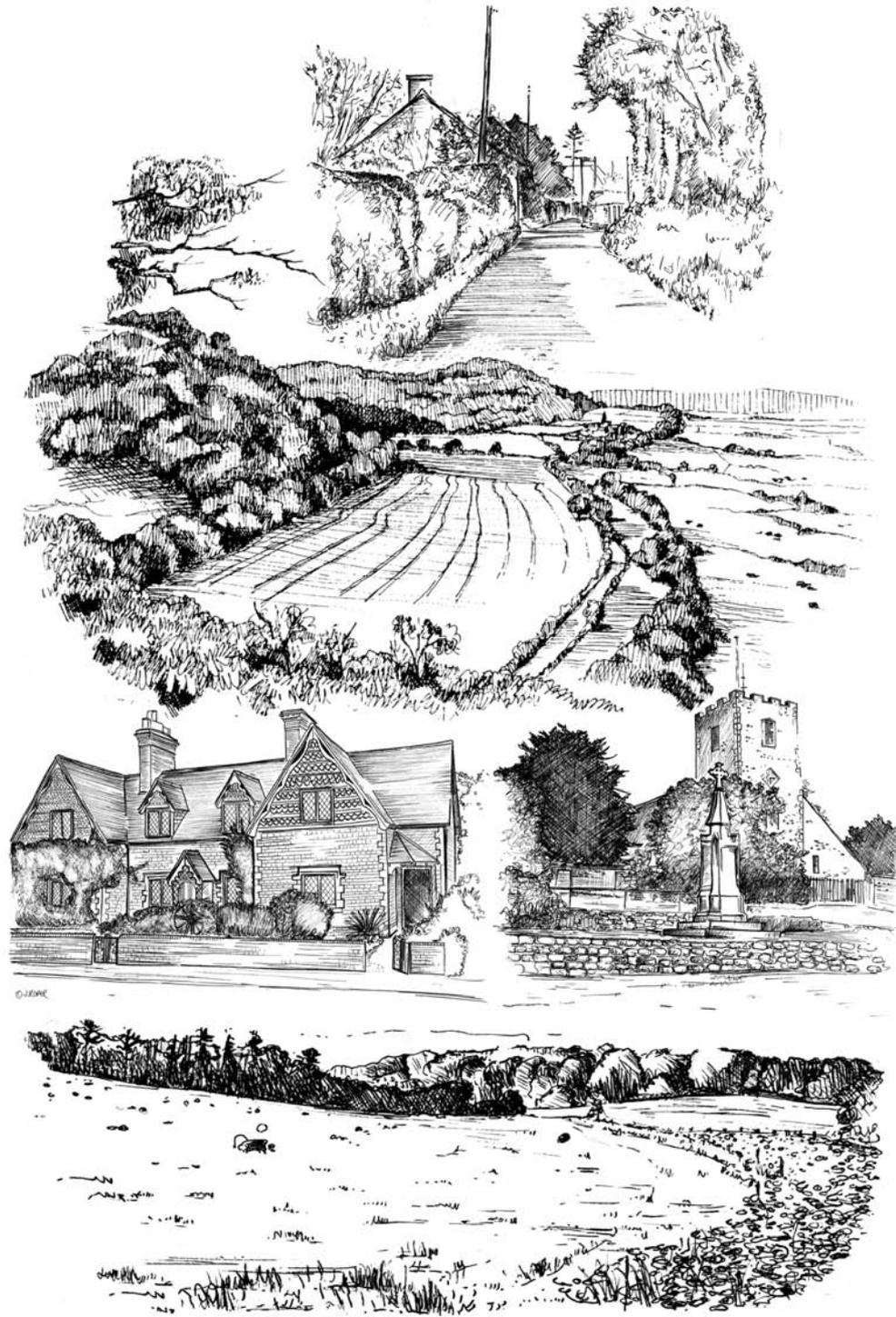


East Hampshire *Countryside Design Summary*



Introduction

The countryside of East Hampshire is widely recognised for its variety and high quality. Its characteristic diversity and distinctiveness reflects a rich and varied history. However because the appearance of the countryside is always changing, it is particularly important to ensure that when change does take place, proper regard is given to those factors which give the countryside its particular character.

The Countryside Commission in its report entitled “Countryside Design Summaries” states that designing new development which sustains and enhances the distinctive characteristics of the English countryside possess special challenges. Countryside Design Summaries (CDS) should help to meet these challenges by offering a constructive way forward, by showing how necessary development can be accommodated in ways which recognise and reflect local character and distinctiveness.

New development should enhance the distinctive and diverse qualities of our countryside. However good building design is not just a matter of what a new building will look like. In the countryside it is important to look beyond that to consider how new development will relate to its landscape setting and impact on any settlement in which it is to be located. Successful new buildings will only come through a wider understanding of these aspects and in particular through a partnership between the planning authority, developers and the community.

The Countryside Design Summary helps to achieve these objectives by describing the existing character of the countryside and highlighting the implications for new development.

As Supplementary Planning Guidance, the Summary will provide an important link with the Local Plan and, by being part of the Statutory Planning system, should influence the character of new development. It should also provide useful background information for those communities preparing Village Design Statements.



Countryside character in East Hampshire

The landscape of the District is a rich and varied mosaic. Over 40% of the District has been designated as an Area Of Outstanding Natural Beauty (AONB), whilst much of the remainder is almost as attractive. In order to develop a greater understanding of the variations of the landscape, an assessment was undertaken to identify Landscape Character Areas. The results of this work and the process involved is contained in the Appendix and has been used as the basis for identifying the different landscape areas for the Countryside Design Summary.

The Countryside Design Summary is a descriptive analysis which explains in simple terms the essential design relationship between :

- i. Landscape** - the patterns of the landscape, its geology and overall form, slope and climate, vegetation and the setting of buildings and villages within it.
- ii. Settlement pattern** - the shape of settlements, their built forms and their relationship with the wider countryside.
- iii. Building types and materials.** - the nature of the buildings, their massing, materials, scale, colour, texture and characteristic detailing.

The CDS is based upon an analysis of the relationship between these elements. From this analysis the Summary considers the implication for new buildings and identifies principles which can be used to guide the form and appearance of new development in the countryside and in the villages.

Each of these aspects of the countryside have been examined and this has led to the definition of six different areas within the District.

In the south, the predominant landscapes are associated with the dramatic chalk escarpment of the South Downs, although areas of clay are locally important. In the north west lies the extensive and generally elevated clay plateau. Both these areas and those associated with the river valleys of the Northern Wey to the north of the district and the Rother and Slea in the centre are important agricultural areas. To the north east lies a large area of heathland. The final area, The Hangers, forms a prominent north-south spine through the centre of the district. Both of these are of national ecological significance. Both are very different and form very distinctive landscape areas.



The six areas are shown on Plan 1 and are as follows :

Area 1 *The South Downs*

Predominantly chalk, but with clay present in the south.

Area 2 *The Clay Plateau*

High ground which extends to the north and north west of the District.

Area 3 *The Northern Wey Valley*

Low lying area to the north east of the District, largely underlain by gently shelving Greensand.

Area 4 *Heathland*

Ecologically important area, but generally poor agricultural land, largely characterised by heathland and forest.

Area 5 *The Rother and Slea Valleys*

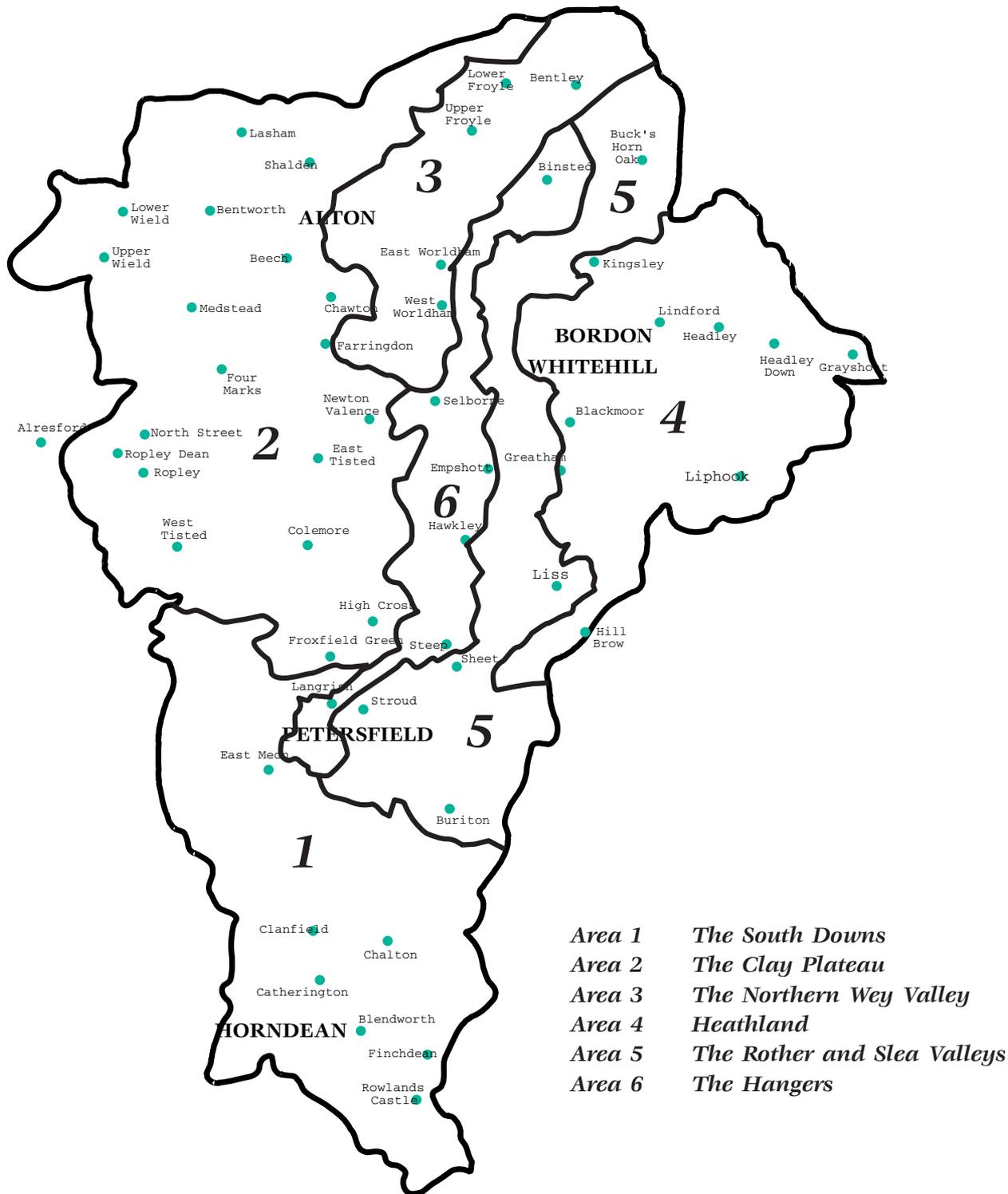
Low lying, gently undulating area in mixed agricultural use.

Area 6 *The Hangers*

Characterised by steep slopes, extensive woodland, small fields and narrow lanes. The area is of significant ecological importance.



Countryside Design Summary - Plan 1



This map has been produced by East Hampshire District Council, Reprographics using digital information supplied by E.S.R. Ltd, Bysfleet, Surrey.

AREA 1 *The South Downs*

General Description

This large area contains the distinctive chalk landscapes of the South Downs; the open rolling arable areas to the south, the wooded dip slopes and steep scarp slopes, distant views and occasional hedgerows. Settlements are widely spaced and are traditionally small compact rural communities. However recent new development has led to a departure from this characteristic form.

The northern half of the area lies within the East Hampshire Area of Outstanding Natural Beauty (AONB), whilst in the south in the vicinity of Rowlands Castle it includes part of the coastal plain.



Characteristics

a. Landscape

Woodland is a particular feature of the high ground and for this reason it is a very significant element within the wider landscape.

The dramatic landfall of the South Downs escarpment is particularly important in views from the north. Windmill Hill, with its windmill, is a prominent landmark. Hedgerows are generally poor and not visually significant.

The landscape has a broad scale and open quality . Distant views in all directions are common and impressive.

Gently rising ground from the south to the crest of the South Downs is characterised by undulating ridge and valley landform, especially around Clanfield and Chalton.

Farming is predominantly large-scale arable, but pasture is important too, particularly in the south. Sheep pasture on the scarp slopes of the Downs is common and traditional.

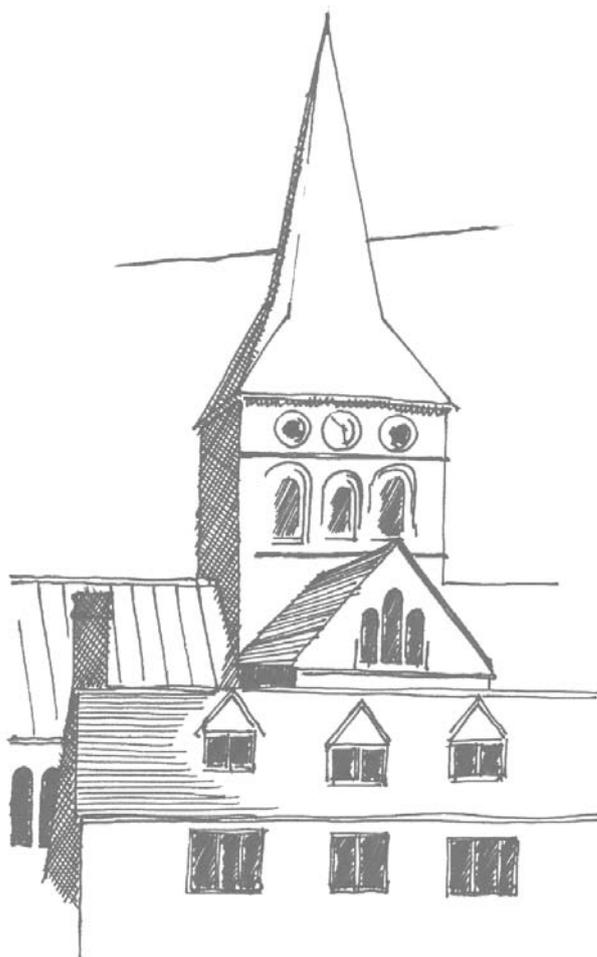
A dry landscape largely devoid of surface water - apart from the River Meon which flows west through East Meon and a winter flowing stream which runs occasionally through Finchdean and Rowlands Castle.

Overhead high voltage power lines cross the area and detract from it's natural qualities.

b. Settlements

Traditionally settlements were widely dispersed. They were small, tightly grouped and grew around farms and their cottages.

Originally built of local materials characteristic of the area, settlements blended in naturally with the landscape.



There are five villages designated as Conservation Areas.

Development since 1945 however has led to the significant expansion of some settlements and this has had an adverse impact upon the wider landscape. This is especially apparent between Horndean and Clanfield.

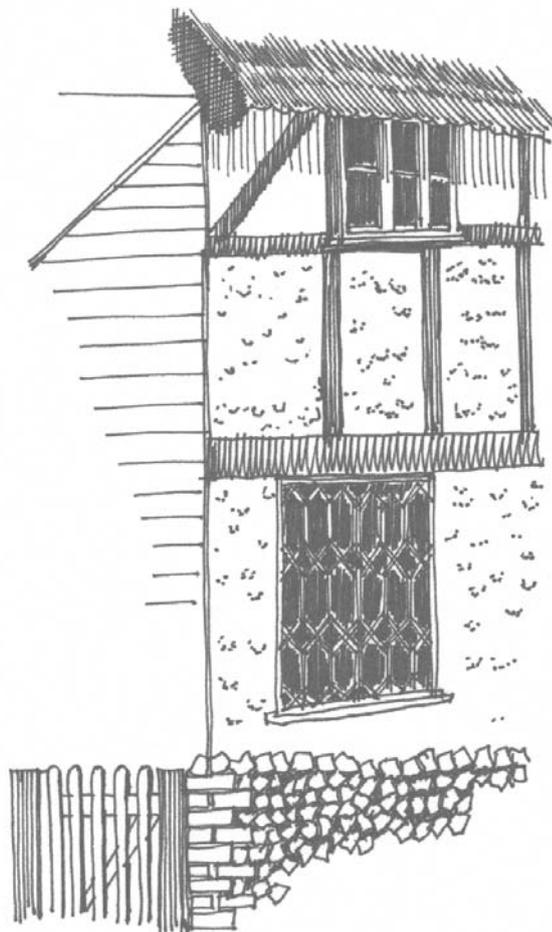
c. Buildings

Traditionally two storey, simple and domestic in scale. Buildings are either built in brick, flint, stone or half timbered with brick infilling.

A variety of building styles are now present within the area.

The Victorian settlements of Horndean and Rowlands Castle tend to be built in red brick with a slate roof whilst the older rural settlements of Clanfield and East Meon are flint.

Roofs too vary with clay tiles, slate and long straw thatch all used although thatch is less common in the south of the area. Roofs vary greatly in terms of their pitch and height. Chimneys are important features, especially in Rowlands Castle.



A number of buildings, particularly in the older settlements, are finished in painted render or colour washed stucco.

Within traditional settlements front gardens are either very small or do not exist with buildings set close to the pavement edge.

Low boundary walls in brick and flint or brick are common in the older settlements, particularly in East Meon and Rowlands Castle.

Terraced properties are present in Rowlands Castle, East Meon and Horndean but are not common.

Design Implications

New development should reflect the characteristic colours, textures and materials which are traditional to buildings in the area.

Development should be small scale, at a similar density and be appropriate to its setting. Buildings should be mainly two storey and face on to the road.

Sites for new development must reflect the traditional form of settlements and recognise how they relate to their landscape setting. The impact of topography upon the form of the settlement should be acknowledged.

A large proportion of this area lies within an Area of Outstanding Natural Beauty and so extensive new development would not normally be considered. Where small scale development is permitted, its appropriateness and impact upon the wider landscape is of particular sensitivity.

Development in this area is likely to be especially visible. Particular attention will therefore be required to ensure that where it is permitted it is appropriate and sympathetic to its wider landscape context.

Planting within and around settlements should be used to create shelter and screening and be of indigenous species.

The characteristic network of local lanes which lacks clear focus should be maintained. Engineering improvements to the lanes when necessary should be in keeping with their rural character.

Within settlements, buildings should generally be located close to the street with small front gardens and low walls to maintain the local character.

Large agricultural buildings should be carefully sited in order to minimise their impact upon the wider landscape. This should be achieved by screening or careful location within the local landform.



AREA 2 *The Clay Plateau*

General Description

The high clay plateau is defined by the river valleys of the Wey, Rother and Meon to the east, south east and south respectively. Despite the area's wooded quality, distant views and large arable fields are particularly characteristic. The area has a dispersed settlement pattern with a sense of remoteness. Villages are generally small. The northern area has a particularly strong character with pronounced dry valleys and high ground forming a characteristic continuously wooded sky line.

The southern part of the plateau lies within the East Hampshire AONB.



Characteristics

a. Landscape

An elevated undulating landscape formed by extensive superficial deposits of clay with flint over chalk bedrock.

A broad gently domed plateau. Occasional locally steep escarpments where the clay plateau, lower chalk and clay downs meet.

The area is predominantly farmland with medium to large fields defined by hedgerows or sometimes by fences. The larger fields tend to be on the more elevated areas.

Variable field enclosure with open fences. Low trimmed hedges and overgrown mixed species hedges are common.

The area has a strong wooded quality which is enhanced by the presence of hedgerows, hedgerow trees, woodland belts and copses. Oak and Ash with Holly and Maple are common. Beech can be locally important.

Many of these woodlands are ancient, semi-natural and replanted woodlands which are of important nature conservation value.

The landscape has a cohesive feel with a sense of remoteness.

A network of lanes, some sunken, defined by larger hedgerows characterise the area. Others with broad grass verges are old drove roads.

Distant views are common, especially from the more elevated areas and are a feature of the area.

The valley within which Pelham Place, Rotherfield Park and Chawton House stand has a distinct parkland like quality and this gives the area its particular, pleasing character.



b. Settlements

Low settlement density. Generally confined to an even distribution of villages or hamlets and farms throughout the area.

Settlements are usually located on high ground and enjoy distant views.

Traditionally settlements are linear in nature and originally developed from groups of informally related farms and cottages.

There are 10 villages designated as Conservation Areas.

Recent development has largely taken place in Four Marks although small developments have taken place in Shalden, Medstead, High Cross, Chawton, Farringdon, Ropley and Beech.

c. Buildings

Buildings are traditionally two storey, simple and domestic in scale and built in flint with brick quoins. More recently local red brick is predominant. Colour washed render is common.

In older settlements timber framed buildings sometimes concealed by brick walls or exposed with brick panel infilling are a feature. Sash windows and pitched, tile roof porches are present.

Most roofs are of plain clay tiles or slate. Long straw thatch roofs are less common.

Hipped or half hipped roofs are frequent. In Chawton and High Cross full gables are a feature.

Garden boundaries are usually formed by hedgerows. Where walls exist they are either in brick or flint with brick cappings.

There are many good examples of Victorian agricultural architecture with high quality brick and flint model farms such as Basing Farm and Church Farm, Privett.



Design Implications

New development should reflect the characteristic colours, textures and materials of the original settlements of the area. They should be of traditional form and style using hipped or gabled roofs with flint, brick or lime render.

Development should adopt a similar density to that in existing villages. Buildings should be of simple form, two storey and face on to the road.

Sites for new development must reflect the traditional form of settlements and recognise how they relate to their landscape setting. The impact of topography upon the form of the settlement should be acknowledged.

The southern third of this area lies within an Area of Outstanding Natural Beauty and so extensive new development would not normally be considered. Where small scale development is permitted, its appropriateness and impact upon the wider landscape is of particular sensitivity.

Trees and hedgerows should be retained in order to maintain the local character and the sense of enclosure characteristic of parts of the area.

The characteristic network of local lanes which lacks clear focus should be maintained. Engineering improvements to the lanes when necessary, should maintain their rural character.

The linear form of settlements should be perpetuated by limiting backland development and emphasising the existing street pattern.

Large agricultural buildings should be sited and designed to reduce their apparent mass. Their impact should be reduced by screening, careful

n



The Northern Wey Valley

General Description

The broad shallow valley of this River Wey is a locally important feature which separates the wooded high ground to the north from that to the south. Because of the openness of the area broad views are a particular feature. Villages are characteristically small and linear in nature and located on the south facing slopes of the higher ground to the north. Farms and farm buildings are important elements in the landscape and are present throughout the area.

The main road (A31) and railway follow the north east - south west alignment of the river valley. The rural lanes which cross the area are generally not lined by hedgerows. Their absence creates an open spacious quality which permits the characteristic broad views over the surrounding landscape.



Characteristics

a. Landscape

The area has a distinct rural character with large-scale arable farming predominant. A broad scale simple landscape.

A long shallow valley formed by the course of the upper northern River Wey through the lower chalk and upper Greensand.

The area to the north of the river has a typical strongly undulating chalk downland quality with a general southerly slope from the higher clay plateau to the north and contrasts with the generally less undulating area to the south of the river.

The presence of water mills and sluices etc are a remnant of the river's industrial past.

An open and exposed landscape. The area has a weak, insignificant hedgerow structure which is often degraded and gappy.

The open arable character allows broad views across to the wooded high ground in the north - which is a particular feature of the area.

Tree cover is not significant and is largely deciduous and confined to hedgerows and the occasional small copse. Ash is common, but Beech and Yew are important too. Along the river Alder, Poplar and Willow are frequent.

Away from Alton and the A31, the area has a tranquil, rural quality.

Overhead high voltage power lines cross the area and detract from its natural qualities.



b. Settlements

The area has a dispersed settlement pattern with scattered farms and infrequent villages located on higher ground to the north of the river away from the floodplain.

Settlements are linear in nature within an open setting.

There are eight villages designated as Conservation Areas.

Development since 1945 has led to a significant expansion of Alton and to a lesser extent Bentley where good road connections and the railway exist.

c. Buildings

Generally a variety of local building materials have been used, including local stone, painted smooth render or stucco and brick. In Bentley, brick is particularly important. Timber framed buildings with brick and, or stone are important.

Stonework, particularly the local malmstone is used in coursed or random construction. In Binsted it is used with ironstone inserts.

Roofs with projecting eaves, are generally tiled although steeply sloping slate is also common. Hipped or half hipped roofs are a particular feature. Thatched buildings are common.

Tile hanging to the first floor on buildings in villages is a feature.

Buildings are two storey and domestic in scale and face on to the road.



Brick chimney stacks with tall clay pots are locally important in villages like Bentley and Holybourne.

Boundaries to gardens are usually of local stone with brick cappings although in some older settlements such as Lower Froyle trimmed hedges are very important.

The buildings of Lord Mayor Treloar College are conspicuous features in the local landscape. Hopkilns and Oast houses, many now converted for residential use, can be locally prominent.

Design Implications

New development should reflect the characteristic colours, textures and materials of the original settlements of the area.

Development should adopt a similar density to that in existing villages and be small scale and informal. Buildings should be two storey and face on to the road.

Sites for new development must reflect the traditional form of the settlements and recognise how they relate to their landscape setting. The impact of topography upon the form of the settlement should be acknowledged.

The characteristic linear settlement form should be maintained.

New development should not encroach upon skylines or ridges and should respond to contours and the natural landform.

Within settlements, buildings should be located close to the street with small front gardens enclosed by walls and hedges.

Large agricultural buildings should be sited and designed to reduce their apparent mass. Their wider impact upon the landscape should be minimised by screening or careful location within the local landform. Any new development should reflect the essential rural and agricultural nature of the area in style, form and materials.

Development in this area is likely to be especially visible and particular care is needed to demonstrate the appropriateness of the new building's



Heathland

General Description

A large sometimes elevated area occupying the eastern part of the district and characterised by dry sandy soils. The very acid sandy soils which overlie the area have been a major factor in determining the distinctive vegetation and land use of this area. As a result of the soil's character, the dominant landscape type is woodland and heathland with a mosaic of landscape types occurring throughout the area, all of which are heath associated. Large areas are owned by the National Trust and Ministry of Defence.

It is a complex area, with in places, very strongly undulating topography. Elsewhere more gently rolling terrain creates an intimate mix of hills, valleys, woods and enclosed farmland. Settlements and farm complexes are generally to be found in the sheltered valleys or within well wooded locations. Apart from the heathland areas, settlements and hamlets are common throughout the area.

Sunken lanes are a particular feature of the area around Bramshott and north of Headley and are usually dramatically lined by mature Beech trees.



Characteristics

a. Landscape

A diverse landscape containing open heathland, extensive forests and enclosed pasture.

Well drained very acid sandy soil supporting acid tolerant species typify the area.

Fragmented areas of heathland associated with more extensive stands of heath associated woodland characterise the area.

Rich seasonal variations of colour and texture derived from the presence of heathers, bracken, gorse, and the woodland forest mosaic of mixed deciduous and coniferous trees including stands of mature Scots pine and regenerating Silver birch. Holly is common throughout the area.

Areas of open pasture, with some arable land on the more fertile soils, contained within a framework of heath associated copses and larger areas of woodland. The hedgerows are heath-associated with gorse and bracken occurring within the hedgerows together with Oak hedgerow trees.

Small paddocks for horse grazing are increasingly common throughout the area.

Distant views from the high ground in the east across the heathland are a particular feature.

Hill Brow is a prominent wooded ridge lying astride the District boundary. It is locally important, particularly in views from the west.

The central area between Liphook and Lindford, following the line of the southern River Wey has a more cultivated, agricultural quality. Fields, usually pasture, are more apparent and commonly defined by trimmed or untrimmed hedgerows. Coppiced stools, usually of Hazel are common in hedgerows.

The southern River Wey and the adjoining 18th Century water meadows system have been recognised as a historic feature.

Heathland is an ecologically rare and sensitive habitat. Extensive areas have been designated as Sites of Special Scientific Interest (SSSIs) and Sites of Interest for Nature Conservation in recognition of their importance.



b. Settlements

Traditionally compact, with buildings set close to the road or pavement creating an enclosed intimate quality.

Settlements originally developed in sheltered locations close to water courses and built in local materials. These settlements would have blended in naturally with the wider landscape.

Coursed or random local stone walls are a particular feature of the villages.

There are six Conservation Areas in this area.

Development since 1945 has led to a significant expansion of some settlements which in some cases has had an adverse impact upon the wider landscape. This is especially apparent in Whitehill, Bordon and Lindford.

c. Buildings

Buildings are generally two storey, simple and domestic, traditionally in local stone but now brick is widespread. This area is on the edge of the Weald and so some buildings have proportions typical of that area.

There are a number of very important medieval timber framed buildings in this area.

Use of the traditional local building materials, sandstone or ironstone, is widespread. Its use gives the area a distinctive quality. In Liphook and Headley the use of indigenous sandstone and ironstone in buildings and walls gives these villages their particular character.

Coursed sandstone blocks with red brick dressing add variety and colour and are common throughout the area.



Many roofs are steeply pitched and clad in clay tiles, others are shallower and of slate. Chimney stacks are usually tall and visually important.

Local red tile hanging often in decorative patterns is common and adds to the area's distinctive appearance.

White washed plastered or smooth rendered buildings provide a pleasing contrast with those built in stone.

Walls line many village streets in Headley, Arford and Standford.

Design Implications

New development should reflect the characteristic colours, textures and materials of the original settlements of the area.

Development should adopt a similar density to that in existing villages. Buildings should be two storey and face on to the road, although single storey dwellings adjacent to common land are frequent. (i.e. Conford and Arford).

Sites for new development must reflect the traditional form of settlements and recognise how they relate to their landscape setting. The impact of topography upon the form of the settlement should be acknowledged. New development should respond to the natural land form.

Development should be small scale, informal and dispersed in small groups.

Within settlements, buildings should be located close to the street, small front gardens should be enclosed by low walls built in local stone or brick.

Retain trees and hedges to protect the sense of enclosure where they form the landscape setting to settlements.

Sunken lanes are important and must be protected.

The characteristic network of local lanes which lack clear focus, should be maintained. Improvements when necessary should be in keeping with the rural character.

New accesses for development must be carefully located not only to safeguard road safety but to minimise its impact upon the roadside vegetation.

Large agricultural buildings should be sited and designed to reduce their apparent mass. Their impact should be minimised by screening or careful location within the local landform.



AREA 5 *The Rother and Slea Valleys*

General Description

This flat or very gently undulating vale is agricultural in character with typically medium sized fields defined by hedgerows and hedgerow trees. Isolated farm building form an important feature in the landscape and are scattered throughout the area. The area is crossed by a network of narrow lanes usually defined by well maintained hedgerows. A number of streams and water courses cross the area draining to the Rivers Rother or Slea to the east. The wooded steep scarp slopes of the Hangers form a dramatic feature to the west and visually dominate the area.

The southern half of this area lies within the East Hampshire AONB.



Characteristics

a. Landscape

Land cover is an intricate pattern of medium sized pastoral and arable farmland interwoven with woodland, hedgerows and hedgerow trees to form a distinctive wooded agricultural landscape mosaic.

A broad valley of low lying mixed farmland and woodland located between the impressive chalk escarpment to the west and south and the heathland and forest on rising ground of the Western Weald. to the east.

Woodland cover of predominantly Oak, Ash and Hazel are important to the west and south whilst to the east Scots pine on the more acid soils are a feature. The river corridor of the Rother is especially heavily wooded.

Mixed farming is characterised by grazing on the heavier soils to the south and west with mixed arable and pasture to the east.

Distant views to the South Downs and Hangers are common and characteristic.

b. Settlements

Settlement pattern consists of an even spread of settlements across the area with isolated farms scattered throughout the agricultural vale.

Traditionally settlements tended to be linear in character and evolved from groups of farms and their cottages. Other settlements (i.e. Liss) date from the arrival of the railways and are Victorian in style.



There are seven villages designated as Conservation Areas.

Development since 1945 has led to a significant expansion of settlements such as Petersfield, Liss, Liss Forest and, to a lesser extent, Greatham. This is especially apparent where they have railway stations or good road connections.

c. Buildings

Buildings are generally in local malmstone, soft red brick or painted render or stuccoed in pastel shades. Ironstone is common in Greatham.

Decorative bargeboards are a feature of the Victorian dwellings in Liss.

Plain clay roof tiles or slate are widespread. Brick chimney stacks, some very large, are important.

Buildings are generally two storey domestic in character, terraces are common especially in Liss and Petersfield.

Property boundaries are formed by waist high brick or local stone walls or by hedges. In older settlements front gardens are small.

Hanging red tile elevations are particularly important in Petersfield. Sash windows are common in older settlements.



Design Implications

New development should reflect the characteristic colours, textures and materials of the original settlements of the area.

Development should adopt a similar density to that in existing villages. Buildings should be two storey and face on to the road.

Sites for new development must reflect the traditional form of settlements and recognise how they relate to their landscape setting. The impact of topography upon the form of the settlement should be acknowledged.

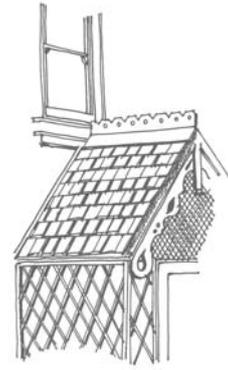
Retain trees and hedges to protect the sense of enclosure and maintain the small scale character of the landscape and avoid opening up long views.

The valley has a rural agricultural quality and the nature of any new development should generally reflect these qualities.

Large scale agricultural buildings should be sited and designed to reduce their apparent mass and minimise their wider impact.

New development in the valley is likely to be especially visible from higher ground, from the railway and the A3 so particular care is needed to minimise its impact upon the wider landscape setting.

The floodplains should be kept free from new development.



AREA 6 *The Hangers*

General Description

A diverse landscape of steep wooded slopes, narrow valleys, hills, enclosed fields and woodland pasture are of significant ecological importance. Maintained hedgerows along the roads and lanes are common, although unmaintained understorey vegetation and trees along the sunken lanes are a particular and dramatic feature of the area. Settlements are few and widely dispersed. Roads generally cross the area from east to west running up through gaps in the scarp slopes.

The majority of this area lies within the East Hampshire AONB.



Characteristics

a. Landscape

The very steep and occasionally precipitous chalk and Greensand scarp slopes form long parallel escarpments of unique importance.

The almost continuous cover of predominantly deciduous woodland mainly comprising Beech with some Yew together with Ash, Field maple and Holly forms a distinctive 'hanging woodland' feature.

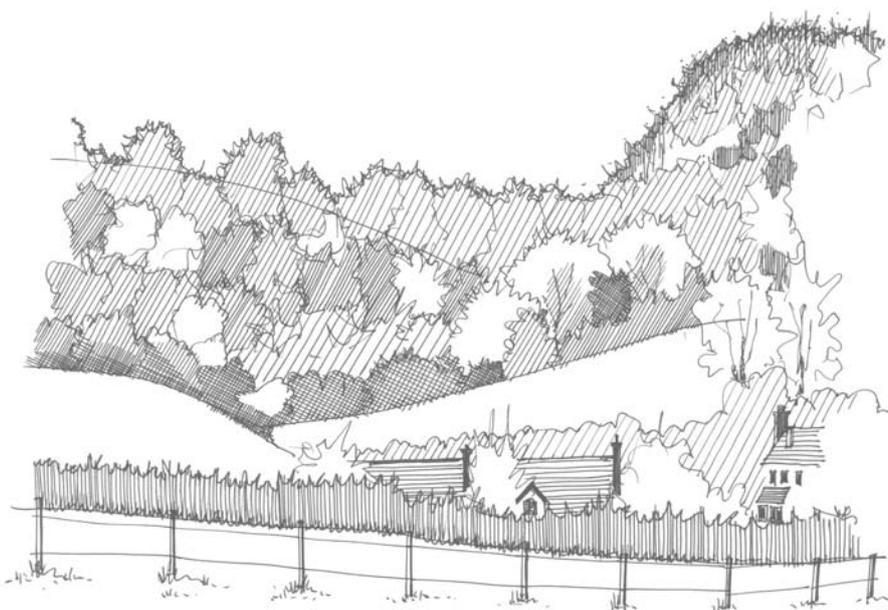
The wooded escarpment forms a dramatic backcloth to the undulating lowland landscape of the Western Weald to the east.

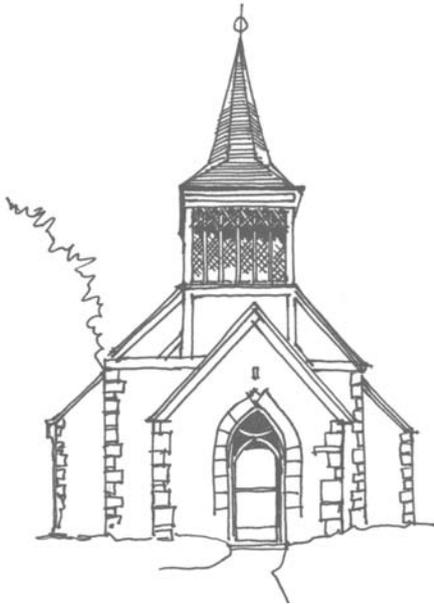
An area of strong contrasts - from places with a secluded 'secret' intimate character to other more elevated points with spectacular panoramic views.

The whole hanger woodland system is of considerable ecological importance and includes areas of semi natural and replanted woodland, SSSI's, and National Nature Reserves.

The narrow network of lanes are frequently sunken and lined by substantial vegetation. Limited or difficult access with infrequent narrow or single track lanes.

Farms and farm buildings are generally well scattered and distant from the lanes and roads. They do not form conspicuous elements within the wider landscape.





b. Settlements

Small hamlets and villages are scattered sparsely throughout the area.

The wooded escarpment forms a dramatic landscape backcloth to most settlements and farms.

Traditionally buildings in villages have small front gardens or are built up to the pavement of street edge.

Topography has determined that settlements are generally linear in character.

There are three villages designated as Conservation Areas.

c. Buildings

Buildings are generally two storey and domestic in scale.

Limited range of building styles and materials; traditionally timber framed with malmstone, often with brick dressings are particularly important.

Local building materials are particularly prevalent. There are a large number of Arts and Craft style buildings in the area between Petersfield and the Hangers, built in these materials (i.e. Ashford Chace).

Where buildings have been coloured they are usually of a muted limewash and rendered or painted .

Roofing materials are usually thatch or tile; slate is not common. Tall brick chimneys are important.



Where buildings are in brick they are invariably rendered or display the characteristic Victorian red and blue pattern.

Dramatic landscape forms a backcloth to settlements and farm buildings.

Building walls of local stone or brick are common especially within settlements and enclose small front gardens.

Design Implications

New development should reflect the characteristic colours, textures and materials of the original settlements of the area.

Development should adopt a similar density to that in existing villages. Buildings should be two storey and face on to the road.

Sites for new development must reflect the traditional form of settlements and recognise how they relate to their landscape setting. The impact of topography upon the form of the settlement should be acknowledged.

Ensure that no new development occurs on the skyline or on ridges. New buildings should respond to contours and the natural form of the land.

Ensure that engineering works do not straighten or change the character of the network of lanes. The sunken lanes are important and must be protected.

Maintain the linear form of settlements by limiting backland development and emphasising the existing street pattern.

Within settlements, buildings should be located close to the street with small front gardens enclosed by walls or hedges.

Retain trees and hedges to maintain the enclosed character of the landscape and integrate buildings.

Any new development should be small scale, informal and dispersed in small groups. Infilling development could erode the character of the settlements.

Large agricultural buildings should be carefully designed to minimise their bulk and sited to minimise their impact upon the landscape.



Landscape Character Areas in East Hampshire

Introduction

In 1996 English Nature and Countryside Commission introduced the concepts of Natural Areas and Character Areas in their document 'The Character of England'. The Countryside Commission intended that the character approach 'will set the scene for development planning and development control, complementing its work on designing the countryside'. This should assist those who make decisions about Structure and Local Plans.

The Approach

The approach adopted was that advocated by the Countryside Commission and focuses upon the recognition of the intrinsic character of the landscape and not its quality. In order to do this it initially considered those elements which combine to produce distinctive 'Landscape Types'. This is a generic term for a landscape of consistent character and may be repeated across the District without being specific to a particular geographical location.

In planning it is important to understand the landscape character of areas so that appropriate policies or actions can be applied at a local level. Landscape Character Areas have been identified which, although embracing areas with differing qualities, do have a coherent and recognisable local identity or 'sense of place'.

Landscape Character Areas

The results of the work are shown on Plan 2. Twenty eight Character Areas were identified and there follows a brief description for each area. The following qualities have been important in defining these areas:-

- topography and landform
- vegetation cover, its character, quality and importance
- farming pattern
- settlement pattern
- degree of tranquillity, remoteness
- degree of openness or enclosure
- character of the road network and how it relates to topography
- homogeneity of the landscape character
- presence of ecological, historical and archaeological features

Character Areas

1. Southern Woodlands

Gently undulating area with significant areas of conifer plantations and deciduous woodlands.

2. Blendworth Slopes

Gentle south sloping area with an open rural quality - characterised by arable and pasture. Varied tree cover.

3. Chalton Down

Open rolling downland characterised by large arable fields. Infrequent hedgerows or trees.

4. Catherington Down

Diverse landscape with downland valley pasture and arable farmland to the south.

5. South Downs

Dramatic chalk landscape consisting of open downland, woodland and steep scarp slopes.

6. East Meon Valley

Predominantly arable farmland within a valley defined by steep scarp slopes. Contains the source of the River Meon.

7. Buriton

An open landscape of mixed farmland with hedgerows, trees and small woodlands lying beneath the South Downs scarp slopes.

8. Valley of A272

Distinct dry chalk valley characterised by large arable fields and pasture defined by significant woodland areas.

9. South of Petersfield

Low lying flat to gently undulating area in mixed arable and pasture. Characterised by large fields and small but frequent small woods.

10. Froxfield and West Tisted Plateau

Elevated clay plateau, open landscape characterised by large arable fields. Trees significant but usually in hedgerows.

11. Newton Valence

Complex area of ridges and valleys. Enclosed intimate quality. Significant woodland blocks characterise the area.

12. Lower Farringdon and East Tisted Valley

Characterised by wooded hills and valleys of the parkland landscapes of Rotherfield Park, Pelham Place and Chawton House.

13. Ropley Valley

The valley is characterised by undulating landform, narrow lanes and large mainly arable fields.

14. Bentworth Plateau

This elevated clay plateau is characterised by large arable fields and woodlands, copses or trees in hedgerows.

15. Northern Wooded Downland

This embraces an area of substantial woodland, high ground and deeply cut dry valleys. Open rolling arable farmland is a feature to the south of the area.

16. Four Marks High Ground

Partly embracing the high clay plateau. It is characterised by locally significant trees and pasture.

17. Worldham Plain

Open exposed landscape with large arable fields and visually insignificant hedgerows and infrequent trees.

18. Froyle Slopes

Broad scale open rolling arable landscape, sloping gently south to the valley of the River Wey.

19. Valley of the River Wey

Shallow valley largely down to pasture and meadows.

20. Alice Holt Forest

Extensive mixed woodlands with open wood pasture.

21. North of Headley

Area characterised by a complex landscape with rolling undulating landforms, sunken lanes and extensive tree cover.

22. Woolmer Forest

Dry heathland, gently undulating characterised by pine and birch forests and open heath.

23. Bramshott Vale

Complex area of undulating topography, small fields and sunken lanes.

24. Ludshott and Bramshott Commons

Dry open heathland and dense pine and birch woodland.

25. Hill Brow Ridge

Distinct heavily wooded high ground characterised by conifer and deciduous species.

26. Greensand Hangers

Generally east facing, heavily wooded scarp slopes of diminishing prominence to the north.

27. Central Farmland

Distinct mixed agricultural area. Gently undulating with hedgerow, hedgerow trees and many small woods.

28. The Hangers

Heavily wooded east facing steep slopes with woodland pasture. Area of ecological importance.

Further Information

The Wildlife Conservation Plan for East Hampshire

Landscape character and biodiversity are intrinsically linked. All landscapes have resulted from the complex relationship between geology, vegetation and human interaction and so to preserve landscape character one must conserve where possible and enhance biodiversity.

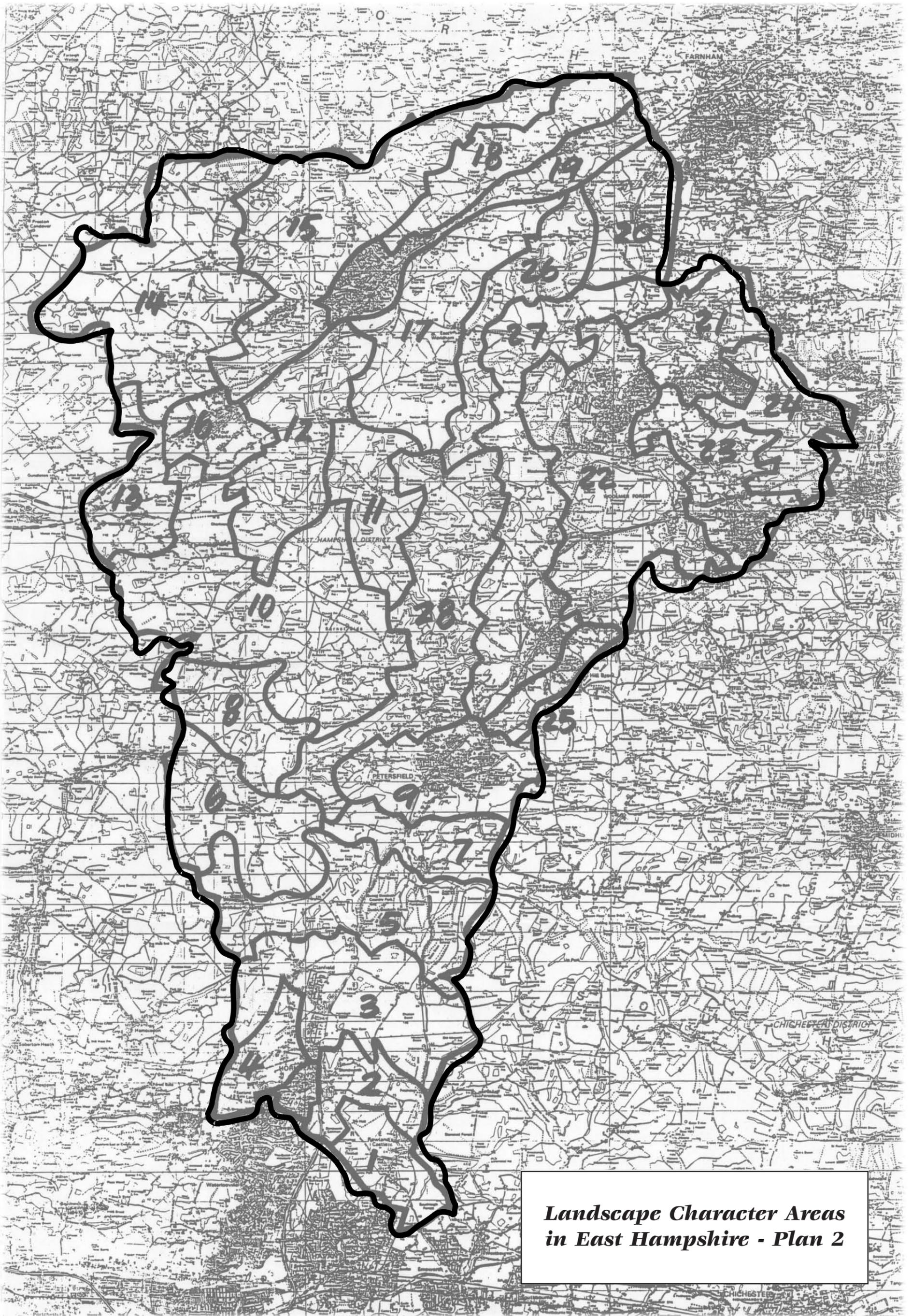
The Wildlife Conservation Plan for East Hampshire attempts to achieve this objective by ensuring that the landscape character assessments do play an important role in identifying issues and targetting subsequent action.

Please refer to this document for more detailed prescriptions relating to biodiversity and landscape character.

Further countryside design advice relevant to your development ideas maybe available in a Village Design Statement. You should check with your Parish Council or with the Planning Department.

If you want advice about your proposals for development in the countryside you should contact the Planning and Development Department of East Hampshire District Council at Penns Place, Petersfield GU35 4EX. Telephone 01730 266551.

If you have any queries regarding the Countryside Design Summary you should contact the Heritage Team in the Planning and Development Department of East Hampshire District Council. Telephone 01730 234215.



***Landscape Character Areas
in East Hampshire - Plan 2***