from the adjoining SDNP. The area retains a clear sense of history, especially within the 2 waterside conservation areas in the east and contains characteristics typical of the wider LCA and nearby SDNP. It is possible that a very small amount of additional development could be accommodated around clusters of built form or building conversions, on brownfield sites or adjacent to the settlement edge within the area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Further development would also risk the coalescence of Bordon/Deadwater/Lindford. The area should otherwise generally remain undeveloped.

Local Area: 8c.6 Headley to Passfield Farmland and Heath Mosaic

Local Area map:

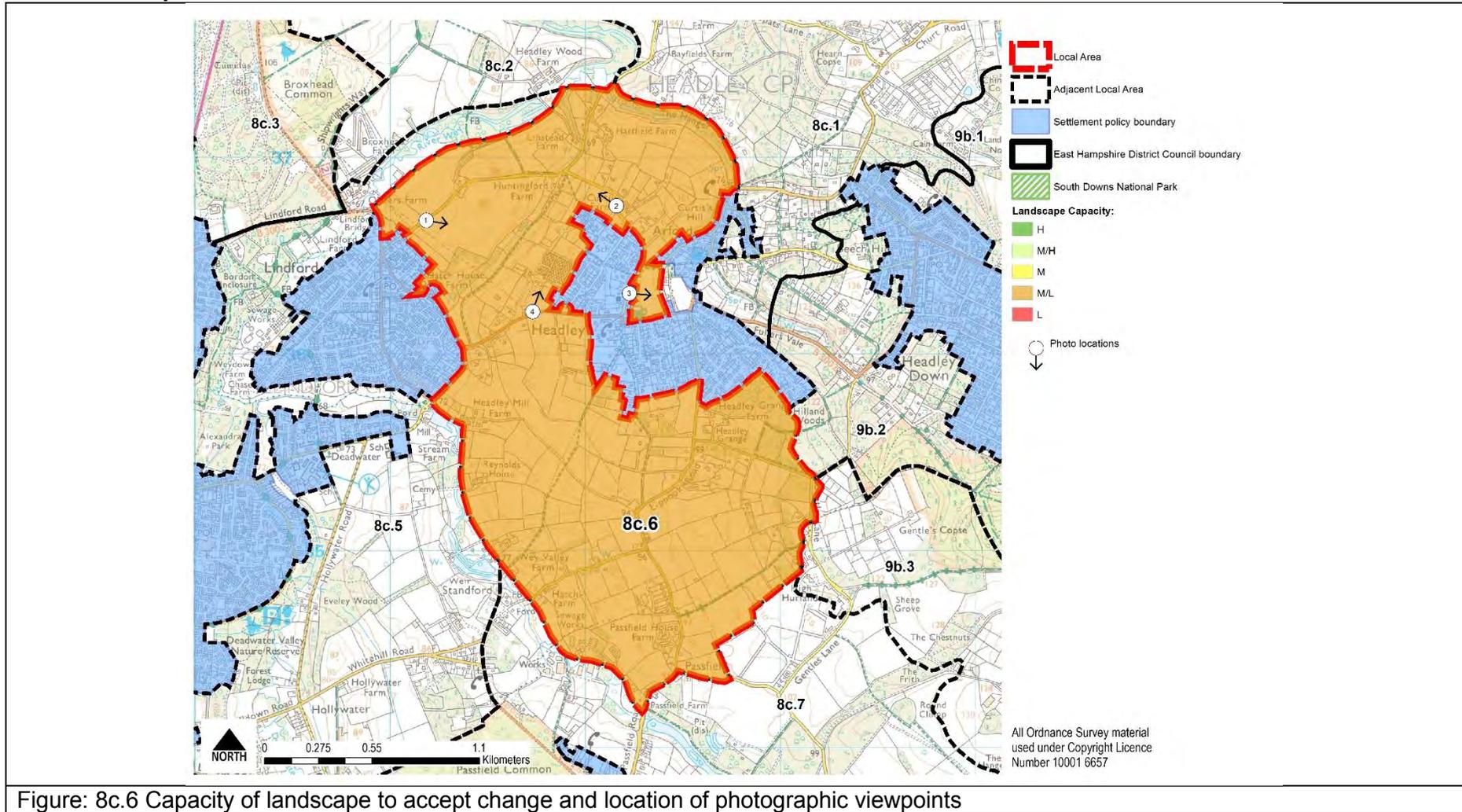


Figure: 8c.6 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 8c.6 comprises the eastern side of the River Wey corridor and land that rises up from the valley bottom in the north and west towards the higher land in the south-west. The south and western boundaries approximately follows the River Wey and Headley Mill Conservation Areas, Standford Lane and the settlement boundary. To the north and east the boundary follows the sides of the River Wey valley before wrapping around Headey and Arford and their conservation areas. The area is predominantly rural and sparsely-settled with isolated farmsteads and occasional individual dwellings.

For more detail refer to record sheets.

Photographs:



Photo 1: View east from Frensham Lane across meadow with gently rolling landform

Photo 2: View west towards settlement edge of Headley (on left) from Curtis Lane with wider rolling landscape beyond



Photo 3: View east from High Street, Headley towards Arford. Long views limited by tree cover



Photo 4: View north towards glasshouses at Mill Lane Farm Shop and Garden Centre, north of Mill Lane.

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Localised views from some isolated homes and settlement edges. Woodland curtails views.
- Views from local roads depending on hedge and woodland cover.
- Sensitive view receptors at Headley Mill, River Wey, Headley and Arford Conservation Areas and on PRow.
- Generally rural area therefore moderate expectations of scenic beauty, reduced slightly along roads and adjacent to settlements.
- Existing structure of woodland and hedgerows is generally strong, and this creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- The landform of the valley bottom and lower valley sides is an integral feature of the character
- Area contains or is adjacent to Headley Mill, Headley, Arford and River Wey Conservation Areas and associated scheduled monuments, listed buildings and riverside trees including Grade II* Passfield House
- River Wey and tributaries and associated ponds
- Meadow and grazing marsh
- Deciduous woodland associated with River Wey corridor and Headley Grange. Occasional, infrequent blocks elsewhere
- It abuts several SINC mostly associated with the riparian landscape and contains part of High Street Headley SINC
- Largely unsettled in between the neighbouring settlements of Lindford and Headley. Relatively high instance of scattered farmsteads

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- There is a perception of a largely unsettled landscape with scattered farmsteads
- The local area prevents the coalescence of Headley and Lindford
- The area is largely typical of the wider LCA and LCT
- Headley and Lindford have little effect on the wider rural character area but Mill Lane, which links them, is influenced by the garden centre

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- Settings of Headley Mill, Headley, Arford and River Wey Conservation Areas
- Setting of Grade II* Passfield House

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on footpaths and within conservation areas

Potential effect on key landscape characteristics

- Loss of riverside and field trees
- Loss of SINC habitat and other priority habitats
- Erosion of historic character including unenclosed common land, conservation areas and setting of heritage assets
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural character
- Risk of coalescence of settlements

Landscape mitigation and contribution to green infrastructure

- Retention of floodplain marsh grazing
- Retention of SINC
- Retention of riverside trees, woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland, hedgerows and common land
- Retaining legibility and setting of PROW network and creating additional links
- Retention of the rural setting of settlements, conservation areas and 'common edge' dwellings
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons, industrial/ commercial sites and raw settlement edges.

Conclusion and recommendations and potential capacity of local area

Local area 8c.6 has a medium/low capacity, constrained by its character and its designated sites. There are views from public footpaths, common land, conservation areas and rural lanes. The area retains a clear sense of history, especially within the conservation areas that border or lie within the local area, and contains characteristics typical of the wider LCA. It is possible that a very small amount of additional development could be accommodated around clusters of built form or building conversions, on brownfield sites or adjacent to the settlement edge within the area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual

harm. Further development would also risk the coalescence of Headley/Lindford/Arford. The area should otherwise generally remain undeveloped.

Local Area: 8c.7 Passfield to Liphook Farmland and Heath Mosaic

Local Area map:

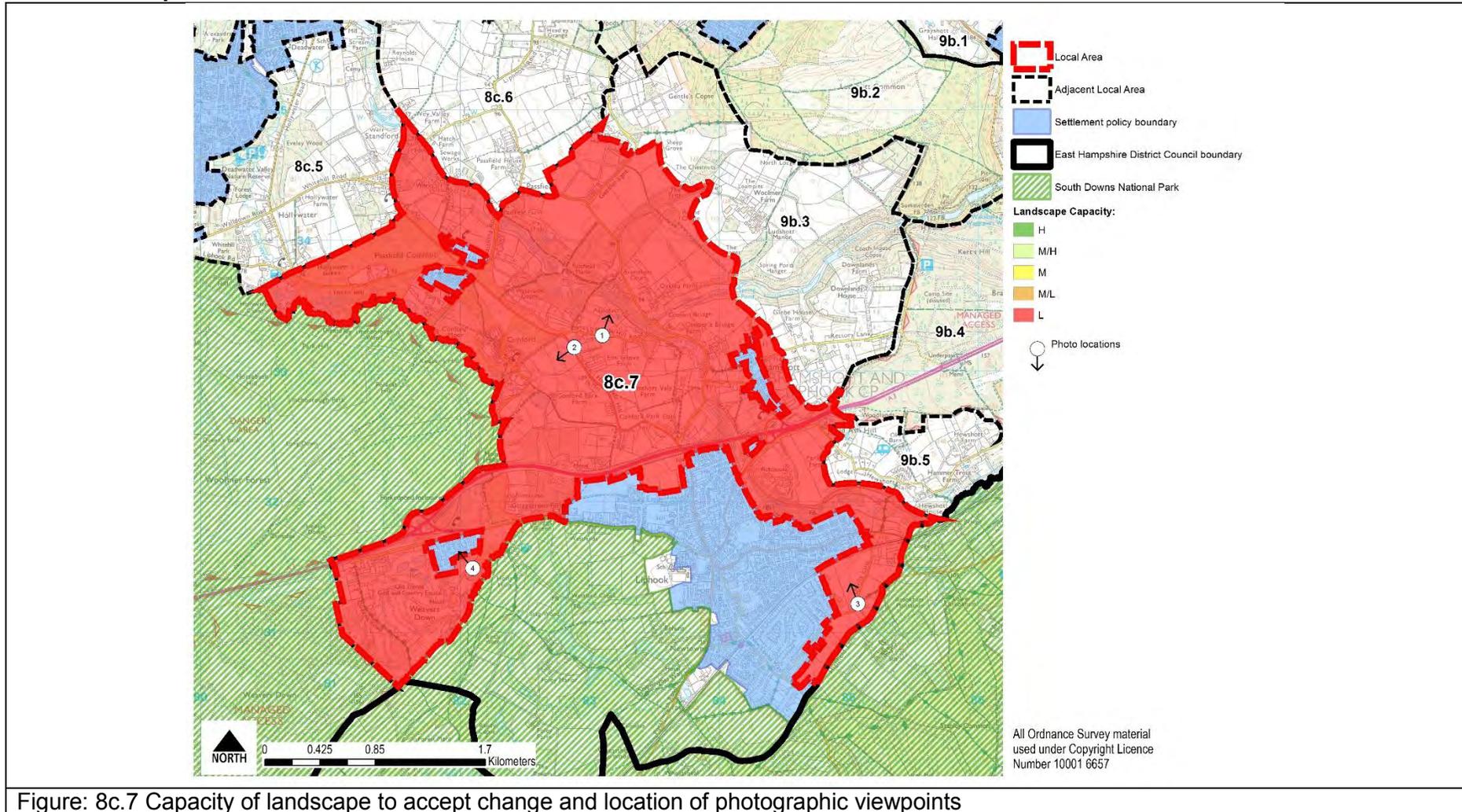


Figure: 8c.7 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 8c.7 comprises the River Wey corridor (and its associated conservation area) and the Deadwater valley and their valley sides which rise up towards Bramshott and Linchmere Commons and Weavers Down. Areas of common land and SSSI are present, connecting with wide expanses outside the local area. The east-west A3 dual carriageway bisects the local area, as does the railway line, further south. The area is reasonably rural and settled with a high density of isolated farmsteads and individual dwellings.

For more detail refer to record sheets.

Photographs:



Photo 1: View northwards from Burgh Hill Road on edge of River Wey Conservation Area looking towards wooded river corridor



Photo 2: View south-west from Hill House Hill across arable field towards wooded ridge with SDNP beyond



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Intervisibility with SDNP (varies due to woodland cover)
- Sensitive view receptors on rural PRoW, common land, short length of Shipwright's Way and within River Wey Conservation Area – localised views
- Receptors involved in outdoor leisure pursuits at playing fields and Old Thorns Golf and Country Estate
- Panoramic views limited by woodland
- Localised views from isolated homes and settlement edges
- Views from busy A3 and short section of railway line
- Rural area with generally quiet roads and adjacent to SDNP, therefore high expectations of scenic beauty, reduced along busy A3

- Existing structure of woodland and hedgerows is generally strong, and this creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- The complex landform of two north-south valleys cutting through higher land to the east and south is an integral feature of the character
- Area contains River Wey Conservation Area and associated scheduled monuments and riverside trees
- Several clusters of listed buildings including Grade II* Bramshott Vale, Bramshott Manor and Tudor gatehouse at Bramshott Place
- River Wey and tributaries and associated ponds. Other ponds at Old Thorns, Conford Park Farm and Thorn Hill
- Meadow and grazing marsh
- Traditional orchards
- Woodpasture/parkland
- Lowland heathland at Passfield Common, Conford Moor and Weavers Down
- Common land
- Woolmer Forest SSSI
- Wealden Heath SPA
- Many SINC
- Ancient and semi-natural woodland
- 8 locally-listed landscapes
- Areas associated with royal hunting forest
- Small area of assarted fields, also small wavy enclosures.
- Relatively high instance of scattered farmsteads and individual dwellings

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a reasonably unsettled landscape with high incidence scattered farmsteads away from the settlements
- The A3 contains Liphook to the south of the local area and prevents coalescence with Bramshott
- The area is largely typical of the wider LCA and LCT
- Liphook has a generally well-vegetated edge and little effect on the wider rural character, especially north of the A3
- Connects well with wider countryside although bisection by A3 and railway severs northern and southern parts

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: High**

- Settings of SDNP and River Wey Conservation Areas
- Woolmer Forest SSSI, Wealden Heaths SPA and several SINC
- Grade II* Bramshott Vale, Bramshott Manor and Tudor gatehouse at Bramshott Place

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on footpaths/Shipwrights Way, within SDNP, common land and conservation area and engaged in recreational activities

Potential effect on key landscape characteristics

- Damage to valley bottom landform which is integral to the area's character
- Loss of riverside and field trees, traditional orchards and alder carr
- Loss of SSSI/SPA/SINC habitat and other priority habitats
- Erosion of historic character including unenclosed common land, conservation area and setting of heritage assets
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of semi-rural character of Liphook and of more rural character of smaller villages
- Risk of coalescence of settlements/isolated farmsteads/dwellings

Landscape mitigation and contribution to green infrastructure

- Retention of floodplain marsh grazing
- Retention of SSSI, SPA, SINC
- Retention of riverside trees, woodland, orchards and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and connecting woodland
- Long-term management of woodland, hedgerows and common land
- Retaining legibility and setting of PROW network and creating additional links
- Retention of the rural setting of settlements, conservation areas and 'common edge' dwellings
- Maintain and, where appropriate, extend screening to existing intrusive features including pylons, industrial/ commercial sites, transport infrastructure and raw settlement edges.

Conclusion and recommendations and potential capacity of local area

Local area 8c.7 has a low capacity, constrained by its character and its designated sites. There are views from public footpaths, common land, SDNP, the conservation area and rural lanes. The area retains a clear sense of history, especially within the River Wey Conservation Area and contains characteristics typical of the wider LCA. It is possible that a very small amount of additional development could be accommodated around clusters of built form or building conversions, on brownfield sites or adjacent to the settlement edge within the area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Further development would also risk the coalescence of the frequent isolated dwellings into ribbon developments. The area should otherwise generally remain undeveloped.

Local Areas:

9b.1 Hammer Lane Greensand Hills, 9b.2 Ludshott Common to Grayshott Greensand Hills, 9b.3 Ludshott Manor Greensand Hills, 9b.4 Bramshott Common Greensand Hills, 9b.5 Hewshott and Hammer Greensand Hills

LCA map:

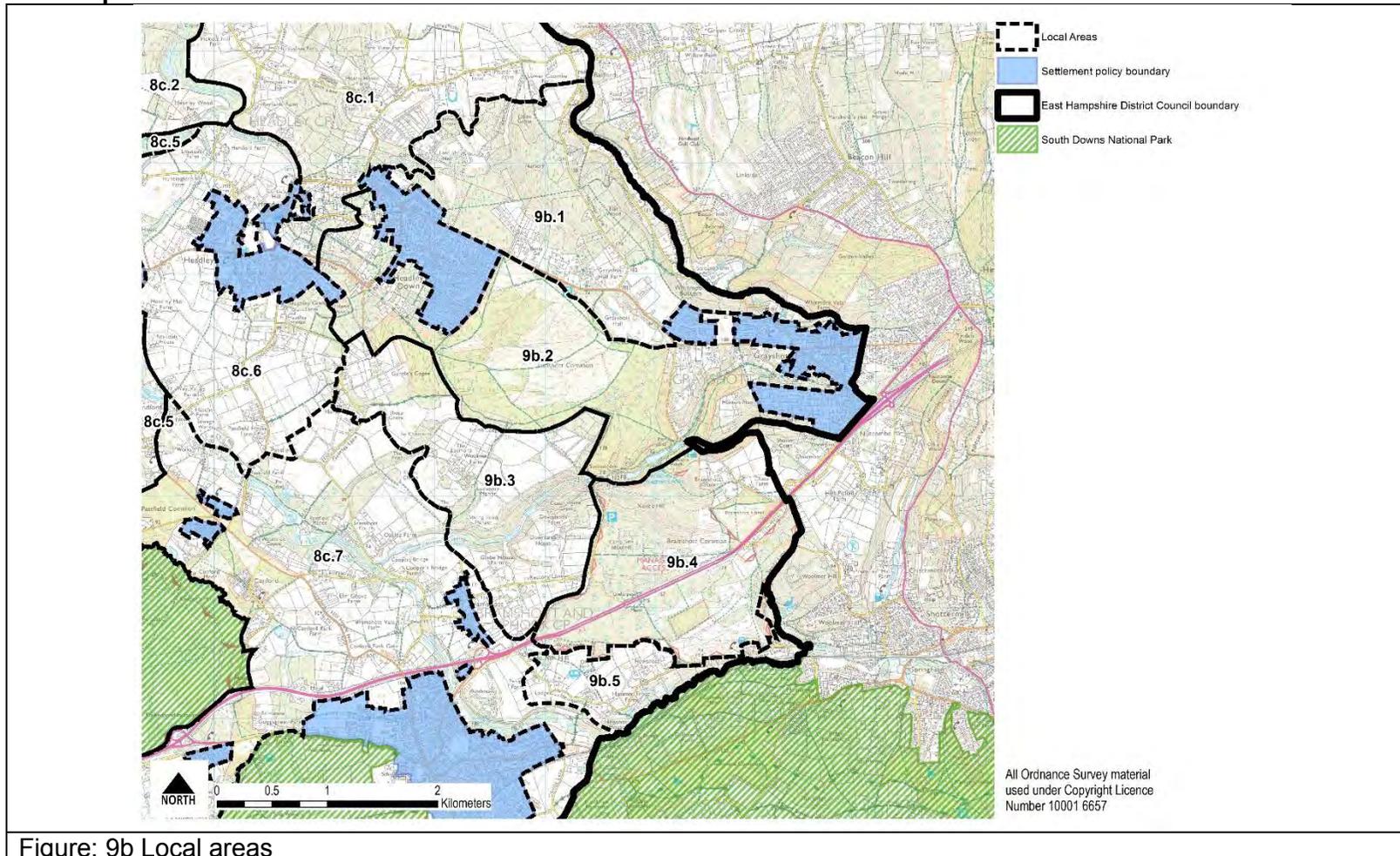


Figure: 9b Local areas

East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 9b Ludshott and Bramshott Commons
Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 12a Western Weald Forest and Farmland Heath
Adjacent: Surrey Hills Landscape Character Assessment (SHLCA): Greensand Hills: Hindhead

Key characteristics and key qualities (EHLCA unless noted as HCICA):

- Part of a series hills formed from the sandstones of the Lower Greensand group.
- Elevated and undulating landform informed by the resistant sandstone of the Hythe beds. Incised by Coopers stream which creates more pronounced undulations.
- A mosaic of woodland supporting variation in type and structure (including sessile oak and beech woodland, coppice and mixed and coniferous plantation) with some ancient woodland on the steeper valley sides.
- Internationally important areas of unenclosed heathland common (Bramshott and Ludshott Commons SSSI) part of the Wealden Heaths SPA within clearings in the woodland.
- Small regular pastoral fields occur in woodland clearings sometimes containing paddocks.
- Quiet rural lanes enclosed by woodland and sunk deeply into the sandstone occur in association with the valleys.
- Historic parkland with pre-1800 park at Downlands House, post-1800 parkland at Ludshott Manor and Grayshott Hall.
- A large area of National Trust land (Ludshott Common, Hunters Moon, Bramshott Chase and Waggoners' or Wakeners' Wells) with a comprehensive footpath network and access facilities.
- A rural and tranquil landscape with a sense of intimacy and secrecy.
- The corridor of the A3(T) in the southern part of the area is a local source of noise and disruption.
- Historic parkland - Pre-1800 park at Downlands House, post-1800 parkland at Ludshott Manor and Grayshott Hall.
- Former military camp on Bramshott Common, occupied by Canadian Army in both world wars.
- Prominent hills formed from sandstones and cherts of the Lower Greensand group with a steep escarpment at their inner edge.
- Streams drain the hills in deep ravine-like valleys.
- Significant woodland cover comprising an interlocking mosaic of different woodland types and structures - oak-birch woodland, beechwoods, mixed woodland and coniferous plantations on former commonland.
- Woodland clearings support heathy unenclosed commons including ecologically rich habitats - open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland.
- Dispersed medieval settlement form with scattered early piecemeal enclosures around the edge of former commons.
- Extensive network of public rights of way and unenclosed commons open to public access.
- Extensive panoramic views from open hill tops.
- Characterised by a sense of enclosure, mystery and remoteness

- The areas of heathy commonland (which have SSSI/SPA status) support a rich biodiversity, provide a sense of time depth and offer opportunities for recreation access.
- The diversity of woodland types and remaining ancient woodland which require active management.
- Former hammer ponds and their associated habitats.
- Sunken lanes which contribute to the experience of travelling through this landscape and are vulnerable to traffic pressures and erosion of verges and banks.
- The small areas of enclosed pasture within the woodland which are increasingly used as horse paddocks with changes to boundaries and pattern.
- The sense of tranquillity and seclusion created by the woodland cover and the rural setting and containment of the settlements of Grayshott and Headley Down.
- Small streams drain the greensand hills in deep ravine-like valleys. Small acid ponds and meres are typical on the Forest and Heath LCT. (HCICA 12a).
- The fieldscapes of the small river valleys consist of small-medium size fields in regular patterns. Thick, tree filled hedges often on banks with ditches. (HCICA 12a).
- Very varied levels of tranquillity, changing quickly from high to very low. (HCICA 12a).
- Varied short views due to high proportion of woodland and undulating landform but occasionally long distant views over the adjoining clay and hangers from the greensand hills. (HCICA 12a).
- High density of dispersed small settlements in wooded settings away from the Woodland and Plantation on Heath landscape retained away from major settlements, which is important in maintaining rural and tranquil character. (HCICA 12a).

Landscape strategy and key sensitivities and guidelines:

- **The overall strategy should be to** conserve the rich woodland and heathland mosaic and the diversity of habitats, and the sense of tranquillity. The landscape should continue to provide a strong rural setting for the settlements of Grayshott and Headley Down.
- Conserve remaining ancient woodland on steeper slopes and encourage reintroduction of traditional woodland management techniques such as coppicing.
- Conserve open clearing with fields of recent enclosures within woodland. Seek to ensure good management of horse grazing, including retention of hedgerow boundaries, management of the sward and avoiding proliferation of buildings/sheds etc.
- Conserve the sense of tranquillity and seclusion which is particularly valued in close proximity to the settlements of Grayshott and Headley Down.
- Conserve the former hammer ponds and their associated habitats.
- Conserve the individual identity of settlements and retain the important open gap along the B3002 which links Grayshott and Headley Down. Conserve the rural setting of the road.
- Conserve the character of sunken and enclosed lanes, manage traffic pressures and resist pressure for road improvements which would alter the experience of travelling through the landscape.

- Conserve the tree and woodland cover which contains and softens the edges of settlements.
- Ensure any future changes in association with the A3(T) respects the rural character of the area.
-

Relevant forces for change / threats / opportunities (HCICA):

LCA 12a Western Weald Forest and Farmland Heath

- New large scale urban extensions associated with Bordon/Whitehill.
- Farm conversion to residential and loss of traditional land management practices.
- Pressure for urban fringe use related activities.
- MoD land release potential

The key local AONB issues identified (SHLCA):

- Loss of views and viewpoints – southward and northward

Local Area: 9b.1 Hammer Lane Greensand Hills

Local Area map:

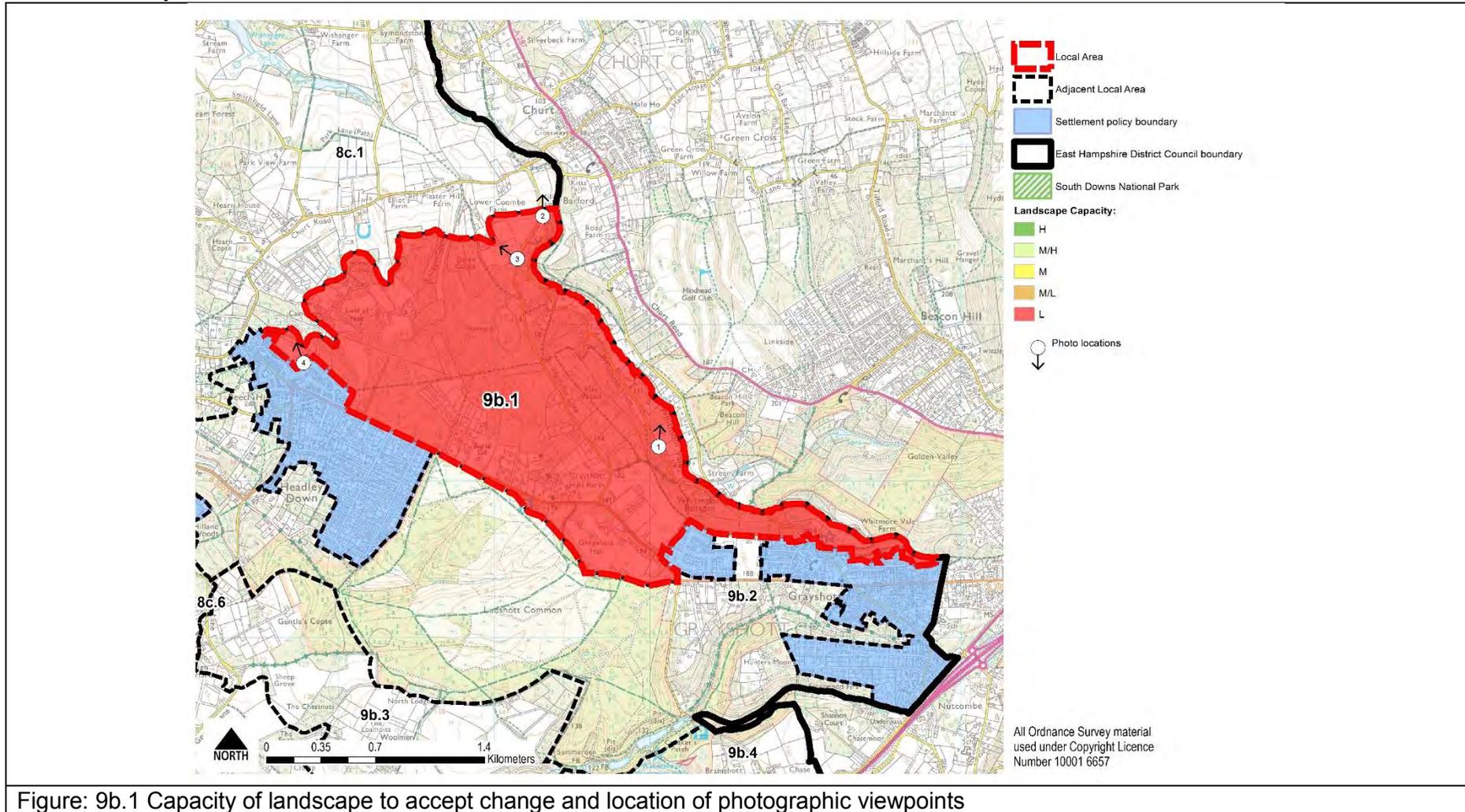


Figure: 9b.1 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local area 9b.1 comprises the western edge of the Greensand Ridge which rises eastwards to Hindhead Common. The north-eastern boundary is formed of a steep valley which abuts the Surrey Hills AONB and marks the edge of the district boundary and the southern boundary is formed by Grayshott Road and Grayshott Hall. Beyond the local area, to the east and on higher ground, lies the settlement of Grayshott and beyond the south-west boundary lies Headley Down.

For more detail refer to record sheets.

Photographs:



Photo 1: View north from Whitmoor Vale towards edge of Surrey Hills AONB. Cottage in pastoral clearing set within woodland.



Photo 2: Deeply sunken lane, looking north at junction of Hammer Lane and Whitmoor Vale



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Intervisibility with Surrey Hills AONB - occasional views from east-facing slopes towards AONB where tree cover allows
- Occasional long and panoramic views towards Dockenfield in the north
- Sensitive receptors on PRow and within AONB
- Views north from B3002
- Local roads- visibility variable, depending on , built form, topography and woodland cover but occasionally open and far-reaching.
- Low number of isolated homes
- Wooded hills form part of skyline
- Existing structure of woodland is strong, and this combined with varied landform creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- Steep valley side along north-eastern boundary falling towards the north-east.
- Streams, springs and ponds along north-eastern boundary in valley bottom
- Brick/stone walls associated with buildings
- No nationally listed buildings, reflecting the sparsely developed nature of this local area.
- Locally-listed Grayshott Hall parkland
- Ancient woodland largely coinciding with SINC
- Some trees associated with streams and springs.
- 3 woodland SINC
- Adjacent to Bramshott and Ludshott SSSI
- 400m SPA buffer covers some of south of local area
- Generally well-served by PRow
- More tranquil away from B3002

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a largely unsettled and remote wooded landscape, especially in the east, away from the settlement edge
- Most of the local area comprises of woodland interspersed by small blocks of pasture
- The area is largely typical of the wider LCA and LCT
- There is little influence from the edge of Headley Down and Grayshott due to extensive woodland cover

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/high

- Setting of AONB
- 400m SPA buffer

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in AONB • Impact on panoramic views including to and from ANOB
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Damage to valley side landform which is integral to the area's character • Loss of woodland, including ancient woodland • Impact on SPA buffer • Loss of SINC habitat • Erosion of historic character including sunken lanes • Erosion of tranquillity
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of rural, sparsely-settled character • Loss or further erosion of historic settlement pattern of villages and risk of coalescence of Grayshott and Headley Down
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of woodland blocks • Retaining legibility and setting of PROW network and creating additional links • Conserve rural character of lanes, especially where sunken

Conclusion and recommendations and potential capacity of local area

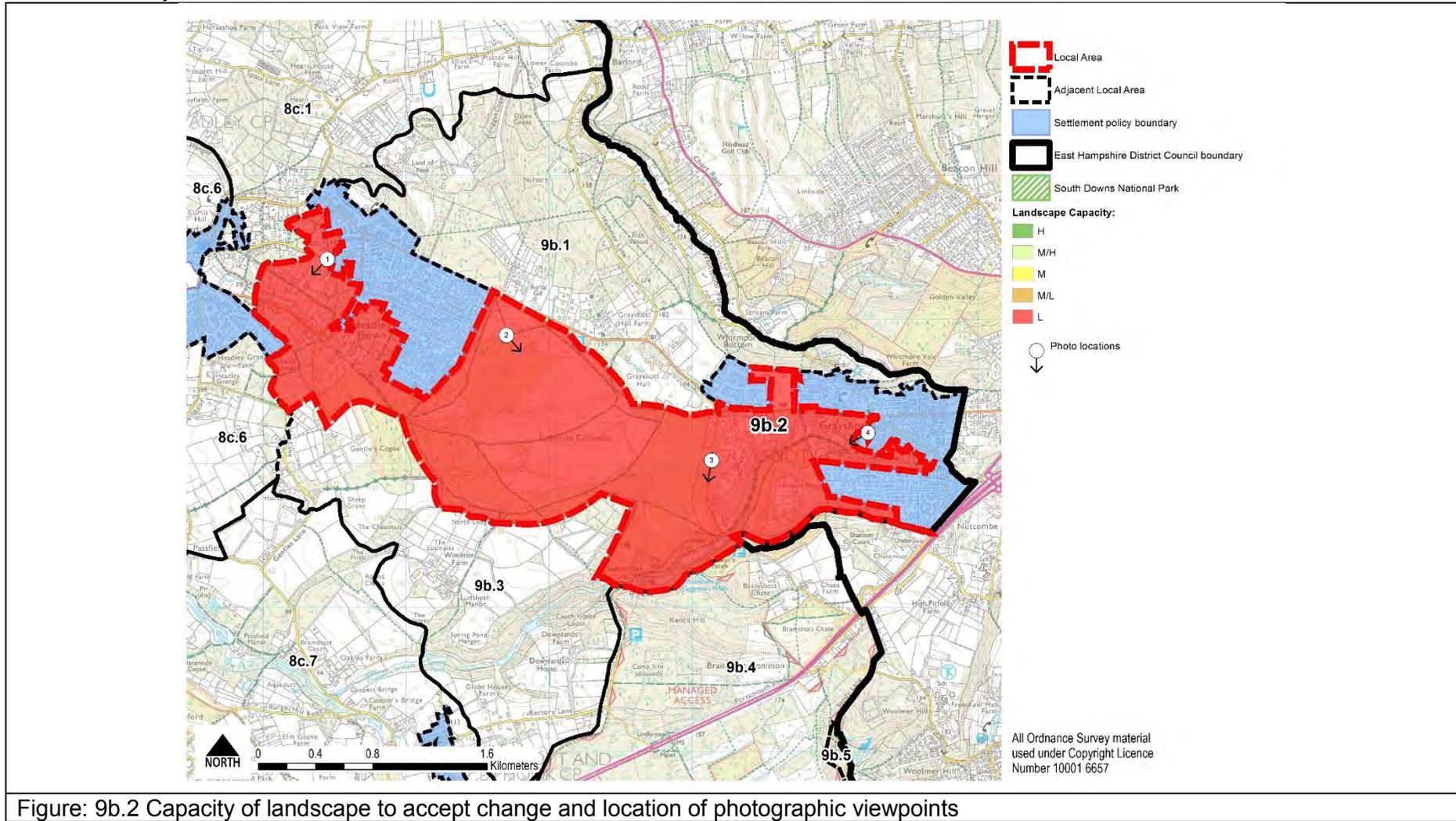
Local area 9b.1 has a low capacity, constrained by its strong rural character and its role as part of the Bramshott and Ludshott Commons landscapes and the setting of Surrey Hills AONB.

There are views from roads, public footpaths and views into and out of the AONB to the east. The area has a clear sense of history and contains characteristics typical of the adjacent AONB. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively

integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 9b.2 Ludshott Common to Grayshott Greensand Hills

Local Area map:



Local area description:

Local area 9b.2 comprises the eastern edge of the Greensand Ridge which rises eastwards to Hindhead Common. A large proportion of the local area is covered by the common land of Ludshott Common and the valley which contains Waggoners Wells and the associated streams. Another valley cuts the landform towards the north-west. The northern boundary is formed by Grayshott Road and Grayshott Hall and the settlements of Headley Down and Grayshott.

For more detail refer to record sheets.

Photographs:



Photo 1: View south from Beech Hill into meadow surrounded by woodland on settlement edge

Photo 2: View west from PRow across Ludshott Common (National Trust)



Photo 3: View south along Waggoners Wells Road



Photo 4: View south-west into allotments in wooded setting on settlement edge at Stoney Bottom, Grayshott

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRow and within common land/National Trust land
- Walkers on AA-promoted 'Following Flora's Footsteps' walk
- Sensitive receptors within Grayshott Conservation Area
- Views north from B3002
- Local roads- visibility variable, depending on, built form, topography and woodland cover
- Low number of isolated homes
- Moderate-sized settlements at Grayshott and Headley Down
- Panoramic views across Ludshott Common where woodland does not limit views

- Existing structure of woodland is strong, and this combined with varied landform creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- Complex topography with dramatic valleys
- Streams, springs and ponds in valley bottoms including Waggoners Wells
- 3 Listed buildings
- Part of setting of locally-listed Grayshott Hall parkland
- Small areas of ancient woodland
- Bramshott and Ludshott Common SSSI
- Wealdens Heath Phase II SPA
- Some trees associated with streams and springs.
- 3 SINC
- Generally well-served by PRow including AA-promoted 'Following Flora's Footsteps' walk
- More tranquil away from B3002
- Part of setting of Grayshott Conservation Area
- Common land at Ludshott Common (National Trust)

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of an unsettled and remote landscape, especially away from settlements and B3002
- Most of the local area comprises of Common Land
- The area is largely typical of the wider LCA and LCT
- There is little influence from the edge of Grayshott and Headley Down due to topography and extensive woodland cover
- Small part within flood zone 3

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: High

- Wealden Heaths Phase II SPA
- SSSI
- SINC
- Setting of Grayshott Conservation Area

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none">• Impact on sensitive receptors on common land, PRoW and Grayshott Conservation Area• Some panoramic views within Ludshott Common
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none">• Damage to valley side landform which is integral to the area's character• Loss of woodland, including ancient woodland• Impact on SPA, SSSI• Loss of SINC habitat• Erosion of historic character including sunken lanes• Erosion of tranquillity
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none">• Loss of rural, sparsely-settled character• Loss or further erosion of historic settlement pattern of villages and risk of coalescence of Grayshott and Headley Down
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none">• Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features• Retention of other vegetated areas where they contribute to landscape and biodiversity value• Long-term management of woodland blocks• Retaining legibility and setting of PROW network and creating additional links• Conserve rural character of lanes, especially where sunken

Conclusion and recommendations and potential capacity of local area

Local area 9b.2 has a low capacity, constrained by its strong rural character and its role as part of the Bramshott and Ludshott Commons landscapes. There are views from roads, public footpaths and Grayshott Conservation Area. The area has a clear sense of history and contains a large area of common land which is designated a SPA and SSSI. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 9b.3 Ludshott Manor Greensand Hills

Local Area map:

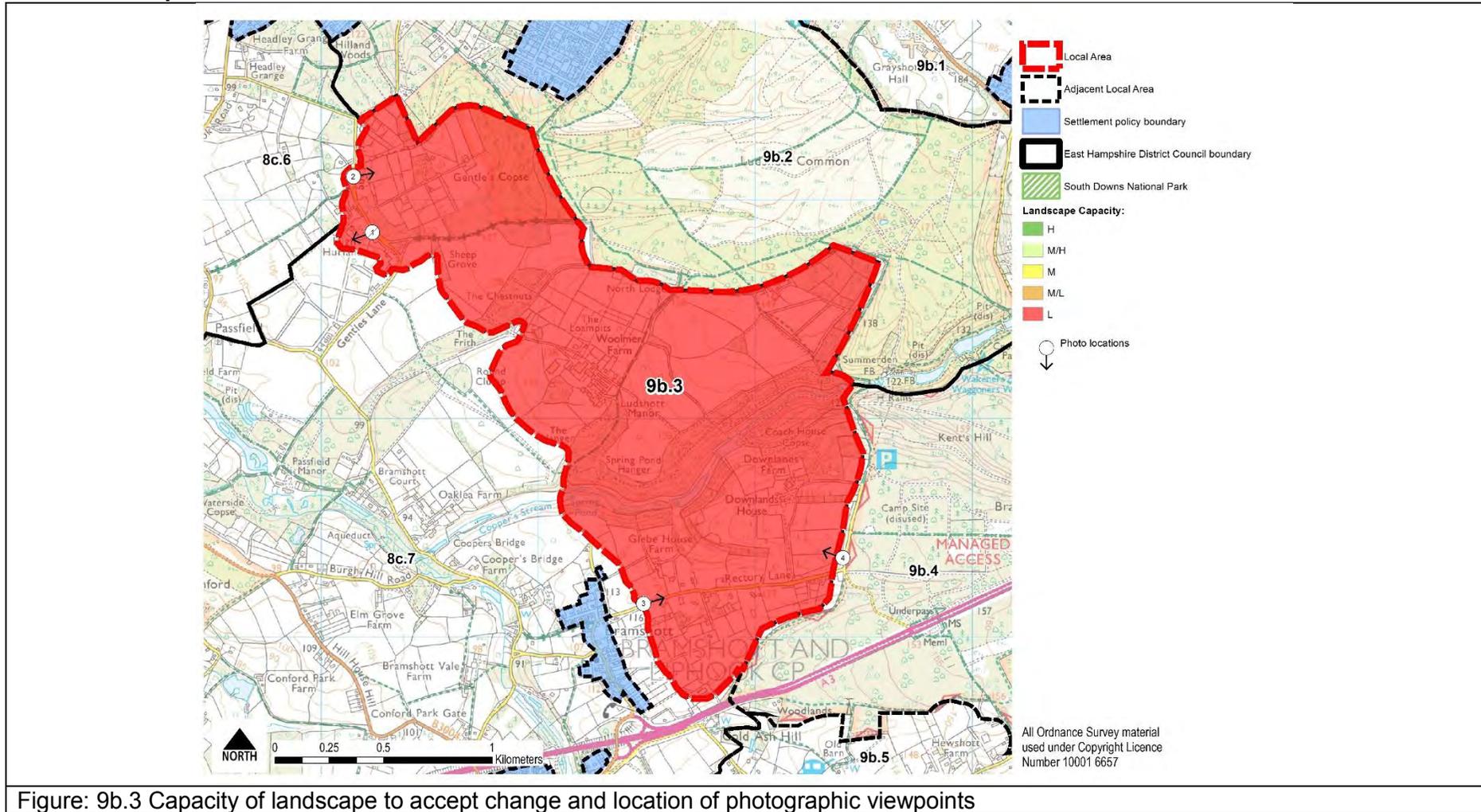


Figure: 9b.3 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local area 9b.3 comprises the western edge of the Greensand Ridge which rises eastwards to Hindhead Common and is cut east-west by Cooper's Stream and the associated hangers. The north and eastern boundaries are formed by Bramshott and Ludshott Commons. To the west of the local area lies the village of Bramshott and a short distance to the south lies the A3.

For more detail refer to record sheets.

Photographs:



Photo 1: Long view south-west from Gentles Lane out of local area across SDNP.



Photo 2: View west across paddocks from Gentles Lane



Photo 3: View along deeply sunken Rectory Lane



Photo 4: View west from Rectory Lane across parkland

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRow and within adjacent common land/National Trust land
- Intervisibility with SDNP where tree cover permits –panoramic views westwards
- Walkers on AA-promoted ‘Following Flora’s Footsteps’ walk
- Local roads- visibility variable, depending on, built form, topography and woodland cover
- Low number of isolated homes
- Moderate-sized settlements at Grayshott and Headley Down
- Existing structure of woodland is strong, and this combined with varied landform creates reasonably good opportunities for mitigation

2. Landscape Sensitivity:

- Falling westwards and cut by Cooper's Stream
- Streams, springs and ponds valley bottom
- Brick/stone walls associated with buildings. Imposing gates at Downlands House
- Small number of Grade II listed buildings
- Locally-listed parkland at Downlands
- Several areas of ancient woodland
- Some trees associated with streams and springs.
- Woodland and meadow SINC
- Adjacent to Bramshott and Ludshott SSSI
- 400m SPA buffer covers some of south of local area
- Wood pasture/ parkland at Downlands and Woolmer Farm
- Generally well-served by PRoW
- Links to Flora Thompson
- Tranquil and remote away from the A3

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- There is a perception of a largely unsettled and remote wooded landscape
- Most of the local area comprises of woodland interspersed by small blocks of pasture
- The area is largely typical of the wider LCA and LCT
- There is little influence from Bramshott due to extensive woodland cover and topography

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium/high

- Part of setting of SDNP

- 400m SPA buffer

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none">• Impact on sensitive receptors in SDNP• Impact on panoramic views including to and from SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none">• Damage to landform which is integral to the area's character• Loss of woodland, including ancient woodland• Impact on SPA buffer• Loss of SINC habitat• Erosion of historic character including sunken lanes• Erosion of tranquillity
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none">• Loss of rural, sparsely-settled character
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none">• Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features• Retention of other vegetated areas where they contribute to landscape and biodiversity value• Long-term management of woodland blocks• Retaining legibility and setting of PROW network and creating additional links• Conserve rural character of lanes, especially where sunken

Conclusion and recommendations and potential capacity of local area

Local area 9b.3 has a low capacity, constrained by its strong rural character and its role as part of the setting of SDNP. There are important views from roads, public footpaths and views into and out of the SDNP to the west. The area has a clear sense of history and contains some historic parkland and assarted fields. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local area description:

Local area 9b.4 comprises the western edge of the Greensand Ridge which rise north-eastwards to Hindhead Common and is bounded to the north by Cooper's Stream and the associated hangers. A smaller valley runs north-west/south-east and the southern edge of local area falls to south and the adjacent River Wey Conservation Area. The local area is bisected from south-west to north-east by the A3.

For more detail refer to record sheets.

Photographs:



Photo 1: View south from Knockhundred Lane



Photo 2: View north into Bramshott Common from Hammer Lane



Photo 3: View east into meadow north of Chase Farm



Photo 4: View east into Bramshott Common from path east of car park east of Downlands Farm

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRoW and common land/National Trust land and in adjacent River Wey Conservation Area
- Intervisibility with Surrey Hills AONB where tree cover permits
- Walkers on section of AA-promoted 'Following Flora's Footsteps' walk
- Local roads- visibility variable, depending on, built form, topography and woodland cover
- Low number of isolated homes
- Bisected by busy A3
- Existing structure of woodland is strong, and this combined with varied landform creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- Falling westwards and bounded by Cooper's Stream to north and cut by dry valley east-west
- Limited amount of ancient woodland
- Bramshott and Ludshott Commons SSSI
- 2 meadow SINC
- Part of setting of River Wey Conservation Area
- Wealden Heaths Phase 2 SPA and associated 400m buffer
- Wood pasture at Bramshott Common
- Lowland heathland at Bramshott Common and north of Hammer Lane
- Lowland acid grassland at Bramshott Common
- Generally well-served by PRow
- Links to Flora Thompson and Alfred Tennyson
- Tranquil and remote away from the A3

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- There is a perception of a largely unsettled and remote landscape
- Most of the local area comprises of woodland/wood pasture
- The area is largely typical of the wider LCA and LCT
- There is little influence from Liphook due to extensive woodland cover and topography

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: High

- Part of setting of AONB
- SPA

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in AONB and on common land and PRoW
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Damage to landform which is integral to the area's character • Loss of woodland, including ancient woodland and heathland, acid grassland • Impact on SPA/SSSI • Loss of SINC habitat • Erosion of historic character • Erosion of tranquillity
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of rural, sparsely-settled character
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of woodland blocks • Retaining legibility and setting of PROW network and creating additional links • Conserve rural character of lanes

Conclusion and recommendations and potential capacity of local area

Local area 9b.4 has a low capacity, constrained by its strong rural character and its role as part of the setting of Surrey Hills AONB. There are views from roads, public footpaths and views into and out of the AONB to the east. The area has a clear sense of history and contains a large area of common land designated a SPA and SSSI. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact

assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Area: 9b.5 Hewshott and Hammer Greensand Hills

Local Area map:

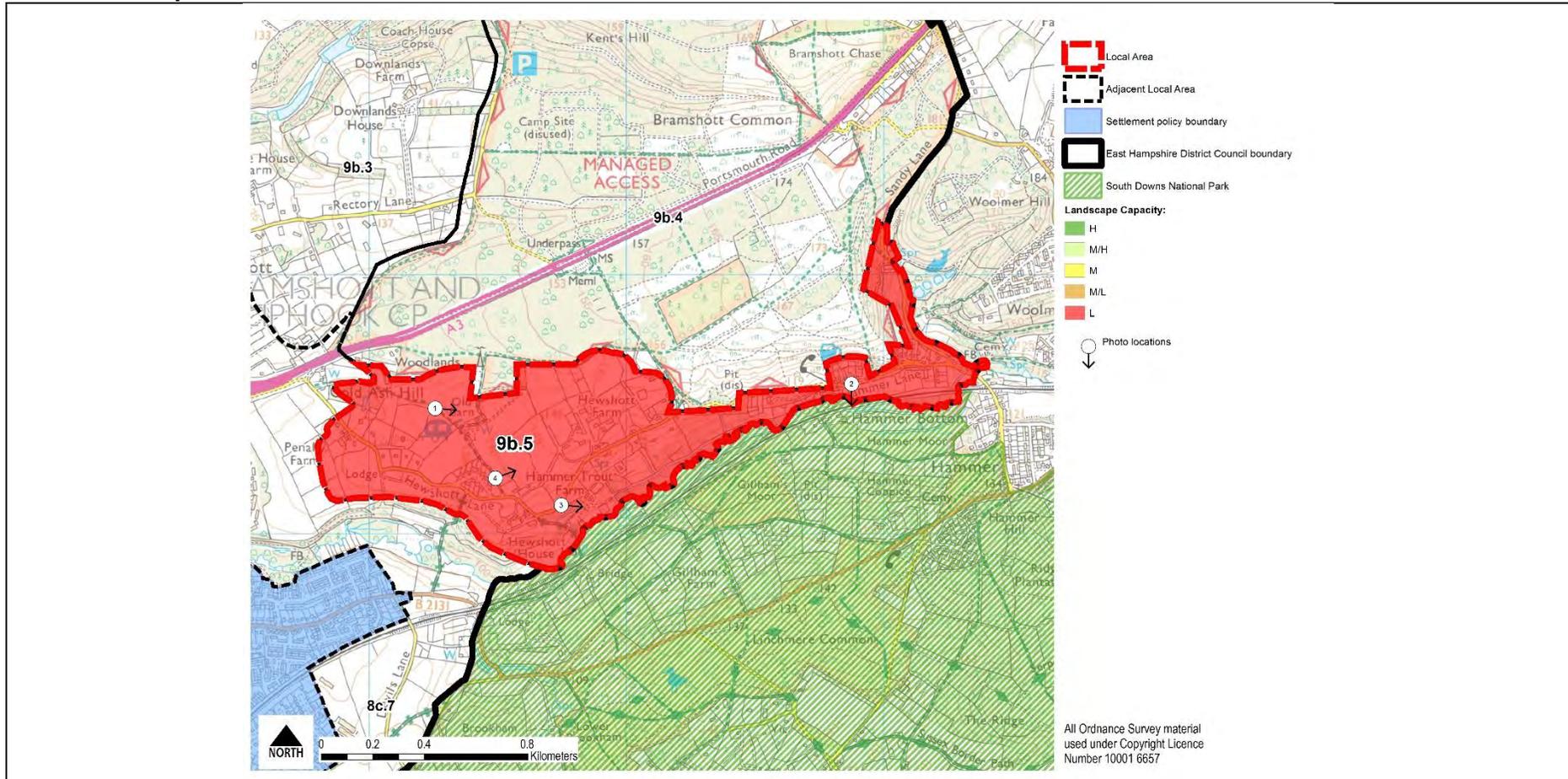


Figure: 9b.5 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local area 9b.5 comprises the western edge of the Greensand Ridge which rise north-eastwards to Hindhead Common and is bounded to the south by the River Wey and its associated conservation area and the Surrey Hills AONB which also wraps around to the east.

For more detail refer to record sheets.

Photographs:



Photo 1: View east from PRow west of Old Barn



Photo 2: View south from Hammer Lane towards wooded AONB boundary



Photo 3: View east from Hewshott Lane



Photo 4: View east from PRow north of Hewshott Lane

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRow and common land/National Trust land and within River Wey Conservation Area
- Intervisibility with Surrey Hills AONB where tree cover permits
- Local roads- visibility variable, depending on, built form, topography and woodland cover
- Low number of isolated homes, small 20C development at Hewshott Grove
- Existing structure of woodland is strong, and this combined with varied landform creates reasonably good opportunities for mitigation

2. Landscape Sensitivity: Medium/high

- River Wey Conservation Area
- Western edge of the Greensand Hills, falling to west. Southern boundary forms part of the River Wey valley.
- Woodland associated with River Wey
- Part lies with 400m SPA buffer
- Stone Quarry Wood and several River Wey SINC

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- There is a perception of a sparsely settled and remote landscape
- The area is largely typical of the wider LCA and LCT
- There is little influence from Liphook due to extensive woodland cover and topography

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium/high**

- Part of setting of AONB
- Part of 400m SPA buffer

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive receptors in AONB, common land, PRow and within conservation area

Potential effect on key landscape characteristics

- Damage to landform which is integral to the area's character
- Loss of woodland, including ancient woodland
- Impact on SPA buffer
- Loss of SINC habitat
- Erosion of historic character
- Erosion of qualities of conservation area
- Erosion of tranquillity

Potential effect on key settlement characteristics

- Loss of rural, sparsely-settled character

Landscape mitigation and contribution to green infrastructure

- Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Long-term management of woodland blocks
- Retaining legibility and setting of PROW network and creating additional links
- Conserve rural character of lanes

Conclusion and recommendations and potential capacity of local area

Local area 9b.5 has a low capacity, constrained by its strong rural character and its role as part of the setting of Surrey Hills AONB. There are views from roads, public footpaths and views into and out of the AONB to the south and east. The area has a clear sense of history and contains a small area of common land and part of the River Wey Conservation Area. There are a number of SINC's and the 400metre SPA buffer covers part of the area. It is possible that a very small amount of development could be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The area should otherwise remain undeveloped.

Local Areas:

10a.1 Eastern edge of Cowplain, west of A3(M), **10a.2** North western area from Rowlands Castle, up to the A3(M) and **10a.3** Land south of Rowlands Castle, **10a.4** Western edge of Lovedean

LCA map:

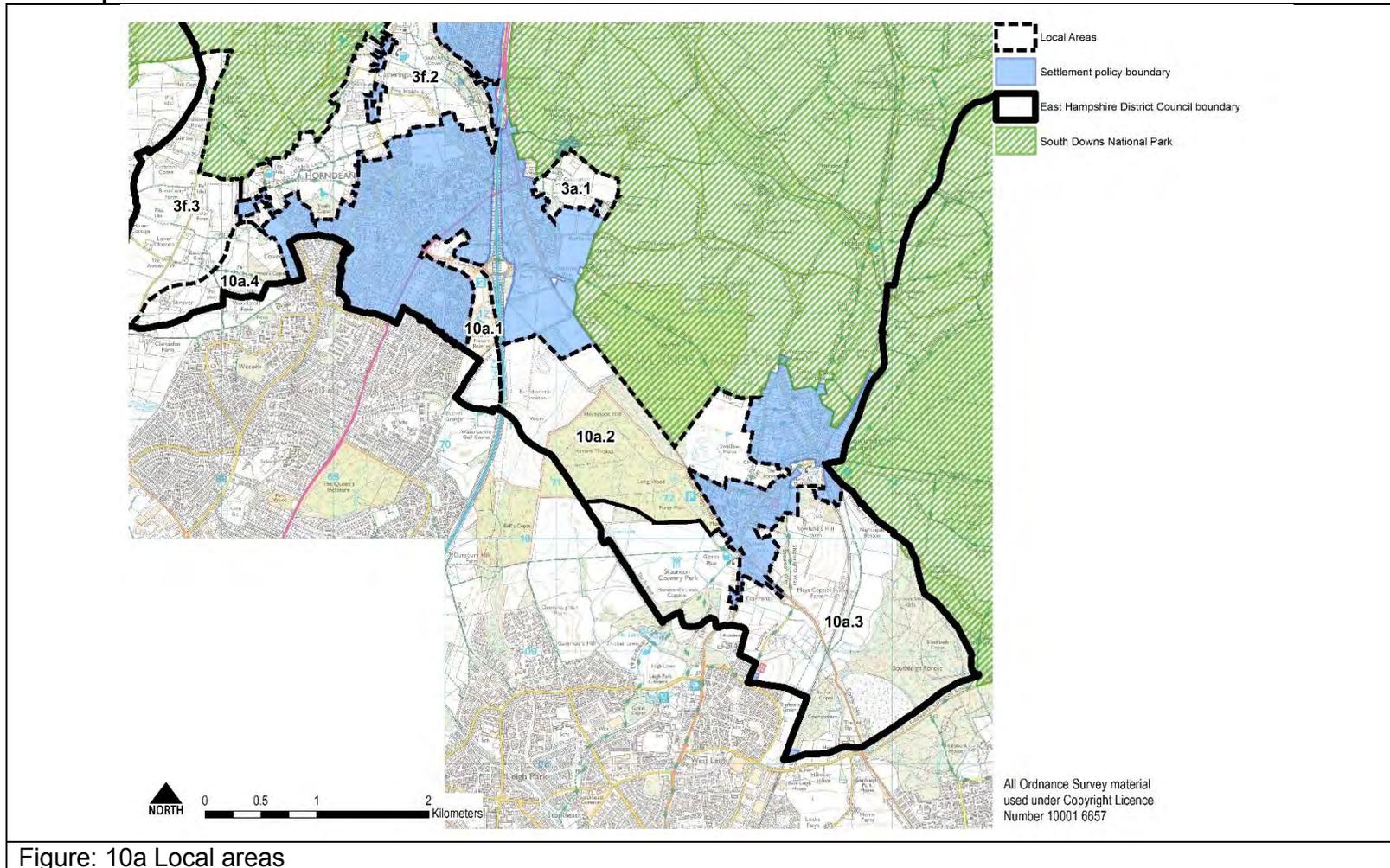


Figure: 10a Local areas

East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA10A: Havant thicket and Southleigh Forest LCT 10 Wooded Claylands

Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 2f: Forest of Bere East

Adjacent: Havant Borough Townscape, Landscape and Seascape Character Assessment 2007 (HBTLSA): LCA10 Blendworth Common and woodlands, LCA17 West Leigh, LCA20: Staunton Country Park, LCA21 Southleigh Forest

South Downs Integrated Landscape Character Assessment (SDILCA): LCA B3: Stansted to West Dean wooded estate Downland, D2: Hambledon and Clanfield downland mosaic

Key characteristics and key qualities (EHLCA unless noted as HCICA):

- Transitional area incorporating the low lying, clay vale and the edge of the chalk downland dip slope.
- A varied landcover dominated by woodland and including pasture, paddocks and common land. Pocket of heathland are present at Blendworth Common.
- Dominated by woodland, all of it pre-1800 but subsequently replanted (Havant Thicket, The Holt and Southleigh Forest) and smaller copses which provide enclosure and a strong backdrop to views.
- The remnant woodland and common land represent fragments of the once extensive Forest of Bere - a medieval royal hunting preserve.
- Sheepwash Road is an ancient route through the area providing access from the lowlands up onto the downs.
- Small geometric fields predominantly of recent enclosure with pasture, some managed as horse paddocks.
- Blendworth Common, Forestry Commission managed woodland, Staunton Country Park offer recreational opportunities.
- Scheduled Ancient Monuments include Ring work and Bailey at Motley's Copse. Remains of a Roman villa are present at Causeway Farm.
- Settlement comprises post-1800 expansion (Rowlands Castle and Horndean), possibly originating as common-edge settlements.
- Several small oil well sites in the southern part of the area are an unusual feature. The Southleigh landfill site is prominent on the southern edge of the area.
- Close proximity to Havant and Horndean allows good access to this landscape and despite being adjacent to the urban edges there are opportunities to find places of tranquillity.
- The western part of the area (close to Horndean) is severed by the motorway.
- Long rural views to the east to the adjacent open grassland character of LCA20 and with the South Downs beyond. (HBTLSA LCA 10)
- From the south of Wakefords Way there are views to Southleigh Forest to the east. (HBTLSA LCA 17)
- Long open views from the west across to the undeveloped South Downs enhance this rural character whilst the surrounding mix woodlands provide containment, colour and texture to the open areas of grassland (HBTLSA LCA 20)

- From the west there are views across the open areas of grassland, over the surrounding woodlands to the South Downs. (HBTLSCA LCA 20)
- Hollybank Wood is a prominent feature (HBTLSCA LCA 21)

Landscape strategy and key sensitivities and guidelines:

The overall management objective should be to conserve the landscape mosaic of woodland, common land/heath and pasture, and enhance the sense of history and connections with the Forest of Bere.

- Areas of remnant ancient woodland (e.g. Havant Thicket) that form part of the Forest of Bere, provide a sense of enclosure, time depth and rich biodiversity.
- Blendworth Common, which is a common land of the Forest of Bere with areas of heathland regeneration.
- The pattern of early enclosures and assarts which are vulnerable to loss/neglect of boundaries or changes to boundaries associated with use for horse grazing.
- The intact historic core of villages such as at Rowlands Castle.
- Ancient routes such as Sheepwash Lane which are vulnerable to heavy traffic pressures and erosion of rural character.
- Pockets of tranquillity which are threatened by large scale development and traffic.
- Conserve the mosaic of woodland, heath and pasture which forms the relic fragment of the former Royal Forest of Bere. Increase awareness of the Forest of Bere.
- Conserve and enhance the historic parklands at Staunton Park through replacement tree planting and the restoration of parkland pasture.
- Conserve and manage ancient woodland and monitor/check the spread of introduced invasive species.
- Encourage re-introduction of traditional woodland management techniques, such as coppicing.
- Ensure appropriate management of Blendworth Common through grazing regimes to prevent scrub encroachment and promote heathland regeneration. Consider opportunities to create an extended area of heathland.
- Encourage sensitive integration of paddock fencing and encourage replanting of hedgerows to conserve the field pattern.
- Protect the Scheduled Ancient Monuments at Motley's Copse and their setting.
- Maintain, or create, vistas to important landscape features such as the designed parklands, large houses, distinctive tree clumps, and archaeological features.(SDILCA B3)
- Maintain views to churches, which are distinctive visual landmarks. (SDILCA D2)
- Maintain clear, undeveloped ridges and skylines. Avoid siting tall structure such as telecommunication masts or power lines on the sensitive skyline and undertake full visual appraisals of any proposals. Seek opportunities to reduce the visual impact of existing visually intrusive elements on the downs such as prominent electricity pylons.(SDILCA D2)

- Consider views from Butser Hill, Old Winchester Hill, Windmill Down, Broadhalfpenny Down, and Home Down in planning any change in this and adjacent landscapes. (SDILCA D2)

-

Development Considerations

- Consider further opportunities for woodland planting within and around settlements and the urban edge to create screening.
- Respect the distinctive pattern and setting of common edge settlements and conserve the intact historic core at Rowlands Castle.
- Maintain the open rural gap between settlements and limit linear expansion and incremental development along roads.
- Conserve the character of the rural lanes that cross through the area. Monitor traffic pressures and avoid upgrading and creation of a more urban character.
- Consider potential to maximise opportunities for this area to provide a recreational gateway to the South Downs.

Relevant forces for change / threats / opportunities (HCICA):

- Further loss of farmland and in particular hedges and hedgerow oaks.
- Development within or adjoining remaining open forest landscapes.
- Modern conversions and piecemeal development in small common and former forest edge settlements, and continuing change of use from small holdings to residential.
- Increased traffic from commuter rail runs from burgeoning surrounding population.

Local Area: 10a.1 east of Cowplain, west of the A3 (M)

Local Area map:

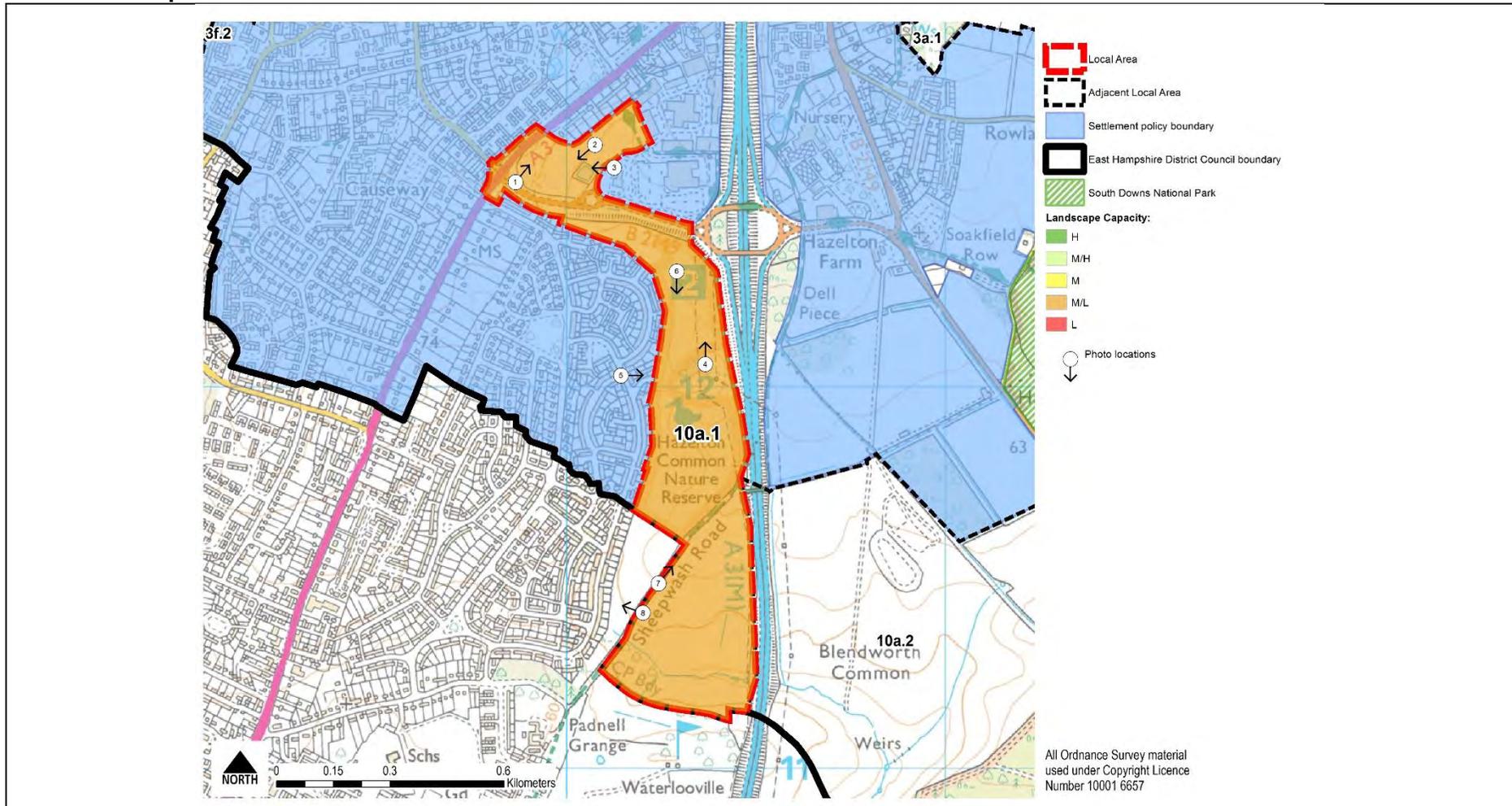


Figure: 10a.1 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

10a.1 is a linear area stretching north-south adjacent the eastern urban edge of Cowplain. The eastern boundary of the local area at the northern end is formed by the access road to the supermarket Morrisons and a business park; while further to the south the eastern boundary is delineated by the A3(M). The southern boundary is formed by the District boundary which cuts across the golf course, aligns along Sheepwash Road and the edge of Hazelton Common. The local area contains two nature reserves and a golf course. The nature reserves have a natural forest edge character, described as lowland heath with a variety of woodland, scrub, grassland and wetland, while the golf course has a more formal character with belts of trees and open grass fairways.

For more detail refer to record sheets.

Photographs:



Photo 1: View across Dell Piece West Nature Reserve, with edge of business park just visible between trees



Photo 2: View across Dell Piece West Nature Reserve towards wooded urban edge, which screens adjacent residential area of Cowplain



Photo 3: View across to Dell Piece West Nature Reserve from adjacent road



Photo 4: View along path within Hazelton Common Nature Reserve, adjacent A3(M), with overhead powerlines adjacent motorway



Photo 5: Hazelton Common provides wooded backdrop to urban edge of Cowplain



Photo 6: Hazelton Common has a natural landscape character with the A3(M) in cutting and out of view, however still provides traffic noise



Photo 7: View along historic routeway Sheepwash Road, aligned by mature trees



Photo 8: View over district boundary (post and wire fence) towards urban edge of Cowplain within Havant Borough

Please refer the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- High sensitivity receptors including Monarch's Way and the historic route along Sheepwash Road
- Hazelton Common has open access with a network of footpaths throughout allowing a full range of views
- Dell Piece West is open to views from adjacent roads
- Woodland within Hazelton Common provides wooded backdrop to Cowplain
- Limited views from Hazelton Common to adjacent urban fringe and A3(M)

2. Landscape Sensitivity: Medium/high

- Complete local area is designated a SINCC (Site of Importance for Nature Conservation)
- Two nature reserves containing lowland heathland with a variety of woodland, scrub, grassland and wetland
- Originally part of the Forest of Bere
- Few visual detractors, but traffic noise from the A3(M) is prevalent within Hazelton Common
- Open access at Hazelton Common
- Golf course is for private members
- Sheepwash Road is a historic route defined in the landscape by adjacent mature trees
- No buildings, although overhead power lines align along eastern boundary adjacent A3(M)

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- This local area is partially landlocked with the residential area of Cowplain to the west, the busy A3(M) to the east, however beyond the A3(M) to the east is open countryside (although northern part is an allocation site)
- The wider urban landscape is not particularly visible from the local area, due to the mature trees/woodlands within the local area, therefore the adjacent urban settlement does not have a strong visual influence on the landscape character
- The golf course continues across the borough boundary to the south

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- Contains two local nature reserves, regional footpath, important historic routeway and golf course
- Important as open space for local community

- Recognised within region as a large area of lowland heathland
- Contains woodland which was originally part of the Forest of Bere

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive view receptors on Monarch’s Way and Sheepwash Road • Loss of woodland as setting for Cowplain • Loss of wooded gateway entrance into Cowplain
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of a variety of priority habitats including: woodland, heathland, grassland and wetland • Loss of and erosion of open setting of Sheepwash Road • Loss of woodland which was part of the Forest of Bere
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of or erosion of wooded setting to Cowplain
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good quality and moderate tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long term management of woodland blocks • Retaining legibility and setting of Sheepwash Road PRoW and Monarch’s Way • Retain character of wooded gateway to Cowplain as approaching from the east

Conclusion and recommendations and potential capacity of local area

Local area 10a.1 has a medium/low capacity, constrained by its strong natural landscape character and its provision as public open spaces for the adjacent urban area, as well as containing a regionally important PRoW. Although the local area has poor physical links and visual links to the adjacent wider landscape, its landscape character is not overly influenced by the adjacent urban settlement either. For these reason, the area should remain undeveloped.

Local Area: 10a.2 North western area from Rowlands Castle, up to the A3(M)

Local Area map:

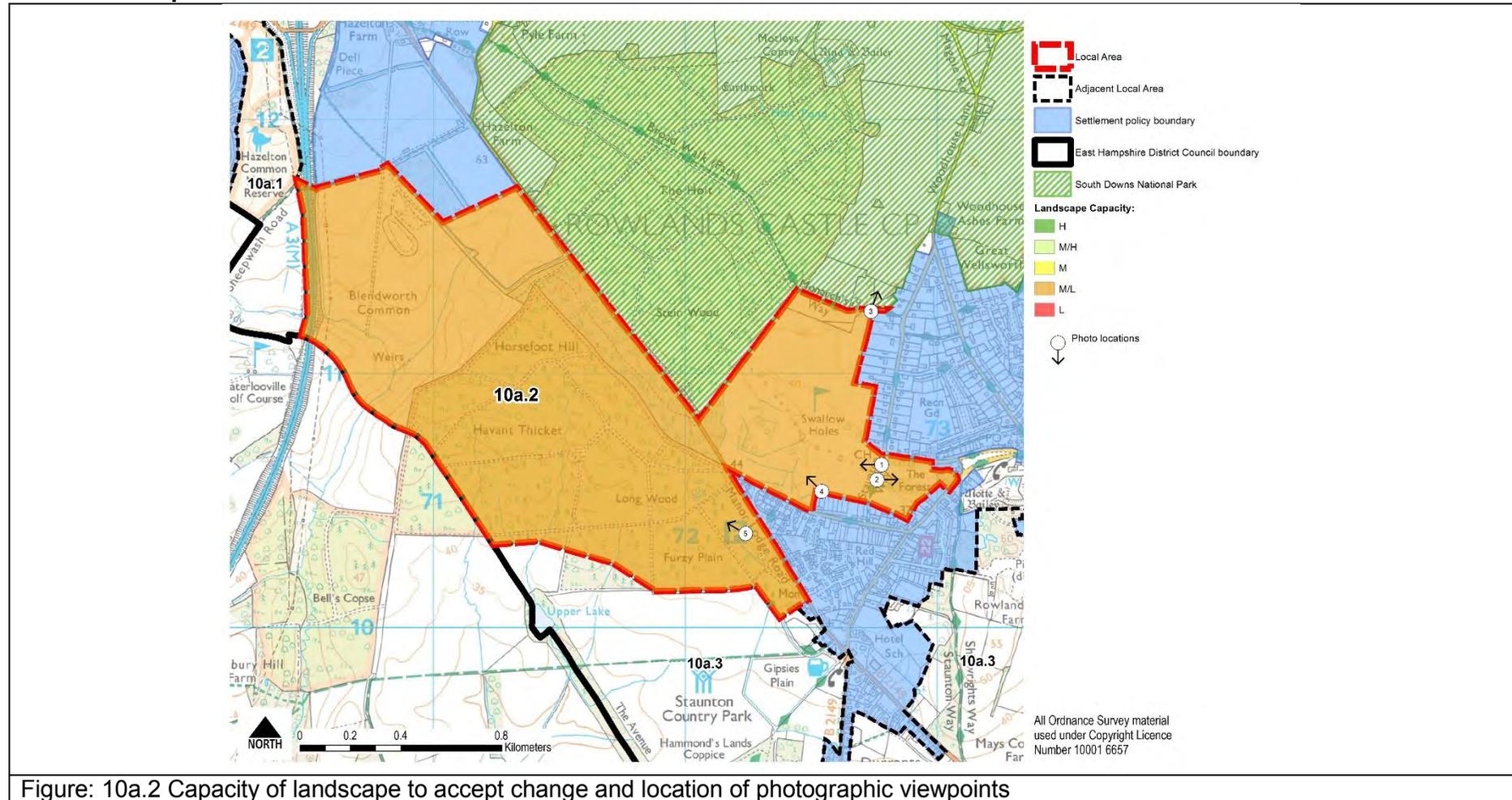


Figure: 10a.2 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local area 10a.2 is an area east of the A3(M) including Blendworth Common, Havant Thicket and the Golf course on the western edge of Rowlands Castle. Its southern boundary is formed partly by the District Boundary and the southern edge of Havant Thicket; with its northern edge formed by the SDNP boundary and the edge of the housing allocation site, south of Hazelton Farm

For more detail refer to record sheets.

Photographs:



Photo 1: View over the golf course, with path meandering around edge of a sink hole, Stein Wood in background (within SDNP) encloses view



Photo 2: View through 'The Forest' to settlement edge of Rowlands Castle



Photo 3: View from golf course on the Monarch's Way, out towards the South Downs National Park

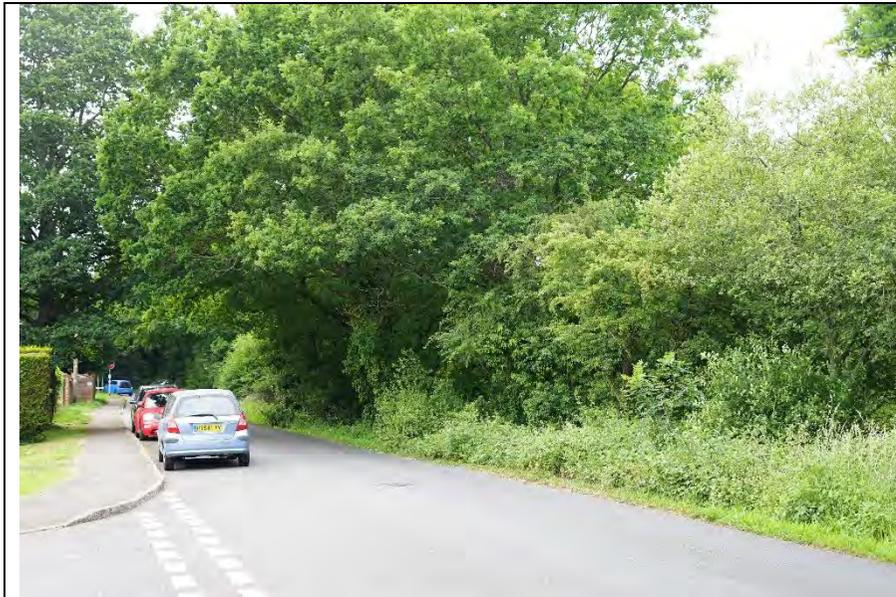


Photo 4: View along Castle Road, a roadside woodland belt screens views of local area from adjacent settlement edge of Red Hill



Photo 5: View through Havant Thicket, an area of Open Access, SINIC and areas of ancient woodland. Originally part of the Forest of Bere

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Mixed visibility with SDNP, along the northern edge of golf course and out to open countryside, although short views within adjacent areas of Stein Wood into local area
- Sensitive view receptors including Monarch's Way and Staunton Way, both regional footpaths
- Adjacent built form of Rowlands Castle and Red Hill largely screened by woodland belts and rear garden vegetation
- Adjacent allocation site to the north
- Blendworth Common from the north largely isolated from public views, although to the south the adjacent Havant Thicket, a large woodland with open access would have views from woodland edge across to the common
- Potential views to new development on allocation site due to proximity

2. Landscape Sensitivity: High

- Gently undulating and containing a network of tributaries across Blendworth Common and Havant Thicket
- Havant Thicket contains areas of ancient woodland
- A line of sinkholes, a geological feature of chalkland areas
- Havant Thicket and the golf course is covered by SINC designation
- Manor Lodge Road is a fast road, and typical of straight roads across commons
- Havant Thicket is open access with a network of footpaths and a visitor car park
- Only built form is the golf course club house

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- The local area has strong physical links with the continuation of Havant thicket cross to Stein Wood, the continuation of open land north into the SDNP and the continuation of open land at Blendworth Common southwards
- There are some visual links north across the golf course into open farmland
- Part of Staunton Country Park

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- Setting of SDNP
- Contains local SINC designation
- Contains areas of ancient woodland
- Contains regional recreational area: Havant Thicket with open access which is also part of Staunton Country Park
- Contains features of geological interest

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive receptors on Monarch's Way and Staunton Way
- Loss of views north to open countryside within SDNP
- Loss of mature boundary vegetation adjacent settlement edge of Rowlands Castle and Red Hill

<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open setting of Havant Thicket • Loss of woodland and ancient woodland • Loss of SINC habitat • Loss of undeveloped setting of SDNP • Loss of stream network and associated riparian vegetation • Loss of historic open setting adjacent the Conservation Area within Rowlands Castle • Loss of 'The Forest' area adjacent Rowlands Castle village centre
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of settlement pattern with open undeveloped areas adjacent the centre of the village of Rowlands Castle
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good quality and moderate tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long term management of woodland blocks • Retaining legibility and setting of Monarch's Way and Staunton Way • Extend network of footpaths within Havant Thicket northwards across Blendworth Common and across to Sheepwash Road • Retain wooded setting of Rowlands Castle, including the area known as 'The Forest' • Retain the sink holes, local geological features

Conclusion and recommendations and potential capacity of local area

Local 10a.2 has a medium/ low capacity, constrained by its strong rural undeveloped landscape character which contains areas of landscape value including ancient woodlands, SINC and areas of open access and regional footpaths. Adjacent this local area, beyond the northern boundary, an area has been allocated for housing, there could be a possibility to extend this area into Blendworth Common and provide footpath links down to Havant Thicket improving the Green Infrastructure across the area. There also could be a possibility of a small amount of development on the western edge of Rowlands Castle within the golf course, as long as the undeveloped area known as 'The Forest' and its setting is protected. All new areas of development should be informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting historic settlement pattern and distinctiveness, although great care would need to be taken to avoid any landscape and visual harm.

Local Area: 10a.3 Land south of Rowlands Castle

Local Area map:

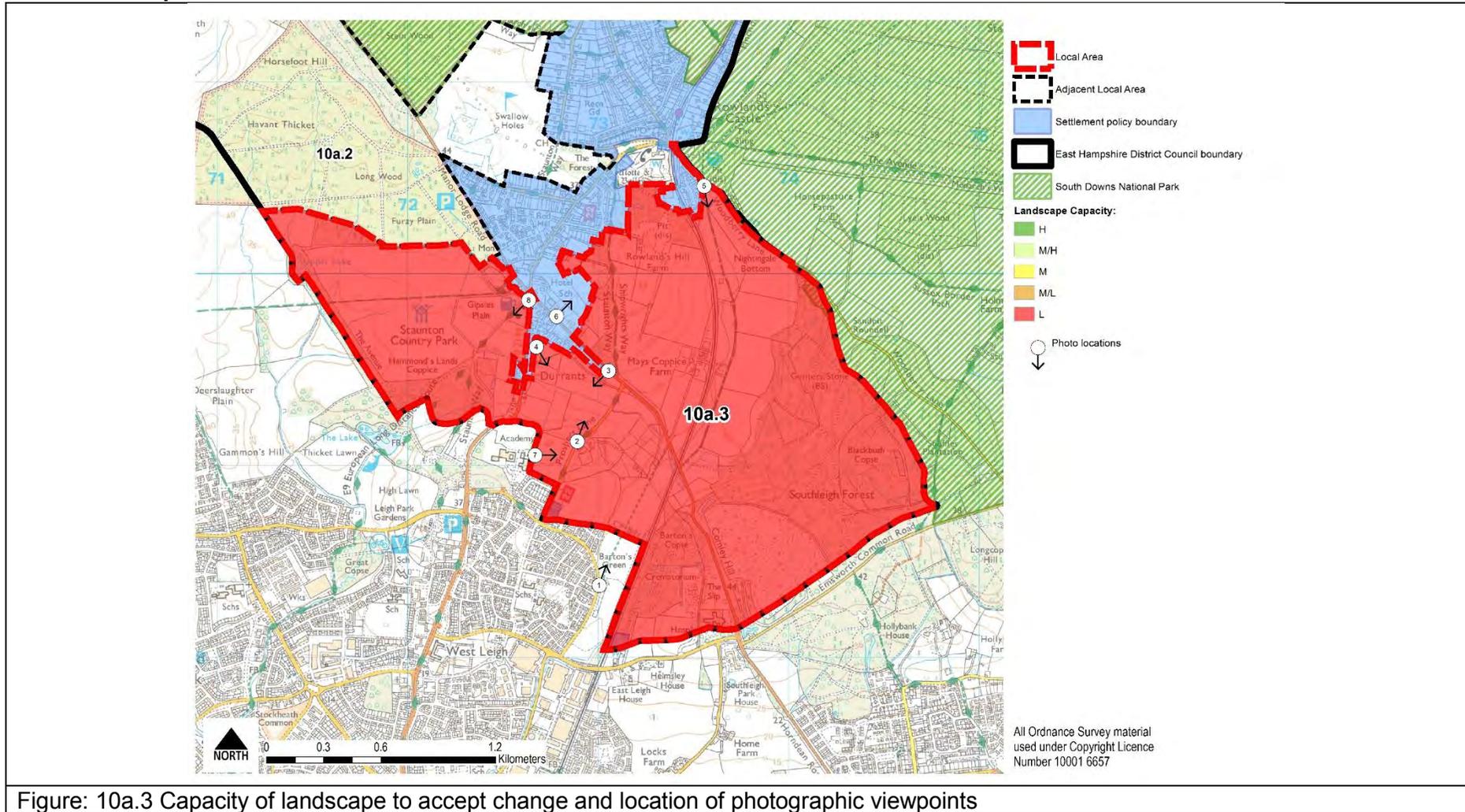


Figure: 10a.3 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local Area 10a.3 is an open area between the settlement of West Leigh to the south and the settlement edge of Rowlands Castle, Red Hill and Durrants to the north. The eastern boundary aligns adjacent the South Downs National Park and District boundary and to the north west the southern edge of Havant Thicket.

For more detail refer to record sheets.

Photographs:



Photo 1: View over Barton's Green (Leigh Park) out towards local area and wooded horizon of SDNP beyond



Photo 2: View from Prospect Lane out to housing on Whichers Gate Road with woodland on horizon which aligns the Staunton Way/Shipwrights Way



Photo 3: View of last property (flint and brick) on Winchers Gate Road, with rising ground up to the tree and hedged lined Prospect Lane; the settlement edge of West Leigh is obscured by the landform



Photo 4: View over allotments to woodland belt which forms boundary to Havant Academy (West Leigh)



Photo 5: View from settlement edge of Rowlands Castle out along PRow to Southleigh Forest



Photo 6: View across new development with woodland belt on higher ground containing Stanton Way



Photo 7: View from settlement edge of West Leigh across local area to the woodland within the Grade II Registered Park at Stanstead Park also within the South Downs National Park*



Photo 8: View across Staunton Country Park, enclosed by Havant Thicket on horizon and the tree belt adjacent the 'The Avenue'. E9 European Long Distant Route on left

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Views from elevated vantage points to the south across local area
- Local area forms part of skyline as seen from the north looking south
- Limited views from adjacent SDNP, due to wooded landscape
- Sensitive view receptors include regional footpaths: Staunton Way, Shipwrights Way and footpath E9 European Long distant route. All three would expect high usage
- Long panoramic views NE

2. Landscape Sensitivity: High

- Two converging 'V' shaped valleys, with the settlements of Rowlands Castle, Red Hill, Durrants and West Leigh located on the higher slopes
- Undeveloped area between West Leigh and Durrants creates Important gap and provides a rural setting for Durrants
- Includes part of Leigh Park, a Grade II* Registered Park and Garden and Staunton Country Park
- Adjacent SDNP
- Adjacent Stansted Park a Grade II* Registered Park and Garden within the SDNP
- Includes large areas of ancient woodland, originally part of the Forest of Bere
- Includes areas of SINC

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- Settlement edge of West Leigh largely out of view from local area due to landform
- Visual and physical links to the NE and the SDNP and the Registered Grade II* Stansted Park
- Visual and physical links to rest of Staunton Country Park
- Most of the local area forms part of the gap between Durrants and West Leigh
- Forms part of the undeveloped landscape of the valley bottoms, leading down from the north west

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium

- In the setting of the South Downs National Park

- Contains a number of SINC, ancient woodlands and part of a registered park and garden
- Part of a gap between Durrants and West Leigh

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive view receptors on local, regional footpaths and European footpath
- Impact on skyline views and open long views across valley with strong rural character to SDNP

Potential effect on key landscape characteristics

- Damage to undeveloped valley side which is integral to the rural landscape character of the local area
- Loss of woodland and open setting, including ancient woodland
- Loss of SINC habitat
- Impact on and loss of Registered Park and Garden and setting
- Loss of open setting of Schedule Ancient Monument of ex Motte and Bailey within Rowlands Castle
- Loss of streams, individual trees, woodland and hedgerows
- Impact on BAP woodland and grazing marsh
- Loss of allotments
- Impact on setting and rural landscape of adjacent Country Park

Potential effect on key settlement characteristics

- Loss of rural setting of Durrants, Red Hill and Rowlands Castle
- Loss of open setting of ex Motte and Bailey (SAM) on southern edge of Rowlands Castle
- Loss of historic setting of settlement of Rowlands Castle
- Loss of rural setting of Barton's Green
- Impact on rural character of Prospect Lane

Landscape mitigation and contribution to green infrastructure

- Retention of gap between Durrants and West Leigh
- Retention of woodland and all good quality and moderate tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Long term management of woodland blocks
- Retaining rural setting of Monarch's Way and Staunton Way/ Shipwrights Way and the European Long Distant Route
- Extend network of footpaths within area
- Retain setting of SDNP and historic parklands

Conclusion and recommendations and potential capacity of local area

Local Area 10a.3 has a low capacity for development, constrained by its robust rural landscape with features of great historic and biodiversity value which collectively contributes to the setting and character of adjacent settlements. There are important footpaths within the area which provide access to the history and areas of biodiversity value. This local area also contains features of the adjacent SDNP. It is possible that a small amount of development could be accommodated on the southern side of Durrants, Redhill and Rowlands Castle and within the existing farm complexes as well as building conversions. Additionally, new areas of development could be considered adjacent the district boundary to the south, where areas for potential development have been proposed adjacent Barton's Road with Havant Borough. All types of development will need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern, form and local distinctiveness. Otherwise this local area should remain undeveloped.

Local Area: 10a.4 Western edge of Lovedean

Local Area map:

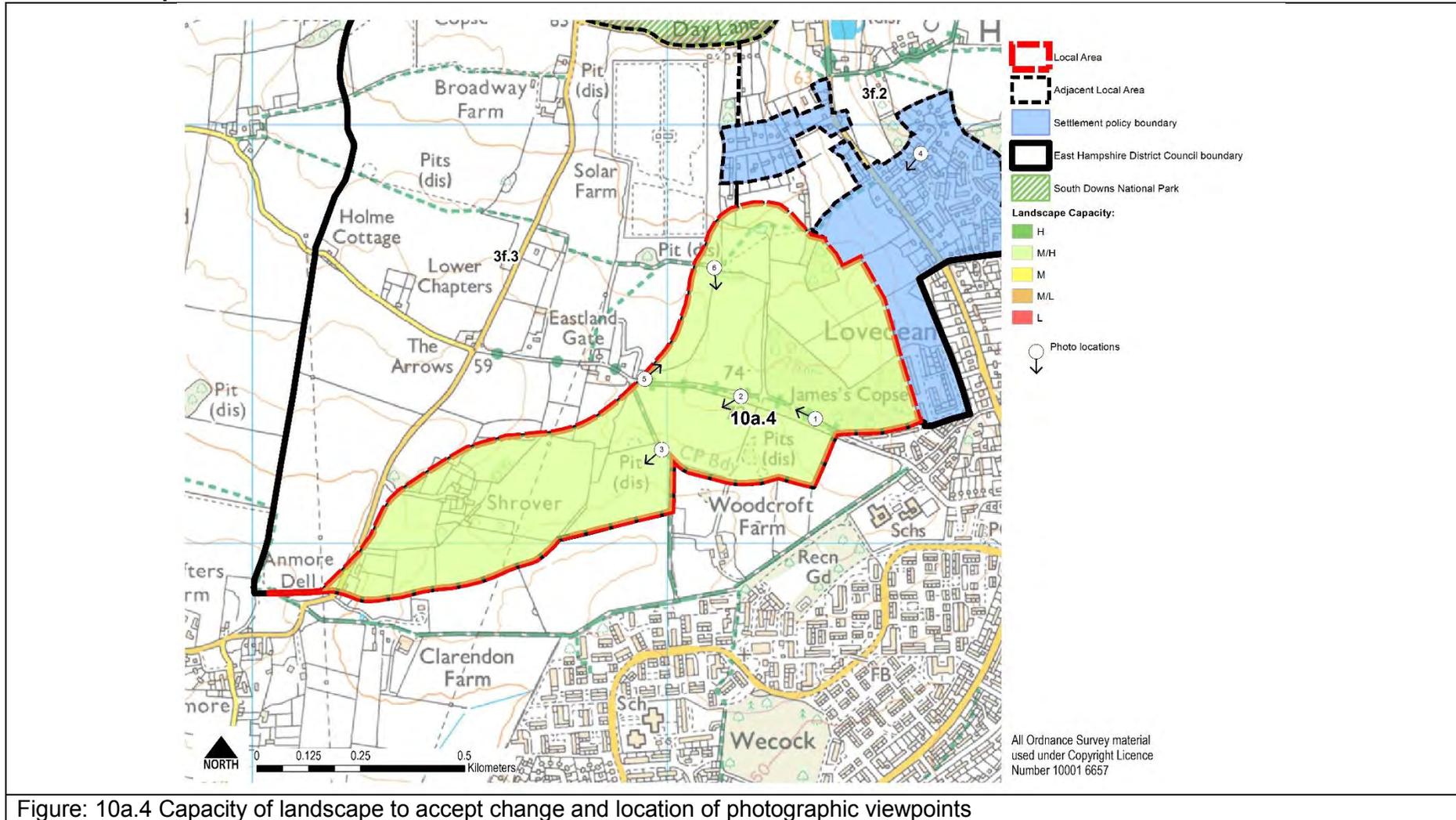


Figure: 10a.4 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

Local area 10a.4 is an area north of Wecock Farm and west of Lovedean. Its southern boundary is formed by the District Boundary with its eastern edge formed by the settlement edge and the housing allocation site west of Lovedean Lane.

For more detail refer to record sheets.

Photographs: (4-6 or 8 max)



Photo 1: View north-west along wooded PRow south of James's Copse



Photo 2: View from PRow south-west towards Portsdown Hill and former Admiralty Research Establishment (ARE)



Photo 3: View from PRow south-west towards Portsdown Hill and former Admiralty Research Establishment (ARE)



Photo 4: View south-west from The Curve across new development west of Lovedean Lane into local area and wooded skyline



Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium

- Long views from PRoW towards Portsdown Hill
- High ground of local area forms part of skyline as seen in views west from Lovedean
- Limited views from adjacent SDNP and Monarch's Way , due to wooded landscape and landform
- Long panoramic views NE
- Local area may be visible in views from new developments at Lovedean lane and Woodcroft Farm

2. Landscape Sensitivity: Medium

- Contributes to gap between Lovedean /Wecock Farm /Denmead and the rural setting of Anmore Lane/Anmore Dell

- One area of ancient replanted woodland at James's Copse

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- Settlement edge of Wecock Farm largely out of view from local area due to vegetation, however new development at Woodcroft Farm will influence local area
- Settlement edge of Lovedean (including new development west of Lovedean Lane) visible from high ground in east of local area.
- Good physical links to the wider landscape to west and north-west

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Low**

- Undesignated landscape outside the setting of the SDNP
- No buildings or parks./gardens of historic interest

7. Landscape Capacity: Medium/high (combines 5 and 6):

Potential effect on key visual characteristics

- Impact on view receptors on local footpaths
- Impact on skyline views from Lovedean

Potential effect on key landscape characteristics

- Damage to undeveloped hill side which is integral to the rural landscape character of the local area
- Loss of woodland including ancient replanted woodland
- Loss of pond, individual trees, woodland and hedgerows
- Impact on BAP grassland and woodland

Potential effect on key settlement characteristics

- Impact on rural setting of Lovedean and AnmoreDell/Anmore Lane
- Increased coalescence between Lovedean/Denmead and Wecock Farm

Landscape mitigation and contribution to green infrastructure

- Retention of gap between Lovedean/Wecock Farm and Denmead
- Retention of woodland and all good quality and moderate tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Long term management of woodland blocks
- Retaining rural setting of Monarch's Way
- Extend network of footpaths within area

Conclusion and recommendations and potential capacity of local area

Local area 10a.4 has a medium/high capacity, somewhat constrained by its good links to the wider landscape to the north and west and its role in preventing the coalescence of Lovedean, Denmead and Wecock Farm. There are several local footpaths within the area which provide opportunities for access to the countryside from the suburban settlement of Wecock Farm in the borough of Havant and the field pattern has a good historic time-depth. There are parcels of woodland and areas of grassland with biodiversity value. New developments at Woodcroft Farm (within Havant Borough Council) and west of Lovedean Lane will increase the influence of the neighbouring settlements on the local area and make it the south-east of it less sensitive to change. It is possible that small amounts of additional development could be accommodated to the west of Lovedean and adjacent to Woodcroft Farm and within the existing farm complexes as well as building conversions. All types of development will need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern, form and local distinctiveness and the rural setting of Anmore Lane and Anmore Dell.