

**E. Local Area reports**

**Local Areas:**

**2b.1 Bentworth Clay Plateau, 2b.2 Upper Wield Clay Plateau, 2b.3 Beech Clay Plateau, 2b.4 Hattingley Clay Plateau, 2b.5 Medstead Clay Plateau, 2b.6 Chawton Park Clay Plateau, 2b.7 Four Marks and Hawthorn Clay Plateau, 2b.8 Monkwood Clay Plateau**

**LCA map:**

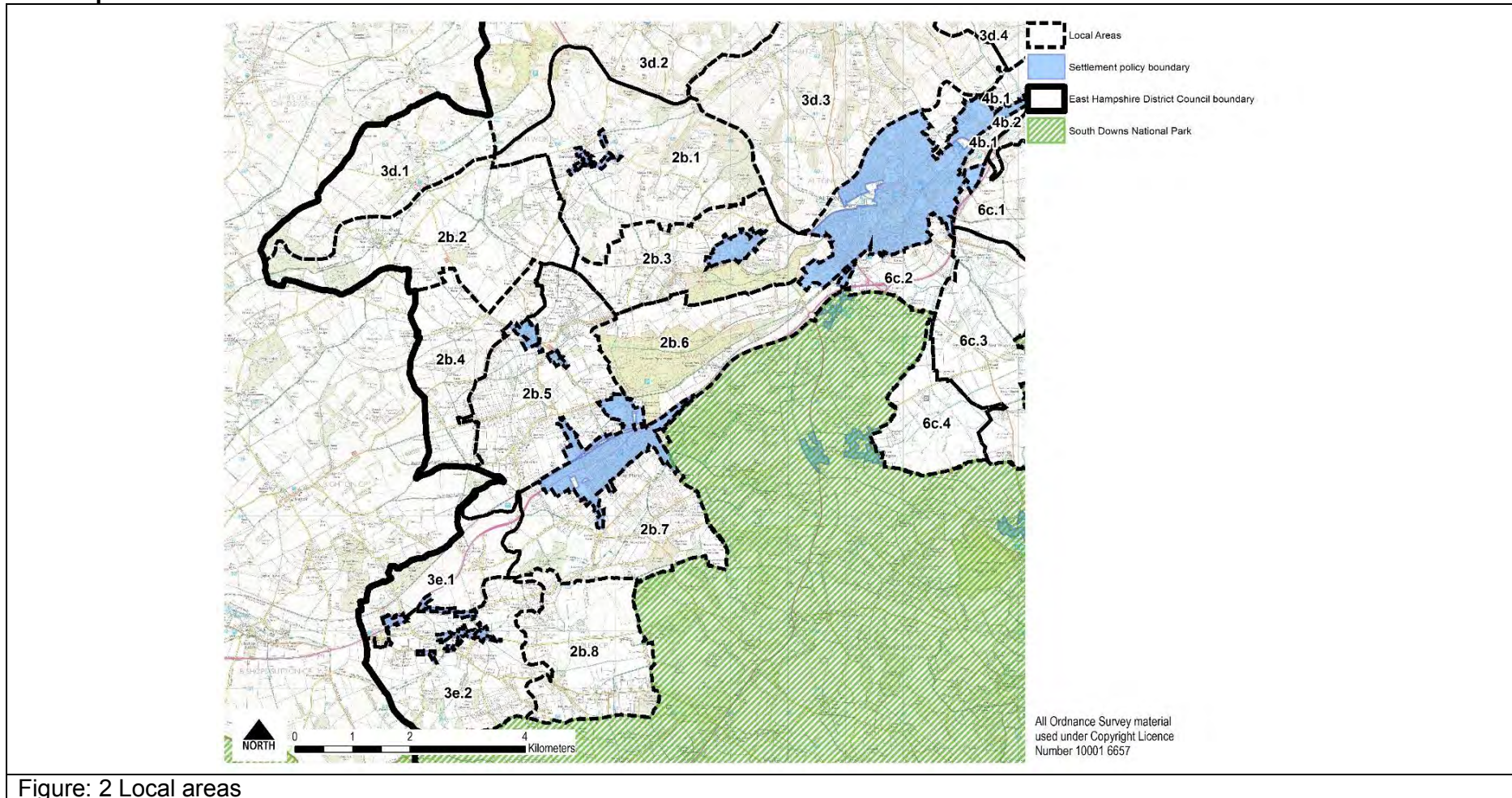


Figure: 2 Local areas

**East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA2b Four Marks Clay Plateau**  
**Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 3f Wey Valley, LCA 6a East Hampshire Wooded Downland Plateau, LCA 7d Bighton and Bramdean Downs,**  
**Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA C1 Foxfield Clay Plateau**  
**Adjacent: Basingstoke and Deane Landscape Assessment 2001 (BDLCA): LCA 20 Candover Valley**  
**Adjacent: Winchester District Landscape Character Assessment (WDLCA): LCA 10 Bighton Woodlands; LCA 11 Bramdean Woodlands**

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

- Large tracts of elevated gently undulating countryside.
- A predominantly pastoral farmland landscape with some arable fields.
- Varying enclosure - open and exposed in higher plateau areas with occasional long views, with a more enclosed landscape in relation to woodland cover.
- Survival of original pre-1800 woodland and presence of oak as a key species in hedgerows and woodland.
- Areas of original pre-1800 woodland (Old Down Wood, Chawton Park Wood, Bushy Leaze Wood) which provide enclosure, biodiversity interest and textural contrast.
- Woodland and hedgerow tree cover, which creates seclusion and enclosure and helps integrate built development
- Varied field pattern including irregular blocks of fields are evidence of 15th –17th century enclosure and a more regular field system represents 18th and 19th century enclosure.
- Limited settlement comprising dispersed farmsteads and occasional small nucleated villages/hamlets with church spires forming distinctive landscape features.
- Settlement includes isolated farmsteads of 18-19th century and of medieval origin and small nucleated villages of medieval origin (Medstead and Bentworth) and a higher settlement density and distinctive pattern of former small-holder plots of more recent origin around Four Marks.
- Narrow, little used lanes bordered by wide verges and ditches and limited rights of way network.
- Small scale historic parkland landscapes, some relating to a history of hunting.
- The existing small historic parklands (at Bentworth, Medstead and Thedden) and former (Chawton Old Park) historic parklands.
- A peaceful and in places a still and empty landscape.
- A landscape dominated by pasture but also with some arable fields, reflecting variations in soil type and including considerable areas of pasture managed by horse grazing.
- Fields of late medieval origin in the north and south of the area with the central part of the character area comprising distinctive planned enclosure of the late 19th century (at Four Marks, Dry Hill and Medstead).

- Ancient woodlands have been replanted, and often comprise a mix of broadleaved and coniferous tree species. The majority are relatively small, although occasional large blocks such as Chawton Park Wood and Bushy Lease Wood occur.
- Occasional areas of neutral grassland and ponds and a relatively intact hedgerow network contribute to the ecological value of the landscape.
- Tree cover creates a secluded and enclosed landscape contrasting with the openness of the arable fields.
- Cut by the A31 but otherwise a network of rural roads cross the area.
- A good rights of way network, including parts of the historic route of the Pilgrim's Way (linking Winchester and Canterbury - much of it now formed by the A31) and St. Swithun's Way between Winchester and Farnham, as well as a network of quiet rural lanes.
- Despite the density of settlement around the A31 at Four Marks this is a peaceful and in places a tranquil and rural landscape.
- Survival of significant blocks of pre-1800 (ancient) woodland provides evidence of medieval and early post-medieval woodland exploitation, e.g. coppicing and charcoal burning.
- Distinctive planned enclosure of late 19th century date, mostly smallholdings associated with post-medieval settlements at Four Marks, Dry Hill and Medstead.
- The character of the rural lanes particularly the hedgerows and grass verges are especially sensitive, to loss as a result of redevelopment of former small- holder plots.
- Small-scale piecemeal character of settlement around Four Marks, Dry Hill and Medstead and the need to avoid over-development of plots and retain enclosing vegetation and boundaries.
- The occasional archaeological monuments (SAMs) - round barrows.
- The agricultural mosaic and especially areas of grazed pasture and need to ensure good management of areas used for horse grazing.
- The quiet rural road network and overall peacefulness of the landscape.
- The A31 corridor and need to retain an open undeveloped rural landscape, along the road corridor, for example between Four Marks and Alton.
- Woodland in the upper valley slopes form wooded skylines in places.(HCICA)
- Historical association with clay pits and brick kilns and distribution of early brick buildings from locally sourced clay. Some evidence of dew ponds. (HCICA)
- Intervisibility varying with location, linear views possible within the lower valley slopes, contained by landform and the strong tree and hedgerow structure, and more extensive across the valley from higher ground (BDLCA)
- Views are often long but enclosed by woodland and undulating topography. (WDLCA)

Landscape strategy and key sensitivities and guidelines:

- **The overall strategy should be to conserve** the peaceful rural landscape of the Four Marks Clay Plateau, maintaining the rural character created by the unifying woodland/tree cover and farmland mosaic.
- Conserve the original pre-1800 woodland, tree cover, hedgerows and hedgerow trees which provide enclosure in this landscape and form a strong landscape pattern and important wildlife network.
- Conserve the current density of settlement, quiet roads and consequent peaceful and in places rural character of the landscape.
- The form of settlements should be perpetuated by limiting backland development, emphasising the existing street pattern and retaining the loose dispersed pattern. Seek to avoid redevelopment of smallholder plots with buildings of greater size/massing and incongruous (sub)urban style.
- Conserve and enhance the soft boundaries and verges of the small plots (Four Marks, Dry Hill and Medstead) particularly frontages along rural lanes. Ensure retention of existing native hedges as well as beech/laurel hedges and associated grass verges. Seek to limit construction of hard or ornamental boundaries fencing which create a more urban character.
- Maintain individual settlement identity and limit linear expansion and infilling between existing settlements e.g. Beech and Medstead, and Medstead to Four Marks. Retain an undeveloped rural road corridor along the A31 and important open gaps, for example between Alton and Four Marks.
- Avoid road 'improvements' and addition of signage that would alter the rural character of the quiet lanes.
- Conserve the varied open and panoramic views throughout the area. (WDLCA)
- Conserve the sheltered, wooded views throughout the area. (WDLCA)
- Ensure the settlement edge of Four Marks does not encroach into the area (SDILCA)
- Conserve views to church spires and their open setting which provide a point of reference in the landscape (SDILCA)

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

- 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
- Threats: Reordering field boundaries undermining connections to ancient countryside enclosures. The small field patterns around Four Marks and Medstead are particularly vulnerable to pony paddock use and boundary loss and change from small scale backland development.
- Threats: Insensitive responses to traffic management issue exempl e.g. at settlement entrances. Elevated landscape character may make it visually vulnerable to impact of tall structures.
- Threats: Although no major development is very unlikely to be proposed in this landscape, many of the small settlements in the north and south have had very little or no modern development and therefore more susceptible to change in character with any modern infill development or extensions. Four Marks and Monkwood and Medstead areas have been subject to substantial changes over the last 150 years and there have the most SHLAA sites in the character area. Change of use and domestication of existing farmsteads, and

farmland to residential use with gardens and horse paddocks especially west of Alton and around Four Marks. Pressure could grow in the northern and southern half of the character area where marginal economic farming conditions on heavy clay soils and desirability of living in the National Park may result in more farm to residential conversions.

- Threats: Loss of the historic character of settlements, farms and lanes.

Local Area: 2b.1 Bentworth Clay Plateau

Local Area map:

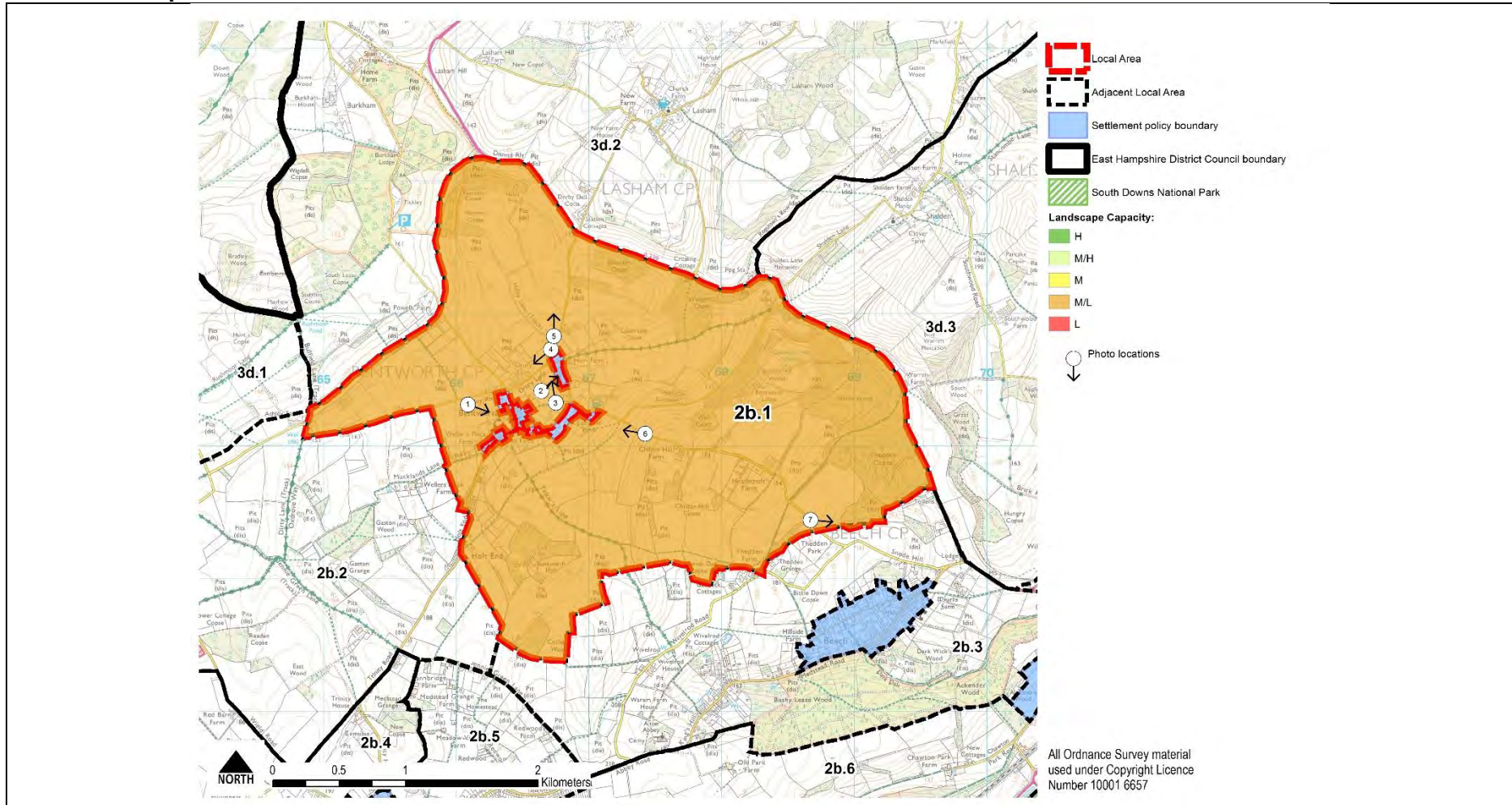


Figure: 2b.1 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:

The local area forms part of the elevated gently undulating countryside of the Clay Plateau which continues and rises southwards to the settlement of Four Marks. It comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads, and surrounds the small rural settlement of Bentworth. The area is crossed by a number of rights of way and is characterised by a good structure of mature hedgerows, trees and woodland blocks with irregular and linear boundaries and long views across undulating countryside to wooded skylines and some long views to the elevated downland mosaic landscape in the north and to the Wey valley, Alton and the SDNP in the east. The gently undulating topography reaches 190m AOD in the south-west with a series of high points across the area. The area's north-east and eastern boundary is formed by the A339. The southern and western boundary follows woodland edges, hedge lines and rural lanes. The north-western boundary follows the 150m contour with no particular feature on the ground.

Local area 2b.1 Bentworth Clay Plateau forms part of the setting of the Bentworth conservation area.

For more detail refer to record sheets.



**Photographs:**



*Photo 1: View over area from PRow connecting from Ashley Road to Church Street looking east to the settlement edge (western area) of Bentworth with church spire in view*



*Photo 2: View over area from PRow connecting from Church Street to Drury Lane looking east to the settlement edge (eastern area) of Bentworth*



*Photo 3: Long view over area from PRow connecting from Station Road to Church Street looking north to wooded horizon*



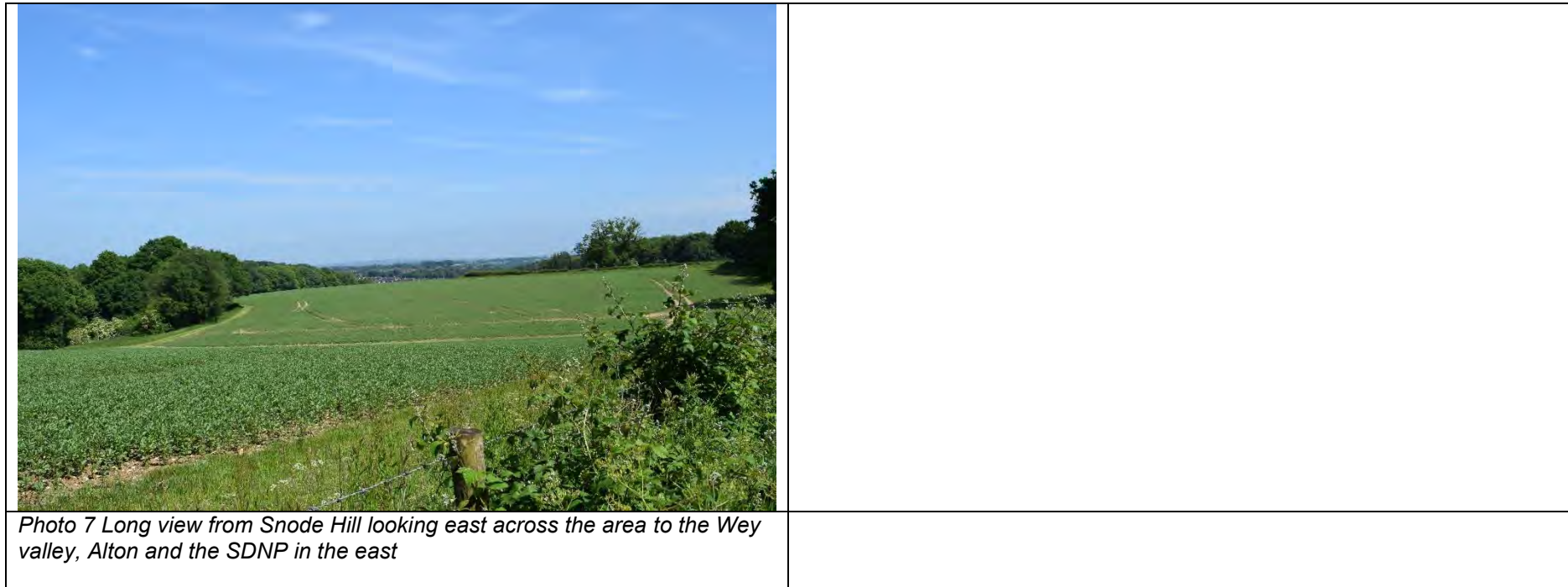
*Photo 4: View over area from PRow connecting from Station Road to Drury Lane looking south-west to wooded horizon*



*Photo 5: Long view over area from layby off Station Road looking north to elevated downland mosaic landscape and large scale buildings within Lasham Airfield (within local area 3d.2)*



*Photo 6: View over the area from Snode Hill looking north-west towards Bentworth village's southern settlement edge*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium/high**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Local views from edges of Bentworth conservation area
- Long views (including panoramic views) from high ground within the area across undulating countryside to wooded horizons including across the elevated downland mosaic to the north
- Long views from the southern edge of the area to the Wey valley, Alton and the SDNP in the east
- An area with a strong rural character with expectations of scenic beauty

- Positive views to Bentworth church spire (although its visibility is limited by trees)
- Existing structure of woodland and hedgerows is generally strong, this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium / high**

- Elevated gently undulating countryside with high ground in the south-west reaching 190m AOD with a series of high points across the area
- Numerous small disused pits scattered across the area
- Areas of common land/open access at Bentworth and Holt End
- A strong pattern of woodland cover and hedgerows provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A mosaic of fields and woodland blocks with irregular and regular boundaries and a strong hedgerow network creates a unified landscape
- Numerous SINC's and blocks of semi-natural ancient woodland and ancient replanted woodland fall within the area
- Wood pasture and parkland at Bentworth Lodge and Bentworth Hall
- Low density of dispersed settlement with vernacular buildings including farmsteads with associated barns and cottages
- Local area surrounds the small rural settlement of Bentworth set on a small hill with a large part of the village designated a conservation area
- Bentworth village is surrounded by small pasture/grass fields bound by hedgerows which contributes to rural setting of the village and conservation area
- Open fields contribute to setting of a number of listed buildings within the area including the cluster within Bentworth focused within the conservation area. Church of St Mary, Hall Farmhouse and Chapel Immediately West of Hall Farmhouse are all II\*.
- 2 Historic parks (listed on Hampshire Register of Historic Parks & Gardens) fall within the area
- Generally tranquil area with quiet roads and few detractors

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

**4. Wider Landscape Sensitivity: Medium**

- Surrounds the small rural settlement of Bentworth with some limited suburban influences from modern development within the village
- Not immediately adjacent to any large settlement areas

- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending and rising southwards to Four Marks
- Characteristic long views from high ground

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

6. **Landscape Value: Medium**

- Contains numerous listed buildings with a concentration at Bentworth settlement including 3 grade II\* buildings
- Contains numerous SINCs
- Contributes to setting of Bentworth conservation area
- Contains 2 historic local parks/gardens of local interest

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns including small scale field pattern around Bentworth settlement
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) across undulating countryside to wooded skylines
- Loss and erosion of historic landscape features including parkland at Bentworth Hall and Bentworth Lodge
- Impacts on landscape setting of Bentworth village and designated features
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views (including panoramic views) across undulating countryside to wooded skylines
- Impacts on views from the Bentworth conservation area
- Impact on rural views from PRow network and rural lanes
- Impact on scenic quality of the area including its strong rural character

### **Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Erosion of the rural setting of Bentworth settlement including loss of the characteristic surrounding small scale field pattern
- Loss of rural, predominantly unsettled character away from the rural village
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development

### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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
- Encourage extending screening to existing intrusive large scale buildings at Lasham Airfield in adjacent local area 3d.2

### **Conclusion and recommendations and potential capacity of local area**

Local area 2b.1 has a medium/low capacity, constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the rural settlement of Bentworth. There are views to and across the area from public rights of way, rural lanes and elevated ground within the downland mosaic character area to the north around Lasham. The local area has a clear sense of history and offers long reaching and panoramic views across undulating countryside including to the Wey Valley, Alton and the South Downs National Park to the east. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

Local Area: 2b.2 Upper Wield Clay Plateau

Local Area map:

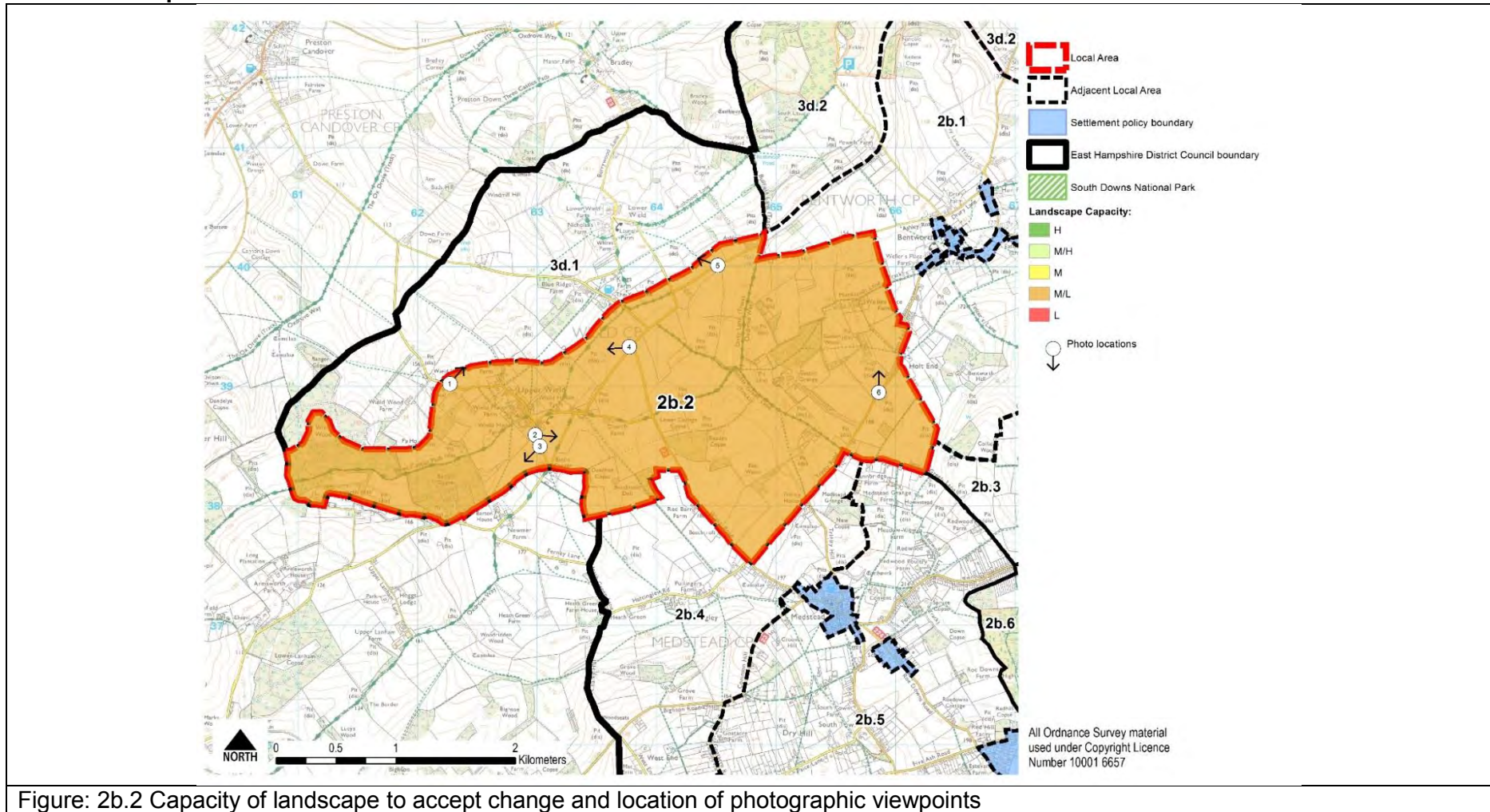


Figure: 2b.2 Capacity of landscape to accept change and location of photographic viewpoints



**Local area description:**

The local area forms part of the elevated gently undulating countryside of the Clay Plateau which continues and rises southwards to the settlement of Four Marks. It comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads, and surrounds the small rural settlement of Upper Wield. The area is crossed by a number of rights of way including Three Castles Path and Oxdrove Way long distance paths and is characterised by a good structure of mature hedgerows, trees and woodland blocks with irregular and linear boundaries and long views across the Candover Valley to the north and midrange and short views across farmland enclosed by woodland and hedgerows. The gently undulating topography reaches 190m AOD in the south. The area's northern boundary broadly follows the 150m AOD contour without any particular features on the ground and largely crosses open fields and woodland and crosses close to the small rural settlement of Lower Wield. The eastern, western and southern boundary follows woodland edges, hedge lines and rural lanes with the western end following the District boundary.

Local area 2b.2 Upper Wield Clay Plateau forms part of the setting of the Upper Wield conservation area.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: Long view out of area from lane east of Wield Wood Lodge to the Candover Valley to the north*

*Photo 2: View over area from lane running south from Upper Wield village looking east*



*Photo 3: View over area from lane running south from Upper Wield village looking west*



*Photo 4: View over area from Ox Drove Way (lane) looking west*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW and Three Castles Path and Oxdrove Way long distance paths and National cycle route 23 connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Local views from edges of Upper Wield conservation area
- Long views (including panoramic views) across the Candover Valley to the north
- Midrange and short views within area across farmland enclosed by woodland and hedgerows
- Area potentially forms part of the skyline in views from the Candover Valley to the north
- An area with a strong rural character with expectations of scenic beauty

- Existing structure of woodland and hedgerows is generally strong, this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium / high**

- Elevated gently undulating countryside with high ground in the south reaching 190m AOD
- Numerous small disused pits scattered across the area
- Small area of common land at Holt Green in east
- A good pattern of woodland cover and hedgerows provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A mosaic of fields and woodland blocks with irregular and regular boundaries and a strong hedgerow network creates a unified landscape
- Numerous SINCs and blocks of semi-natural ancient woodland and ancient replanted woodland fall within the area
- Low density of dispersed settlement with vernacular buildings including farmsteads with associated barns and cottages
- The small rural settlement of Upper Wield, with predominantly a linear settlement pattern, falls within the area with a large part of the village designated a conservation area
- Upper Wield is surrounded by small pasture/grass fields bound by hedgerows and small woodland blocks and strips which contributes to rural setting of the village and conservation area
- Open fields/green open spaces contribute to setting of a number of listed buildings within the area including the cluster within Upper Wield focused within the conservation area. Church of St James is Grade I listed.
- Generally tranquil area with quiet roads and few detractors

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

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

- The small rural settlement of Upper Wield falls within area surrounded by small pasture/grass fields bound by hedgerows and small woodland blocks and strips which contributes to rural setting of the village
- Not immediately adjacent to any large settlement areas
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending and rising south-eastward to Four Marks
- Characteristic long views

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

**6. Landscape Value: Medium**

- Contains numerous listed buildings with a concentration at Upper Wield settlement including the Grade I listed Church of St James
- Contains numerous SINCs
- Contributes to setting of Upper Wield conservation area
- Crossed by Three Castles Path and Oxdrove Way long distance paths and National cycle route 23

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns including small scale field pattern around Upper Wield settlement
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic views (including panoramic views)
- Impacts on landscape setting of Upper Wield and designated features
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic views (including panoramic views)
- Impacts on views from the Upper Wield conservation area
- Impact on rural views from PRow network and rural lanes
- Impact on scenic quality of the area including its strong rural character

**Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Erosion of the rural setting of Upper Wield settlement including loss of the characteristic surrounding small scale field pattern
- Loss of rural, predominantly unsettled character away from the rural village
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development

#### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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

#### **Conclusion and recommendations and potential capacity of local area**

Local area 2b.2 has a medium/low capacity, constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the rural settlement of Upper Wield. There are rural views to and across the area from public rights of way, rural lanes including the Three Castles Path and Oxdrove Way long distance paths connecting across the area. The local area has a clear sense of history and offers long reaching and panoramic views across undulating countryside to the Candover Valley to the north. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

Local Area: 2b.3 Beech Clay Plateau

Local Area map:

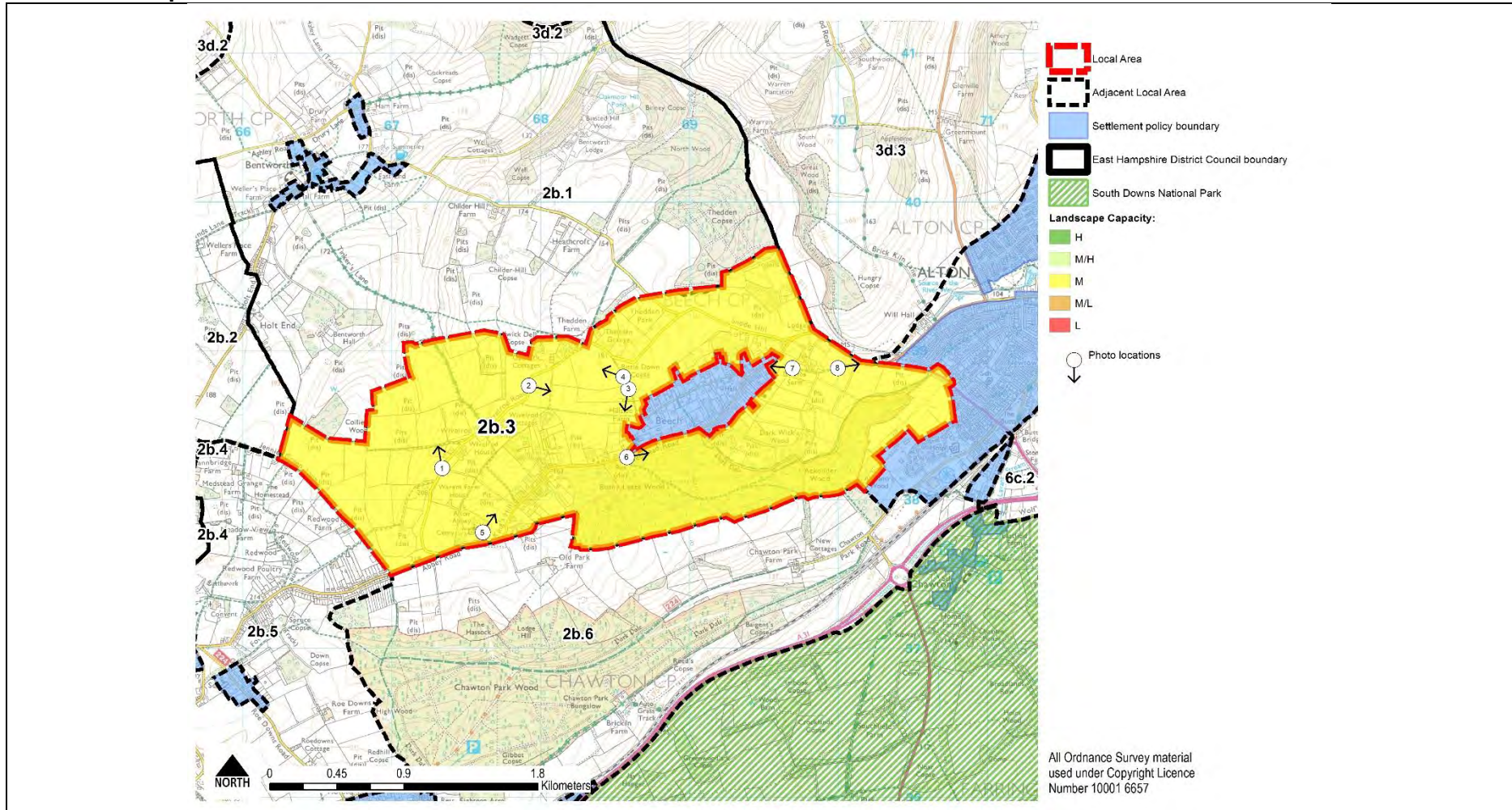


Figure: 2b.3 Capacity of landscape to accept change and location of photographic viewpoints



**Local area description:**

The local area forms part of the elevated gently undulating countryside of the Clay Plateau which continues and rises westwards to the settlement of Four Marks and Medstead. It comprises an area of arable and pasture fields and a significant area of woodland (Bushy Leaze Wood) with a low density of scattered farmsteads and a small area of low density settlement in an elevation position at King's Hill, and surrounds the main settlement of Beech. The area is crossed by a number of rights of way and is characterised by a good structure of mature hedgerows, trees and woodland blocks and long views from high ground across undulating countryside to wooded skylines and some long views to the Wey Valley, Alton and the SDNP in the east. The gently undulating topography reaches 215m AOD in the west forming part of the higher plateau with Beech village situated on the lower slopes of a linear dry valley with its north-western end on higher ground. The area's eastern boundary is formed by the A339. The southern boundary follows Abbey Road, hedge lines, woodland edges and the settlement edge of Alton at the eastern end which is defined by a generally good landscape edge. The western boundary follows Jennie Green Lane and the northern boundary largely follows hedge lines and woodland edges between Jennie Green Lane and the A339.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: Long view across area from Wivelrod Road to wooded horizon looking north*



*Photo 2: Long view across area from Wivelrod Road with partial view of hills within the SDNP in the distance*



*Photo 3: View from the PRow running north of Beech village looking south to Bushy Leaze Wood forming the skyline*



*Photo 4: View from the PRow running north of Beech village looking north to Thedden Farm in wooded setting*



*Photo 5: Long view through gate at entrance to Alton Abbey looking north-east*



*Photo 6: Enclosed view down Medstead Road through Beech village looking east*



*Photo 7: View from PRoW near Wyards Farm looking west*



*Photo 8: View from PRoW near Wyards Farm looking east to hills within 3d.3*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Long views (including panoramic views) from high ground within area across undulating countryside to wooded skylines including to the north across local area 2b.1
- Long partial views from high ground in the north to the Wey Valley, Alton and the SDNP in the east
- An area with a rural character with expectations of scenic beauty

- Potential limited long distance views to the high ground within the area from the Wey valley, valley sides Alton and the SDNP to the south-east
- Existing structure of woodland and hedgerows is generally strong this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium**

- Elevated gently undulating countryside rising westwards to a local ridge at the western edge crosses by Wivelrod Road
- Beech village is situated on the lower slopes of a linear dry valley with its north-western end on higher ground
- Numerous small disused pits scattered across the area
- Bushy Leaze Wood is an extensive area of open access woodland in south of local area
- A strong pattern of woodland cover and hedgerows provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A unifying pattern of woodland/tree cover, good hedgerow network and farmland mosaic.
- Numerous SINC's and blocks of semi-natural ancient woodland and ancient replanted woodland fall within the area
- Lowland calcareous grassland in east of local area
- The adjacent settlement of Beech is generally post 1810 in age and its pattern is influenced by the topography. Built form is mixed in style. Away from Beech settlement is predominantly scattered farms.
- Some cultural associations and a limited number of listed buildings fall within the area. Historic garden at Wyards Farm contributes to setting of Grade II\* farmhouse
- 2 Historic parks (listed on Hampshire Register of Historic Parks & Gardens) fall within the area
- Generally tranquil area with quiet roads with limited number of detractors

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

**4. Wider Landscape Sensitivity: Medium**

- Surrounds the small settlement of Beech with some limited suburban influences from modern development within the village. Beech village is well contained by woodland particularly to along its southern edge with the remaining areas having generally good landscape edges which soften the built form
- Urban edge of Alton lies adjacent to the east separated from the area by the A339 and adjacent strong landscape edges
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending north-west and south, with a distinctive topography.

- Characteristic long views from high ground
- Contributes to separation of Beech from Alton and Medstead

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

6. **Landscape Value: Medium**

- Contains a number of listed buildings including 1 grade II\* building
- Contains numerous SINCs
- Contains 2 historic local parks/gardens of local interest
- Extensive area of open access woodland

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the pattern of dispersed farmsteads and remaining vernacular character
- Loss of characteristic long views from high ground within area across undulating countryside to wooded skylines
- Loss and erosion of historic landscape features including parkland/gardens at Thedden Grange and Wyards Farm
- Impacts on landscape setting of Beech settlement and designated features
- Visual impacts of prominent new built form on elevated ground
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views from high ground within area across undulating countryside to wooded skylines
- Impact on rural views from PRoW network and rural lanes
- Impact on scenic quality of the area including its strong rural character

### **Potential effect on key settlement characteristics**

- Erosion of the pattern of dispersed farmsteads
- Erosion of the distinctive topography and wooded character of the dry valley in which Beech village is situated which contributes to its setting
- Loss of the pattern of small/medium sized pasture/grass fields around the settlement edges which contributes the setting of Beech
- Loss of rural, predominantly unsettled character away from the Beech village
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Loss of separate identify of settlements resulting from the coalescence of Beech, Alton and Medstead

### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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 including encourage planting native broadleaved species to replace coniferous species
- 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

### **Conclusion and recommendations and potential capacity of local area**

Local area 2b.3 has a Medium capacity. The capacity of the area is constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the settlement of Beech, which includes the distinctive topography and wooded character of the dry valley in which the settlement is situated. The area is also constrained by the contribution it makes to the separation of the settlements of Beech, Alton and Medstead. There are views to and across the area from public rights of way, rural lanes including from the Wey valley/valley sides, Alton and the SDNP to the south-east to the elevated ground in the north of the local area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside including to the Wey Valley, Alton and the South Downs National Park to the east. It is possible that a small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Extending development further up the dry valley sides around Beech village, for example, is likely to cause landscape or visual harm. The local area should otherwise remain generally undeveloped.



Local Area: 2b.4 Hattingley Clay Plateau

Local Area map:

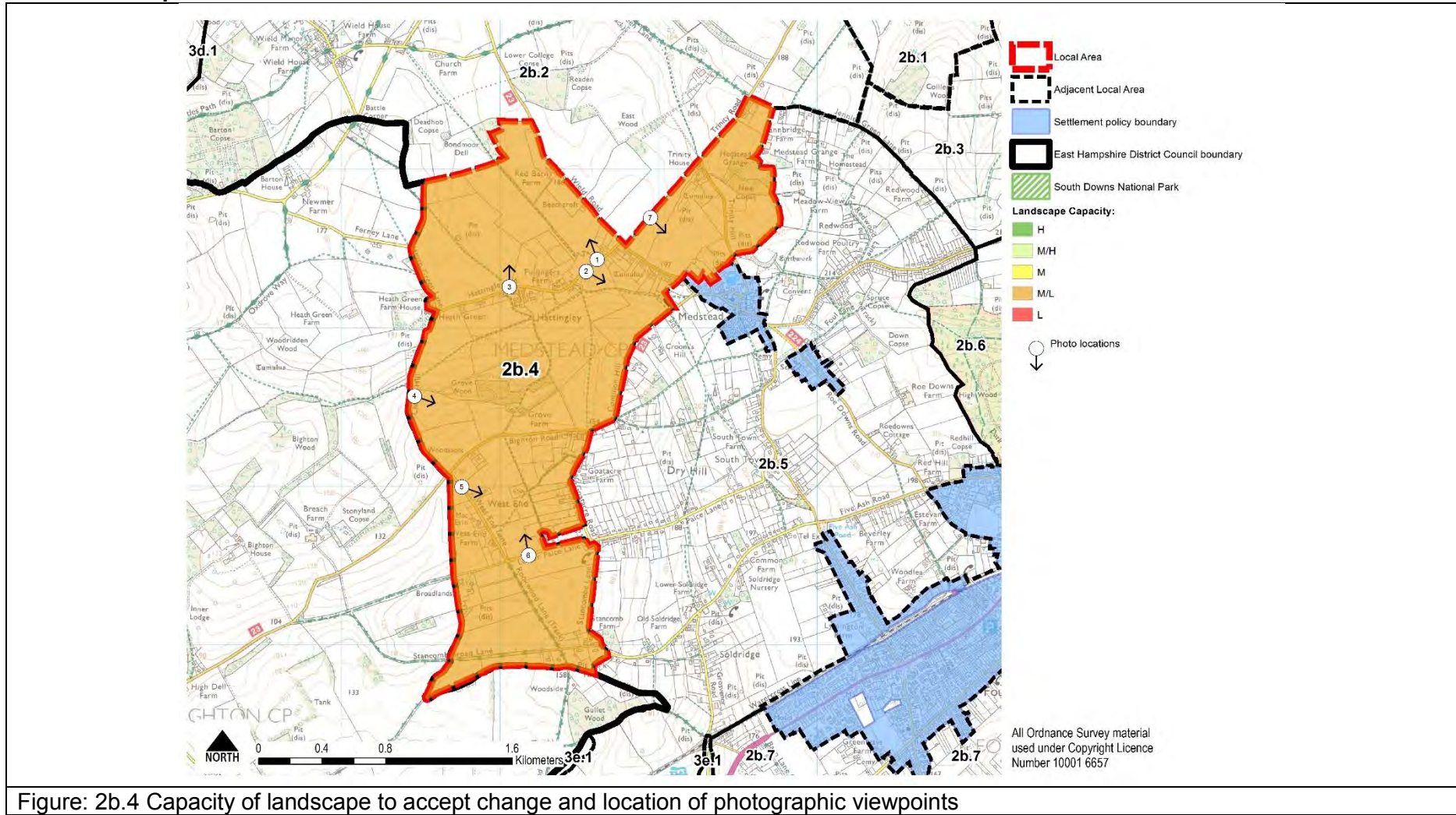


Figure: 2b.4 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of the western edge of the elevated gently undulating countryside of the Clay Plateau which continues to the east, north and south. It comprises an area of arable and pasture/paddock fields and some woodland blocks with a low density of scattered farmsteads and some recent linear settlement strung along roads in a linear form in generous garden plots backing onto open countryside. Adjacent to the west lies the small settlement of Medstead which is a small nucleated village with linear settlement radiating from the compact centre. The area is crossed by a number of rights of way and is characterised by a good structure of hedgerows, mature trees and some woodland blocks and long rural views from high ground in the north, notably from Chalky Hill and Common Hill, across undulating countryside and to hills within the SDNP in the south. The gently undulating topography rises from 125m AOD in the south-west up to 190m AOD in the north. The area's eastern boundary is formed by rural lanes, the northern settlement edge of Medstead and hedge lines and woodland edges. The area's northern edge follows rural roads, hedge lines, woodland edges and crosses an open field to the north of Medstead. The western and southern boundary is formed by the District boundary following rural roads, hedge lines and woodland edges.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: Long view across area from PRow north-east of Pullingers Farm looking north*



*Photo 2: View across area from field gate on Hattingley Road looking south-east*



*Photo 3: Long view across area from PRow west of Pullingers Farm looking north*



*Photo 4: Long view across area from Chalk Hill looking south-west to hills within the SDNP*



*Photo 5: View across area from West End Lane looking south-east*



*Photo 6: View across area from Lower Paice Lane looking north*

	
<p><i>Photo 7: View across area looking south to Medstead village's northern settlement edge from PRow crossing open arable field connecting from Wield Road to Trinity Hill</i></p>	

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PRow connecting across the area and from the National Cycle Route 23, although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Long views (including panoramic views) from high ground in the north, notably from Chalky Hill and Common Hill, across undulating countryside including to hills within the SDNP in the south
- An area with a rural character with expectations of scenic beauty
- Existing structure of woodland, trees and hedgerows combined with varied landform creates good opportunities for mitigation

- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium**

- Elevated gently undulating countryside rising from 125m AOD in the south-west up to 190m AOD in the north
- Numerous small disused pits scattered across the area
- A strong pattern of hedgerows with mature hedgerow trees and some woodland blocks within and adjacent to area provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A unifying pattern of varied topography, distinctive parliamentary field pattern with straight boundaries and a good hedgerow network with mature trees
- 2 SINCs and some blocks of semi-natural ancient woodland fall within the area
- Low density of dispersed settlement including farmsteads with associated barns with some recent settlement with houses with a small scale character strung along roads in a linear form set in generous garden plots backing onto open countryside
- Some of the linear settlement pattern originated from after the First World War when the Government encouraged small holdings to be set up with plots of one or two acres with a small 'Colonial' bungalow erected on the plots.
- A limited number of listed buildings fall within the area. Historic garden at Wyards Farm contributes to setting of Grade II\* farmhouse
- A number of historic landscape features including: 2 Scheduled Monument: Bowl barrow 240m south of Trinity House and Bowl barrow 325m west of Towngate Farm; 1 Historic park (listed on Hampshire Register of Historic Parks & Gardens) falls within the area with associated parkland features and the distinctive parliamentary field pattern
- Generally tranquil area with quiet roads with very few detractors

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

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

- Contains some areas of linear settlement which have some limited suburban influences
- The adjacent small settlement of Medstead is generally well contained by good landscape edges
- The local area shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending north east and south, with a distinctive topography and pattern of parliamentary fields.
- Characteristic long views from high ground
- Settlements in area are described as being some of the 'highest' in Hampshire

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

**6. Landscape Value: Medium**

- Contains 2 Scheduled Monuments
- Contains 2 SINCs
- Contains 1 historic local parks/gardens of local interest
- National Cycle Route 23 crosses area

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the pattern of dispersed farmsteads and remaining vernacular character
- Loss of characteristic long views from high ground within area across undulating countryside including to hills within the SDNP
- Loss and erosion of historic landscape features including the Bowl barrow Scheduled Monuments and parkland/garden at Hattingley Farm
- Impacts on landscape setting of Medstead settlement and designated features
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views from high ground within area across undulating countryside including to hills within the SDNP
- Impact on rural views from PRow network and rural lanes
- Impact on scenic quality of the area including its strong rural character
- Loss of distinctive parliamentary field pattern

**Potential effect on key settlement characteristics**

- Erosion of the pattern of dispersed farmsteads
- Loss of rural, predominantly unsettled character away from the existing settlement
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Loss of low density and small-scale character of the existing settlement pattern



#### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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

#### **Conclusion and recommendations and potential capacity of local area**

Local area 2b.4 has a medium / low capacity. The capacity of the area is constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the settlement of Medstead. There are views to and across the area from public rights of way, rural lanes and National Cycle Route 23 crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm including urbanisation of the area. The local area should otherwise remain generally undeveloped.

Local Area: 2b.5 Medstead Clay Plateau

Local Area map:

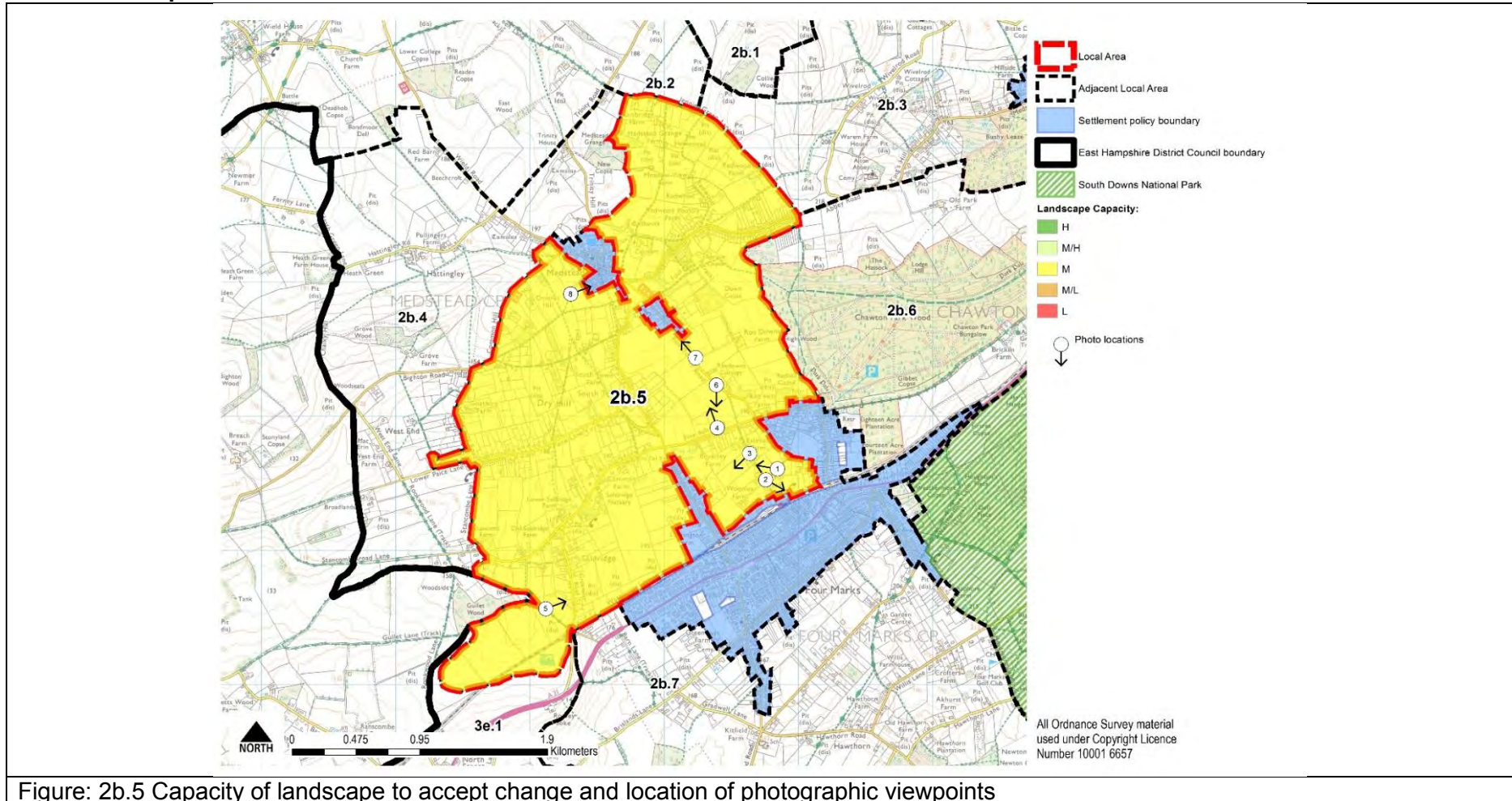


Figure: 2b.5 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of the western area of elevated gently undulating countryside of the Clay Plateau which continues to the west, east, north and south. It comprises an area of pasture/paddock and arable fields and some woodland blocks with a low density of scattered farmsteads and a high proportion of low density recent linear settlement strung along roads in a linear form in generous garden plots backing onto open countryside. Adjacent to the north and south lie the compact centres of the small settlement areas of Medstead and South Medstead from which the linear settlement radiates. The area is crossed by a number of rights of way and is characterised by a good structure of hedgerows, mature trees and some woodland blocks and long rural views from high ground in the north, including from Roe Downs Road, across undulating countryside and to hills within the SDNP in the south. The gently undulating topography rises from 155m AOD in the west up to 215m AOD in the east. The area's eastern boundary is formed by the settlement edge of South Medstead, woodland edges and Jennie Green Lane. The northern and western boundary is formed by rural lanes, the northern settlement edge of Medstead and hedge lines and woodland edges. The southern boundary follows the 150m contour with no particular feature on the ground, the edge of the Watercress Line heritage railway and the settlement edge of South Medstead beyond which lies the built up area of Four Marks.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View from PRow along Boyneswood Lane looking north over paddocks within area*



*Photo 2: View from PRow along Boyneswood Lane looking south over paddocks within area*



*Photo 3: View from PRow along Stoney Lane looking west across area towards housing off Lymington Bottom Road*



*Photo 4: View from Five Ash Road looking north across arable fields within area*



*Photo 5: View from PRoW between Grosvenor Road and Gullet Wood looking east across area*



*Photo 6: Long view from Roe Downs Road looking south across area to hills within the SDNP in distance*



*Photo 7: View from Roe Downs Road looking north across area towards Medstead's settlement edge*



*Photo 8: View from PRow west of Medstead village looking east across area to Medstead's settlement edge*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW connecting across the area and from the National Cycle Routes 23 and 224, although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Views across the area from Watercress Line heritage railway, although trees limit views and views from numerous houses across area
- Long views (including panoramic views) from high ground in the north, including from Roe Downs Road, across undulating countryside including to hills within the SDNP in the south
- Despite the suburbanising effects of linear settlement within the area and its proximity to more built up areas of Medstead/Four Marks the area still retains a strong rural character where there are expectations of scenic beauty

- Existing structure of woodland, trees and hedgerows combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character and limiting positive views.

**2. Landscape Sensitivity: Medium**

- Elevated gently undulating countryside rising from 155m AOD in the west up to 215m AOD in the east
- Numerous small disused pits scattered across the area
- A strong pattern of hedgerows with mature hedgerow trees and some woodland blocks within and adjacent to area provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A unifying pattern of varied topography, distinctive parliamentary field pattern with straight boundaries and a good hedgerow network with mature trees around the linear settlement
- Numerous SINC's and some blocks of semi-natural ancient woodland fall within the area
- Low density of dispersed settlement including farmsteads with associated barns and a high proportion of low density recent settlement with houses with a small scale character strung along roads in a linear form set in generous garden plots backing onto open countryside
- Some of the linear settlement pattern originated from after the First World War when the Government encouraged small holdings to be set up with plots of one or two acres with a small 'Colonial' bungalow erected on the plots.
- A limited number of listed buildings fall within the area.
- A number of historic landscape features including: 1 Scheduled Monument: Medstead camp in grounds of manor house; 1 Historic park (listed on Hampshire Register of Historic Parks & Gardens) falls within the area; sunken lanes and the distinctive parliamentary field pattern; Watercress line historic railways crosses and borders the southern part of local area
- Common land/open access land at The Knapp and Five Ash Pond
- Generally tranquil area with some suburbanising influences

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

**4. Wider Landscape Sensitivity: Medium**

- Contains a high proportion of low density linear settlement with some small business uses which have some suburban influences
- The adjacent small settlement of Medstead is generally well contained by good landscape edges
- The local area shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending north east and south, with a distinctive topography and pattern of parliamentary fields.
- Characteristic long views from high ground
- Settlements in area are described as being some of the 'highest' in Hampshire



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

6. **Landscape Value: Medium**

- Contains 1 Scheduled Monuments
- Contains a number of SINCs
- Some Grade II listed buildings
- Contains 1 historic local parks/gardens of local interest
- National Cycle Route 23 and 224 crosses area
- Local recreational area at Medstead

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the pattern of dispersed farmsteads and remaining vernacular character
- Loss of characteristic long views from high ground within area across undulating countryside including to hills within the SDNP
- Loss and erosion of historic landscape features including the Scheduled Monument
- Impacts on landscape setting of Medstead and South Medstead settlement and designated features
- Impact on views from the Watercress Line
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views from high ground within area across undulating countryside including to hills within the SDNP
- Impact on rural views from PRow network and rural lanes
- Impact on scenic quality of the area including its rural character notably from the potential increased urbanisation of the area
- Loss of distinctive parliamentary field pattern

### **Potential effect on key settlement characteristics**

- Erosion of the pattern of dispersed farmsteads
- Loss of rural, predominantly unsettled character away from the existing settlement
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Loss of low density and small-scale character of the existing settlement pattern

### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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

## **Conclusion and recommendations and potential capacity of local area**

Local area 2b.5 has a medium capacity. The capacity of the area is constrained by its rural and generally tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of the settlements of Medstead and South Medstead. There are views to and across the area from public rights of way, rural lanes and National Cycle Route 23 and 224 crossing the area. The local area has a good sense of history and offers long reaching and panoramic views across undulating countryside from high ground within the area, including to hills within the SDNP in the south. It is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm including urbanisation of the area. Development on the high ground should be carefully considered and it is likely to be visually intrusive. The local area should otherwise remain generally undeveloped.

Local Area: 2b.6 Chawton Park Clay Plateau

Local Area map:

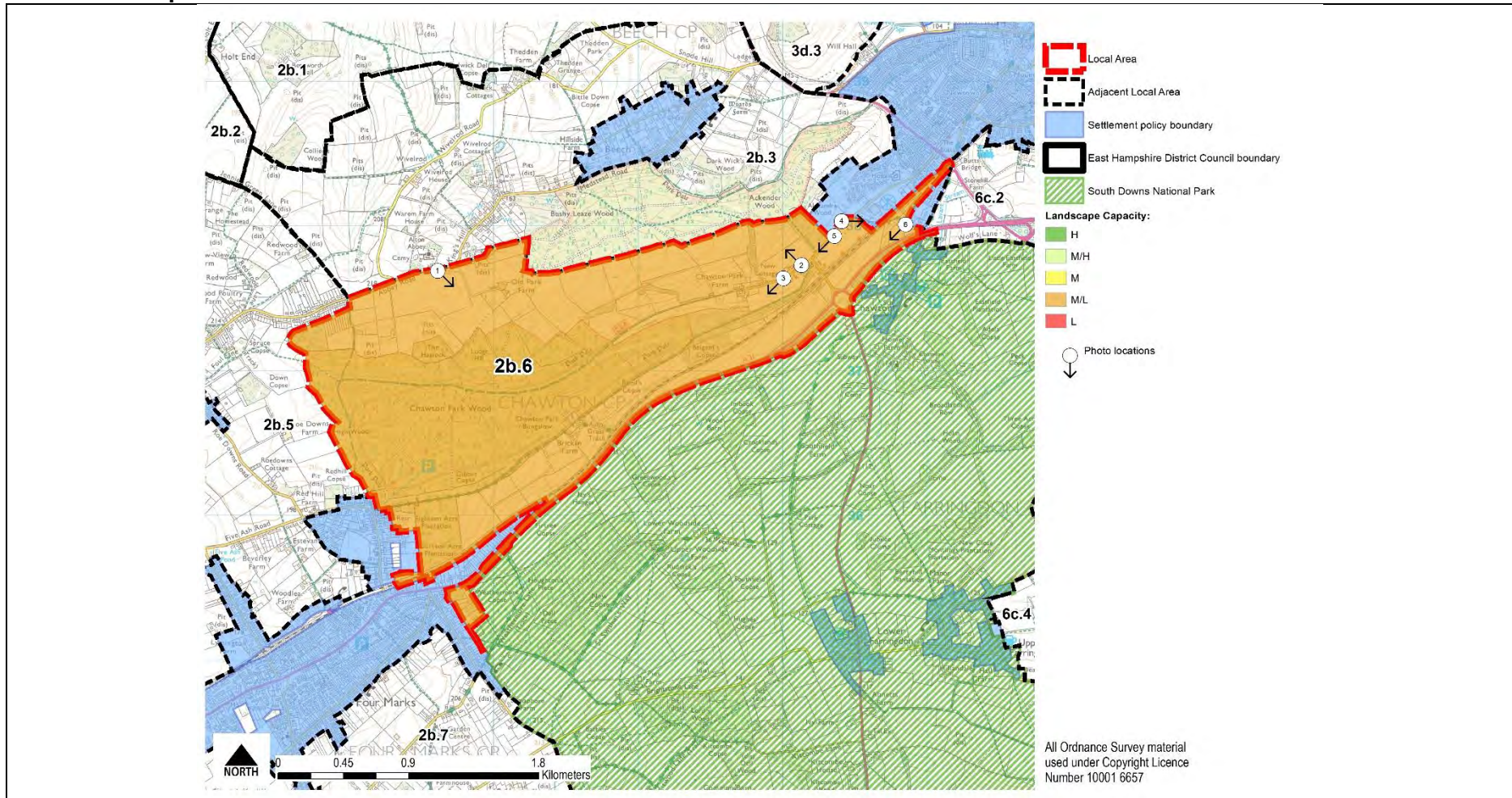


Figure: 2b.6 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of the elevated gently undulating countryside of the Clay Plateau which continues and rises westwards to the settlement of Four Marks and Medstead. It comprises an area of arable and pasture fields and a significant area of woodland (Chawton Park Wood) with a low density of scattered farmsteads and forms a gap between Alton in the east, Beech in the north and Medstead and Four Marks in the west. The area is crossed by a number of rights of way, contains a large area of open access woodland and is characterised by a good structure of mature hedgerows, trees and woodland and some long views from high ground across undulating countryside to wooded skylines including the SDNP in the south. The gently undulating topography rises from 120m AOD in the east up to 215m AOD in the west, forming part of the area of higher plateau continuing to the west. The area's southern boundary is formed by the A31 and the Watercress Line heritage railway with the boundary of the SDNP adjacent to the south. The eastern boundary follows Alton's settlement edge which is defined by a generally good landscape edge. The northern boundary follows the woodland edge of Bushy Leaze Wood and Abbey Road. The area's western boundary follows the woodland edge of Chawton Park Wood the settlement edge of South Medstead contained by woodland.

Local area 2b.6 Chawton Park Clay Plateau forms part of the setting of the South Downs National Park.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View from Abbey Road across area looking south to Chawton Park Wood*

*Photo 2: View from Chawton Park Road across area looking north to Bushy Leaze Wood*



*Photo 3: View from Chawton Park Road across area looking south-west across pasture fields*



*Photo 4: View from Jubilee Playing Fields within area looking east to Alton Sports Centre*



*Photo 5: View from Jubilee Playing Fields across area looking west to Chawton Park Wood on elevated ground*

*Photo 6: View from PRoW along Mounters Lane across paddock between the Watercress Line and A31*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from: a number of local PROW connecting across the area, including the National Cycle Route 224 crossing area; open access woodland; a few local roads and houses/farms; some recreation areas within area; Roads and PROW, including St Swithun's Way long distance path, in SDNP to south although views restricted by trees and woodland; The Watercress Line heritage railway crossing area; the A31 along the length of the area's southern boundary, although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- The area forms a wooded backdrop is views from the surrounding area including from SDNP
- Long views from high ground within area across undulating countryside to wooded skylines including the SDNP in the south, although generally limited by woodland

- An area with a rural character with expectations of scenic beauty contrasting with nearby urban areas
- Existing structure of woodland and hedgerows is generally strong this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium**

- Elevated gently undulating landform rising westwards with a distinctive linear dry valley running east-west
- Contains a low density of scattered farms and little other settlement/built form
- Chawton Park Wood is an extensive area of open access woodland taking up a large proportion of the area
- A strong pattern of woodland cover, mature trees and hedgerows (some degraded) provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A unifying pattern of woodland/tree cover, good hedgerow network and farmland mosaic. In the south the pattern of fields is influenced by the transport corridors resulting in with narrow, elongated tapering field shapes
- Recreation areas fall within the area
- Extensive areas of SINC and blocks of semi-natural ancient woodland and ancient replanted woodland fall within the area
- Historic features include Park pales within Chawton Park Wood and the Watercress Line heritage railway crossing the southern edge of local area
- Generally tranquil area with more aural and visual intrusions in the south associated with the railway and A31

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

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

- Partly influenced by adjacent settlement however this is limited by contained provided by woodland and other generally good landscape edges which soften the built form
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending north-west and south, with a distinctive topography.
- Characteristic long views from high ground
- Contributes to separation of the settlements of Beech, Alton, Four Marks, South Medstead and Medstead
- Forms part of the wooded backdrop is views from the surrounding area including from SDNP however is separated from the SDNP by A31 corridor and Watercress Line railway on embankment
- Southern part of area influenced by intrusions associated with the railway and A31

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



**6. Landscape Value: Medium**

- Setting of South Downs National Park
- Contains extensive area of SINCs
- Contains 1 grade II listed building
- Extensive area of open access woodland
- National Cycle Route 224 crossing area

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the pattern of dispersed farmsteads
- Loss of characteristic long views from high ground
- Loss and erosion of historic landscape features
- Impacts on landscape setting of adjacent settlements and designated features
- Visual impacts of prominent new built form on elevated ground
- Erosion of the wooded backdrop in views from the surrounding area
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views from high ground
- Impact on rural views from PRoW network and rural lanes
- Impact on scenic quality of the area including its strong rural character
- Potential impact on the setting of the SDNP

### **Potential effect on key settlement characteristics**

- Erosion of the pattern of dispersed farmsteads
- Erosion of the distinctive topography and wooded character of the dry valley
- Loss of rural, predominantly unsettled character
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Loss of separate identify of settlements resulting from the coalescence of Beech, Alton, Four Marks and Medstead

### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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 including encourage planting native broadleaved species to replace coniferous species
- 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
- Retention of screening to A31

## **Conclusion and recommendations and potential capacity of local area**

Local area 2b.6 has a medium/low capacity. The capacity of the area is constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the nearby settlements, including the distinctive topography and wooded character. The area is also constrained by the contribution it makes to the separation of the settlements of Beech, Alton Four Marks and Medstead. There are views to and across the area from public rights of way, rural lanes including from the Watercress Line, and extensive area of open access woodland within the area, the A31 and nearby settlement. There is also some intervisibility with the SDNP to the south. The local area has a good sense of history and offers long reaching views across undulating countryside including to the South Downs National Park to the south. The strong containment provided by woodland and other vegetation should be protected to avoid urbanisation of the area and retain the separation between the existing settlements. It is possible that a small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

Local Area: 2b.7 Four Marks and Hawthorn Clay Plateau

Local Area map:

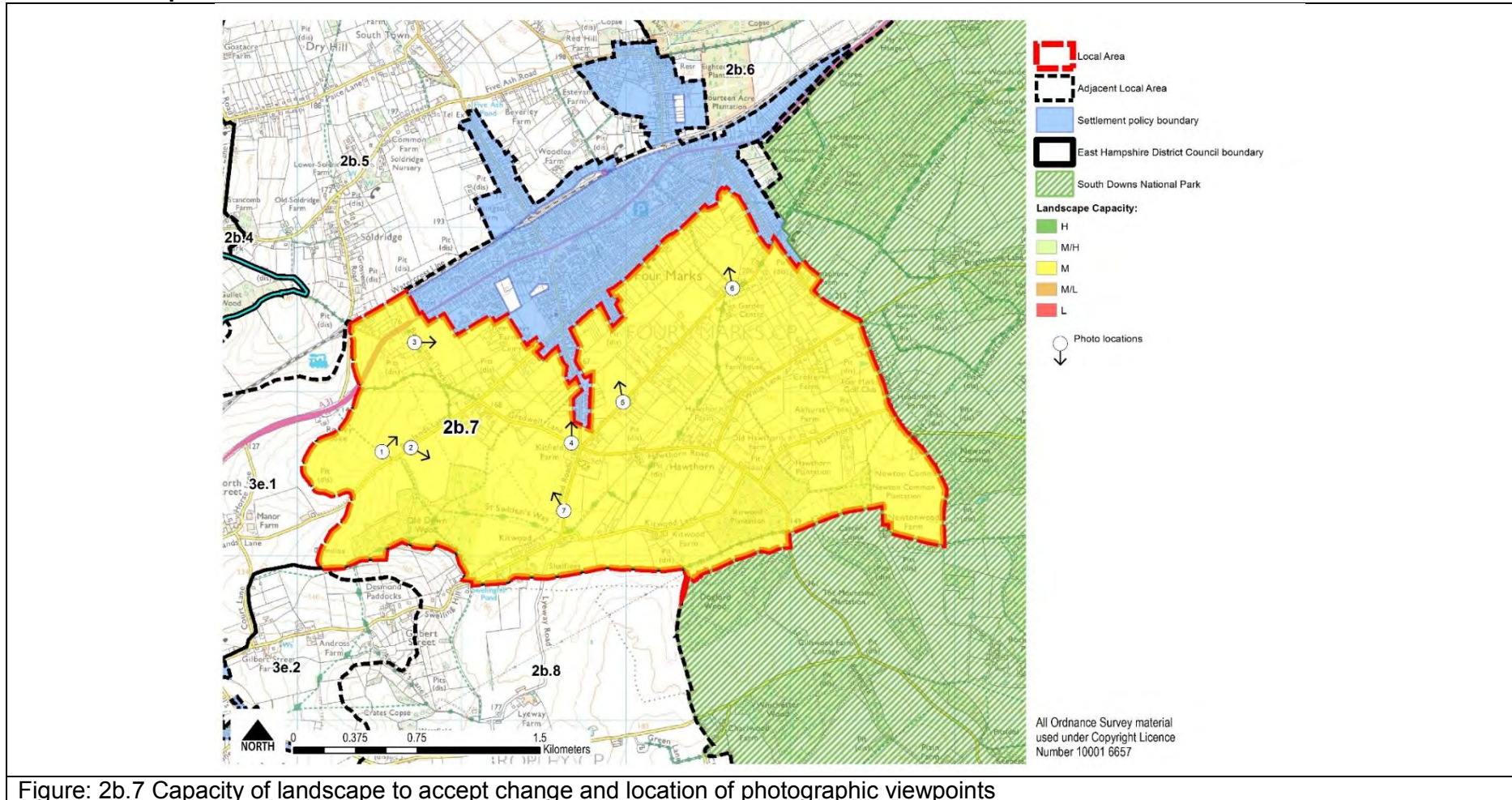


Figure: 2b.7 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of the western area of elevated gently undulating countryside of the Clay Plateau which continues to the east, north and south. It comprises an area of pasture/paddock and arable fields and some woodland blocks with a low density of scattered farmsteads and a high proportion of low density recent linear settlement strung along roads in a linear form in generous garden plots backing onto small grazed fields. Adjacent to the north lies the compact settlement area of Four Marks. The area is crossed by a number of rights of way, including the St Swithun's Way long distance path, and is characterised by a good structure of hedgerows, mature trees and some woodland blocks and long rural views from high ground across undulating countryside and to hills within the SDNP in the south. The gently undulating topography rises from 150m AOD in the west up to 215m AOD in the east. The area's eastern boundary is formed by the settlement edge of Four Marks and rural lanes. The southern boundary is formed by woodland edges and hedge lines. The western boundary follows the 150m contour with no particular feature on the ground. The northern boundary follows the edge of the Watercress Line heritage railway and the settlement edge and the built up area of Four Marks. The South Downs National Park lies immediately adjacent to the area to the east and south.

Local area 2b.7 Four Marks and Hawthorn Clay Plateau forms part of the setting of the South Downs National Park.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View from PRow linking from Brislands Lane to the A31 looking east towards Four Marks settlement*



*Photo 2: Long view from Brislands Lane looking south-east*



*Photo 3: View from Barn Lane across arable field looking east towards Four Marks settlement*



*Photo 4: View from Gradwell Lane looking north across small grazing fields*



*Photo 5: View from western end of Alton Lane looking north across small grazing fields and small dry valley to Four Marks settlement edge*



*Photo 6: View from eastern end of Alton Lane looking north across small grazing fields and small dry valley to Four Marks settlement edge*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW connecting across the area and from the St Swithun's Way crossing the area, although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Views across the area from Watercress Line heritage railway, although trees limit views and views from numerous houses across area
- Long reaching views (including panoramic views) from high ground across undulating countryside including to hills within the SDNP in the south
- Mid-range and short rural views across undulating countryside and farmland to wooded horizons
- Despite the suburbanising effects of linear settlement within the area and its proximity to more built up area of Four Marks the area still retains a strong rural character where there are expectations of scenic beauty particularly near or in the national park



- Existing structure of woodland, trees and hedgerows combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character and limiting positive views.

**2. Landscape Sensitivity: Medium**

- Elevated gently undulating countryside rising from 150m AOD in the west up to 215m AOD in the east
- Some small disused pits scattered across the area
- A strong pattern of hedgerows with mature hedgerow trees and some woodland blocks within and adjacent to area provide enclosure to varying degrees across the area with elements of openness where larger open arable fields occur.
- A unifying pattern of varied topography, distinctive parliamentary field pattern of small grazed fields with straight boundaries and a good hedgerow network with mature trees around the linear settlement
- A number of SINC's and one area of replanted ancient woodland fall within the area
- Low density of dispersed settlement including farmsteads with associated barns and a high proportion of low density recent settlement with houses with a small scale character strung along roads in a linear form set in generous garden plots backing onto small grazed fields
- Some of the linear settlement pattern originated from after the First World War when the Government encouraged small holdings to be set up with plots of one or two acres with a small 'Colonial' bungalow erected on the plots.
- A limited number of listed buildings fall within the area.
- Generally tranquil area with some suburbanising influences

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

**4. Wider Landscape Sensitivity: Medium**

- Contains a high proportion of low density linear settlement with some suburban influences
- The adjacent small settlement of Four Marks is generally well contained by good landscape edges. Generous gardens and the pattern of small fields have a good structure of hedgerows and mature trees which help soften the built form.
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending north east and south, with a distinctive topography and pattern of parliamentary fields.
- Characteristic long views from high ground
- Settlements in area are described as being some of the 'highest' in Hampshire

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

6. **Landscape Value: Medium**
- Setting of the South Downs National Park
  - Contains a number of SINCs
  - Some Grade II listed buildings
  - St Swithun's Way crosses area
  - Local recreational area at Four Marks

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of pattern of woodland cover and mosaic of fields
- Erosion of the pattern of dispersed farmsteads and remaining vernacular character
- Loss of characteristic long views from within area across undulating countryside including to hills within the SDNP
- Loss and erosion of historic landscape features
- Impacts on landscape setting of Four Marks settlement and designated features
- Impact on views from the Watercress Line
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views from within area across undulating countryside including to hills within the SDNP
- Impact on rural views from PRoW network, including the St Swithun's Way long distance path and rural lanes
- Impact on scenic quality of the area including its rural character notably from the potential increased urbanisation of the area
- Loss of distinctive parliamentary field pattern comprising largely small grazed fields
- Impact of encroachment of the settlement edge of Four Marks into the SDNP

### **Potential effect on key settlement characteristics**

- Erosion of the pattern of dispersed farmsteads
- Loss of rural, predominantly unsettled character away from the existing settlement
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Loss of low density and small-scale character of the existing settlement pattern

### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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

### **Conclusion and recommendations and potential capacity of local area**

Local area 2b.7 has a medium capacity. The capacity of the area is constrained by its rural and generally tranquil character, the distinctive historic parliamentary field pattern and its role as an integral part of the rural setting of the settlement Four Marks. There are views to and across the area from public rights of way, rural lanes and St Swithun's Way long distance path crossing the area. The local area offers long reaching and panoramic views across undulating countryside, including to hills within the SDNP in the south. It is possible that some areas of new development could be accommodated within or adjacent to existing clusters of denser settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm including urbanisation of the area. It is important to ensure the settlement edge of Four Marks does not encroach into the SDNP. The local area should otherwise remain generally undeveloped.

Local Area: 2b.8 Monkwood Clay Plateau

Local Area map:

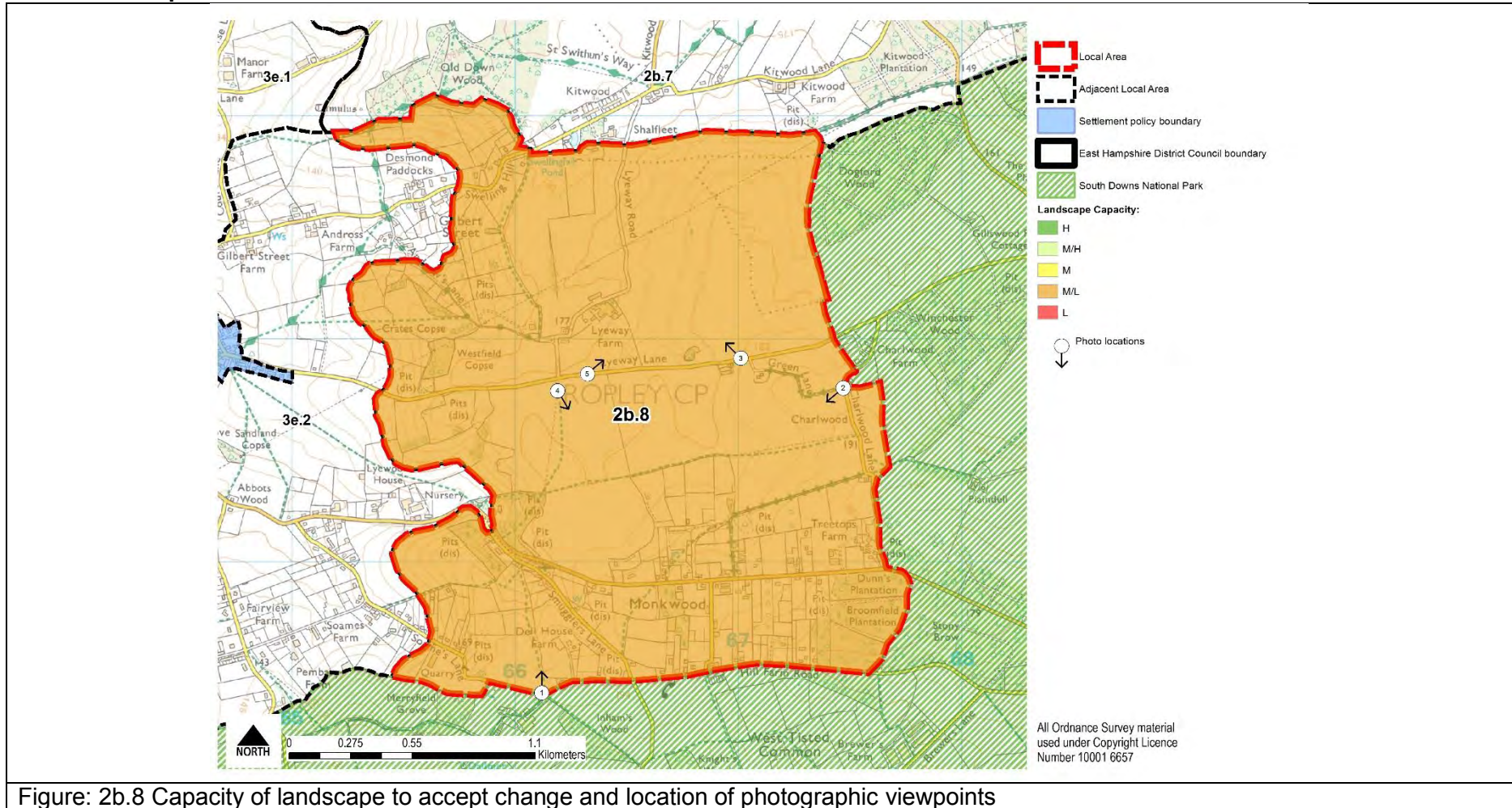


Figure: 2b.8 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of the elevated very gently undulating countryside of the Clay Plateau which continues to the north, east and south, including into the adjacent SDNP. It comprises an area of arable and pasture fields and small woodland blocks with a low density of scattered farmsteads and some low density scattered and linear settlement at Monkwood, Swelling Hill and Soame's Lane. The area's southern boundary is formed by the Hill Farm Road, with the boundary of the SDNP adjacent to the south. The eastern boundary follows a woodland track, Charlwood Lane hedge lines and woodland edges with the SDNP adjacent to the east. The area's northern boundary is formed by hedge lines and woodland edges and the western boundary following the 150m contour with no feature particular on the ground.

Local area 2b.8 Monkwood Clay Plateau forms part of the setting of the South Downs National Park.

For more detail refer to record sheets.

**Photographs:**





*Photo 3: Long view from Lyeway Lane looking north-east*

*Photo 4: View from Lyeway Lane looking south*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from local PRow, short length of St Swithun's Way adjacent to north-west, local roads and the in SDNP from the south and east, although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Long views from high ground in north, including from the edge of the SDNP, across countryside
- Views to the lower downland mosaic landscape adjacent to the west from elevated ground within local area
- Sensitive receptors from SDNP to south and east and its setting
- A rural area with high expectations of scenic beauty, particularly near or in the national park
- Existing structure of woodland, within and adjacent to area, trees and hedgerows combined with varied landform creates good opportunities for mitigation



- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium**

- Elevated sloping and very gently undulating landform rising south-east
- Contains a low density of scattered farms, recent scattered settlement of a mixture of styles surrounded by paddocks at Monkswood, recent and older linear settlement with vernacular buildings at Swelling Hill, linear settlement with houses set close to the road with long back gardens at Soame's Lane
- Unifying pattern of woodland/tree cover, good hedgerow network and farmland mosaic.
- Elements of openness within larger open arable fields
- A number of SINCs and blocks of semi-natural ancient woodland fall within the area
- Generally tranquil area with quiet roads

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

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

- Not adjacent to a main settlement although some low density scattered houses within and adjacent to area
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic Clay Plateau landscape extending north, south and east.
- Characteristic long views from high ground.
- Forms part of the setting of the SDNP, bounding its northern and western boundary, and seamlessly blending with its adjacent rural Clay Plateau countryside with intervisibility.

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

**6. Landscape Value: Medium**

- Contains a number of SINCs
- Short length of St Swithun's Way long distance path adjacent to north-west
- Setting of South Downs National Park

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

**Potential effect on key visual characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of fields
- Erosion of the pattern of dispersed farmsteads
- Loss of characteristic long views from high ground
- Impacts on landscape setting of adjacent settlements and designated features
- Visual impacts of prominent new built form on elevated ground
- Erosion of tranquillity

**Potential effect on key landscape characteristics**

- Loss of characteristic long views from high ground
- Impact on rural views from PRow network and rural lanes
- Impact on scenic quality of the area including its strong rural character
- Potential impact on the setting of the SDNP

**Potential effect on key settlement characteristics**

- Erosion of the pattern of dispersed farmsteads and low density dispersed settlement
- Loss of rural, predominantly unsettled character
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development

**Landscape mitigation and contribution to green infrastructure**

- Retention of 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

### **Conclusion and recommendations and potential capacity of local area**

Local area 2b.8 has a medium/low capacity. The capacity of the area is constrained by its rural and generally tranquil character with no close relationship with a main settlement. There are views to and across the area from local public rights of way, a short length of St Swithun's Way long distance path adjacent to north-west, rural lanes and from and nearby settlement. The local area has intervisibility with the SDNP, forming part of its rural setting. The local area offers long reaching views across undulating countryside from high ground to the north. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

Local Areas:

3a.1 Open land south of Blendworth and across to Horndean

LCA map:

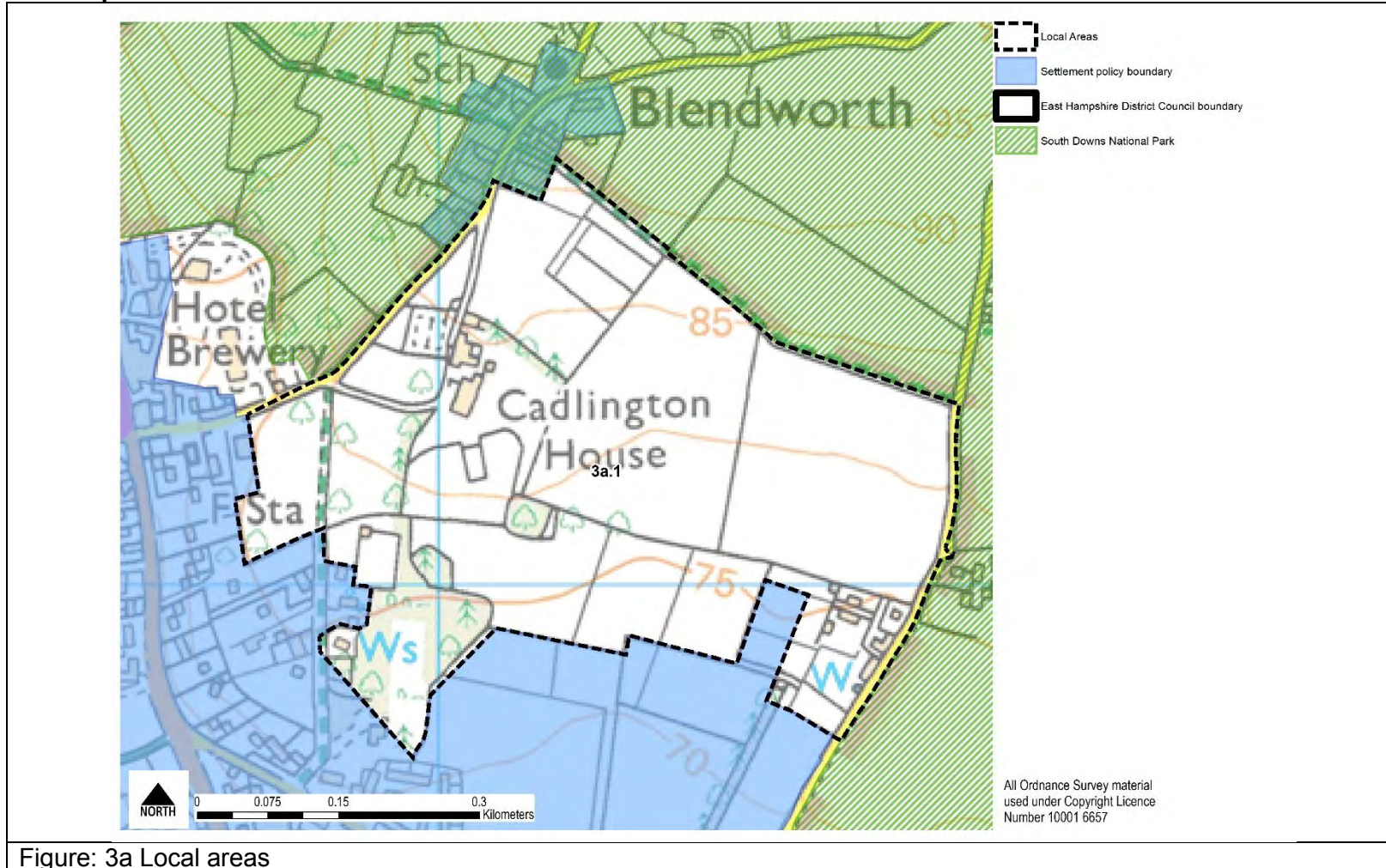


Figure: 3a Local areas

**East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA3A Clanfield Downland Mosaic LCT3: Downland Mosaic Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 7H South East Hampshire Downs Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA D2 Hambledon and Clanfield downland Mosaic**

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

- Large scale rolling landform comprising the prominent chalk ridge (of the Meon anticline) and dipslope with a localised secondary escarpment (incorporating Catherington Down, Windmill Down and Wick Hanger) marking the division between different formations of chalk.
- The prominent open ridge rises to 234m at Salt Hill, and 270m at Butser Hill, from where there are panoramic views across the lower lying Greensand and Wealden landscapes. Views from Butser Hill and from secondary hills on the dip slope, such as Windmill Hill towards the south coast and the Isle of Wight. Enclosed views along hedged lanes.
- Areas of unimproved chalk grassland are retained on steeper slopes and include nationally important sites such as Butser Hill SSSI and Catherington Down SSSI.
- A predominantly farmed area in arable cropping with large field bordered by fences or low hedgerows, increasing the sense of scale. On the lower dip slope heavier clay soils create a more enclosed landscape with greater woodland cover and areas of pasture.
- Significant areas of ancient woodland retained to the north at Hyden Wood, Coombe Wood and Hen Wood form a more enclosed area. Ancient hanger woodland is found in association with the secondary escarpment, e.g. at Wick Hanger.
- An area of open arable land runs through the centre of the character area (north of Horndean) where 18th and 19th century fields predominate. Historic features include the Iron Age Cross Dykes, field systems, Bronze Age Barrows and ancient farm at Butser Hill.
- Distinctive area of medieval assarted fields remains in Catherington Down/Horndean area.
- The settlement pattern is dispersed across the downland with small nucleated villages on the dipslope of the downland as at Chalton and Blendworth, linked by a network of narrow rural roads.
- A number of minor designed landscapes at North Farm, Blendworth House and Idsworth Park (all on Hampshire County Council's register).
- A well-established network of public rights of way including the South Downs Way.
- Prominent telecommunication masts on the skyline at Butser Hill.
- The area is cut by the A3(T) which forms a prominent engineered feature where it climbs the scarp in a deep cutting at Butser Hill, and has a strong local visual and audible influence, effectively severing the area.
- A landscape with a generally strong rural character, although with varying levels of movement across its extent.
- Very rural, with urban fringe influences largely limited to the south east. A quiet rural lane network, but localised negative influence of the A3M. (HCICA)
- Intact network of lanes and rights of way connecting historic villages and the main chalk escarpment and providing recreational opportunities. (HCICA)

- Timber frame and red brick and flint buildings occur in farmsteads and village cores. (HCICA)
- Historically, a low density nucleated settlement pattern, concentrated in valley bottoms with little 20th century expansion apart from Clanfield and Horndean. (HCICA)

#### Landscape strategy and key sensitivities and guidelines

**The overall management objective should be to conserve** the diverse downland landscapes of the ridge and dipslope, enhance the visual prominence of the open ridgeline and secondary escarpment, and maintain the strong rural, secluded character of the downland.

- Maintain an open and undeveloped skyline along the prominent ridgeline that follows the line of the Meon anticline.
- Conserve the areas of early assarted enclosures and ancient woodland around Hyden Wood.
- Conserve, manage and seek to extend areas of unimproved chalk grassland at Butser Hill and Catherington Down extend chalk grassland along the ridge and scarps to create a linked network of sites.
- Monitor the effects of recreational pressure on ecologically sensitive areas such as the National Nature Reserve at Butser Hill.
- Conserve and manage historic features of the landscape such as long barrows, round barrows, linear boundary earthworks and parkland landscapes so that they continue to provide a strong sense of historical continuity. Conserve vistas to these sites and promote sensitive agricultural practices in their vicinity.
- Conserve, and continue to manage, the features of the historic parkland and designed landscapes at North Farm, Hinton Manor, Blendworth House and Idsworth Park, all of which are of county importance.
- Conserve the panoramic views from Butser Hill. Discourage planting of small, isolated, rectangular game coverts on prominent ridges and summits.
- Conserve and improve the existing hedgerow network, particularly within the enclosed sub-type and encourage retention and promotion of hedgerow trees.
- Monitor natural regeneration and manage woodland to ensure a diverse (indigenous) species and age structure to minimise risk of damage as a result of increased storms and high winds.
- Promote appropriate management of arable farmland to create a wildlife-rich habitat supporting farmland birds, including retaining areas of fallow land, overwintering stubbles, maintaining an unploughed margin around arable land, and management of existing hedgerows.
- Conserve the low density of dispersed settlement which gives this landscape its strong rural, secluded character.
- Monitor incremental change on the edge of Horndean, consider opportunities to enhance integration of the urban edge to maintain the tranquil, rural character of the downs.
- Consider key views such as from Butser Hill, Salt Hill, Windmill Down and Catherington Down in planning any change in this and adjacent landscapes.
- Use of a consistent palette of building materials (flint, red brick and clay tiles) will conserve a unity in built form across the landscape.
- 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 pylon

- Encourage sympathetic re-use of traditional farm buildings so as to maintain their external fabric, appearance and setting.
- Consider effects of any development beyond this landscape and its impact on views from this landscape. In addition to being visible, development in adjacent landscapes may result in secondary effects such as light spill, noise and increased traffic.

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

- New small-scale development within and on the fringes of settlement particularly in the south east of the area.
- Farm conversion to residential and possible loss of grazing land management practices.
- Pressure for urban fringe related activities and recreational pressures on open access and country park/countryside service sites.

Local Area: 3a.1 Open land south of Blendworth and across to Horndean

Local Area map:

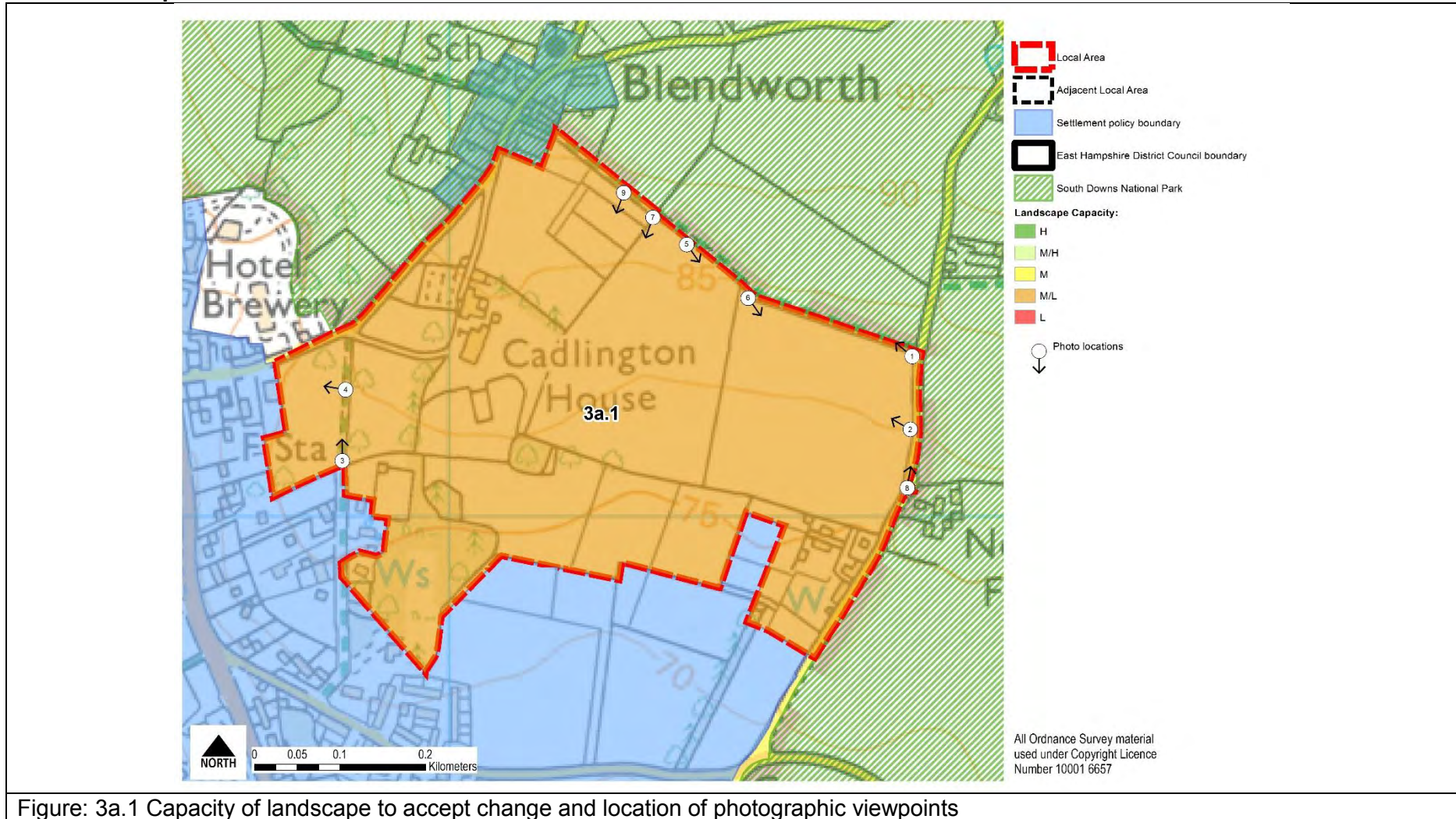


Figure: 3a.1 Capacity of landscape to accept change and location of photographic viewpoints



**Local area description:**

Local area 3a.1 is an area between the settlement boundary of Blendworth, the north eastern edge of the settlement boundary of Horndean and an Allocation site to the south. Covering an area also enclosed along its NW, northern and eastern edge by the boundary of the South Down National Park. The area is predominantly rural, with Cadlington House and grounds forming a central feature distinctive within the surrounding landscape by its mature trees. The local area also contributes to the open setting for the adjacent village of Blendworth

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View along PRow on northern edge of local area (and boundary of SDNP) towards Blendworth and the church spire. The built form of Blendworth is screened from the wider landscape by settlement edge vegetation*



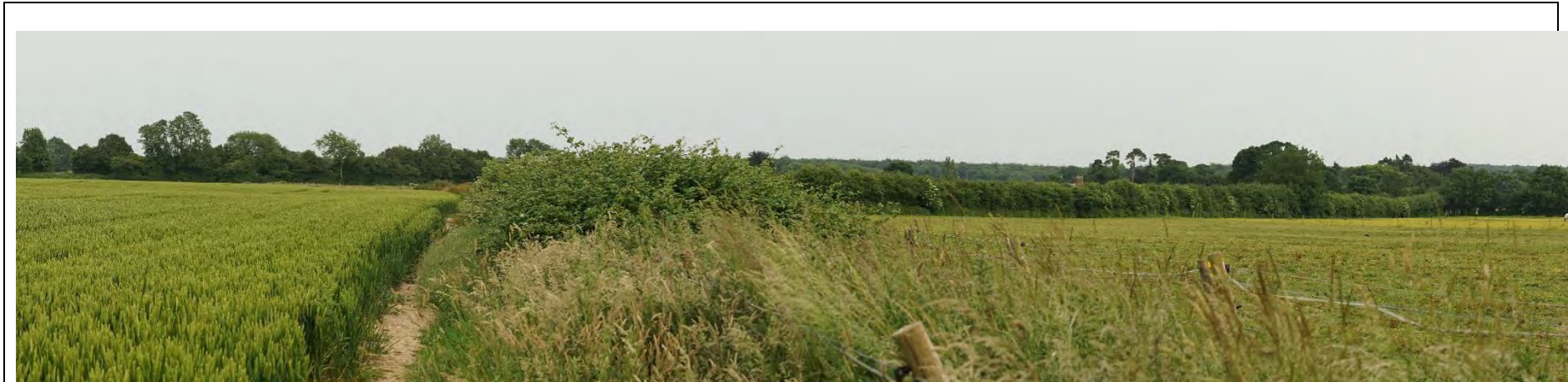
*Photo 2: Views from the hedged sunken Rowlands Castle Lane (eastern boundary of local area) are limited to a few gaps in the roadside hedgerow across the local area to Blendworth and the church Spire (just visible)*



*Photo 3: View along PRow (also known as Church Walk) with mature oak trees (and remains of) aligning footpath and small meadows on either side. Looking towards the north with mature trees in background which forms part of the grounds of Cadlington House*



*Photo 4: View from Public Right of Way (Church Walk) to eastern settlement edge of Horndean with the only part of the built form visible: The Church Hall*



*Photo 5: View along PRow along boundary of SDNP and local area, showing inter-visibility of local area (to the right) with SDNP (to the left). Wooded horizon (within SDNP) adds to un-development rural character of the area*



*Photo 6: View across local area to Hook Cottage (Grade II listed) on edge of local area and Nobles Farm (Grade II listed) outside local area and within adjacent SDNP, and then beyond to a low wooded horizon (also within SDNP). The Allocation site (presently unbuilt) is set behind two hedgerows to the right of the photo*



*Photo 7: View from edge of Blendworth across local area to distant wooded horizon and mature trees to the right which forms the boundary vegetation of Cadlington House. This open view on the edge of Blendworth is significant to the rural character of Blendworth, as mentioned within Blendworth Conservation Area Study and Character Area Appraisal*



*Photo 8: View along Rowlands Castle Lane, which aligns adjacent to the eastern boundary of the local area. A single lane, set in a cutting and with vegetated sides creates a strong rural character*



*Photo 9: View from Public Right of Way (along northern boundary) across local area to buildings and mature trees associated with Cadlington House*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium/high**

- Views from the adjacent SDNP into local area, especially from the PRoW along the northern boundary of the local area
- Distant Views from Windmill Hill (within SDNP) into local area
- Views across local area to the east to the Church Spire of the Holy Trinity (within Blendworth)
- Open views from the southern edge of Blendworth (within the SDNP and Conservation Area) across local area, partly contained by robust hedgerow boundaries of fields within local area
- Mature trees within the old grounds/gardens of Cadlington House are a visible feature within local area and surrounding area
- A rural area and close to SDNP, therefore high expectations of scenic beauty
- Often strong vegetation structure creates reasonable opportunities for introducing mitigating planting, though open views across local area and open setting of Blendworth and the Conservation Area could be compromised
- Little inter-visibility with the eastern edge of Horndean due to falling landform and established mature vegetation along settlement edge
- Long panoramic views to wooded horizons to the south

**2. Landscape Sensitivity: Medium/high**

- A mix of arable (towards the east) with some pasture for horse grazing (towards the west, adjacent Blendworth). Central to the local area are the old grounds of Cadlington House with grass lawns, small woodlands and areas of mature boundary vegetation
- Mature trees within the old grounds of Cadlington House (Grade II listed) form a distinctive landmark within local area and surrounding area
- Forms part of Blendworth Conservation Area with landscape features including the Flint Galletting boundary wall of Cadlington House
- PRoW within local area links into a network of PRoW within the adjacent SDNP
- Few visual detractors, with traffic noise from A3(M) more prominent towards the west
- Hook Cottages includes 2 Grade II listed buildings, visible from across local area
- Local area provides open setting to the Grade II Listed building at Nobles Farm outside, however adjacent the eastern boundary of the Local area
- Croockley Park and Cadlington House listed on Hampshire Register of Historic Parks and Gardens.
- Generally strong landscape pattern providing an established and partly undeveloped landscape important to the setting of Blendworth and its Conservation Area
- Adjacent roads have a strong rural character and are narrow, often single carriageways, no pavements, sunken and enclosed with mature boundary hedgerows

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

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

- The local area contributes to the undeveloped setting of Blendworth and Blendworth Conservation Area and the undeveloped setting for the SDNP
- The Local area has strong physical and visual links to the wider landscape especially to the north and the SDNP
- The adjacent urban settlement of Horndean is only partially visible, therefore only having minor influences on the local area

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

6. **Landscape Value: Medium**

- In setting of South Downs National Park with inter-visibility
- Contains part of Blendworth Conservation Area
- Contains mature trees
- Crookley Park and Cadlington House on Hampshire Register of Historic Parks and Gardens.
- Important in significant views of Blendworth, setting of Blendworth and separation of Blendworth from Horndean

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

**Potential effect on key visual characteristics**

- Impact on sensitive view receptors in Conservation Area and in setting of SDNP
- Impact on views from Windmill Hill from within the SDNP
- Impact on open views across local area and unsettled landscape
- Loss of views across to Cadlington House in undeveloped setting
- Loss of view across to and loss of rural setting of Hook Cottages (Grade II Listed)
- Loss of view across to Nobles Farm (Grade II Listed) within SDNP
- Loss of views to church spire from Rowlands Castle Lane and PRoW
- Loss of undeveloped views from SDNP southwards to undeveloped landscape



**Potential effect on key landscape characteristics**

- Loss of woodland copses and their open setting
- Loss of parkland trees
- Erosion of historic character including setting of Conservation Area and heritage assets (Listed buildings) within the wider countryside
- Erosion of rural tranquillity

**Potential effect on key settlement characteristics**

- Loss of rural, predominantly unsettled character of local area
- Loss of undeveloped setting of Blendworth and views across to Blendworth

**Landscape mitigation and contribution to green infrastructure**

- Retention of rural setting of Blendworth and listed buildings
- Retention of rural setting of adjacent SDNP
- Retention of views of church spire within Blendworth
- Retention of mature vegetated settlement edge of Horndean
- 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

**Conclusion and recommendations and potential capacity of local area**

Local Area 3a.1 has a medium/low capacity, constrained by its strong rural character and its role in the undeveloped setting of Blendworth, Blendworth Conservation Area, listed buildings and the adjacent South Downs National Park. There are important views from the southern edge of Blendworth (and within the Conservation Area) across the adjacent open countryside to the wooded horizons further to the south. The area has a clear sense of history, with its undeveloped character contributing to the strong rural character of the adjacent settlement of Blendworth, Cadlington House and Nobles Farm. It is not recommended that development takes place within the local area. However, building conversions could be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character.

**Local Areas:**

**3d.1 Lower Wield Downland Mosaic, 3d.2 Burkham to Lasham Downland Mosaic, 3d.3 Shalden to Holybourne Downland Mosaic and 3d.4 Froyle and Bentley Downland Mosaic**

**LCA map:**

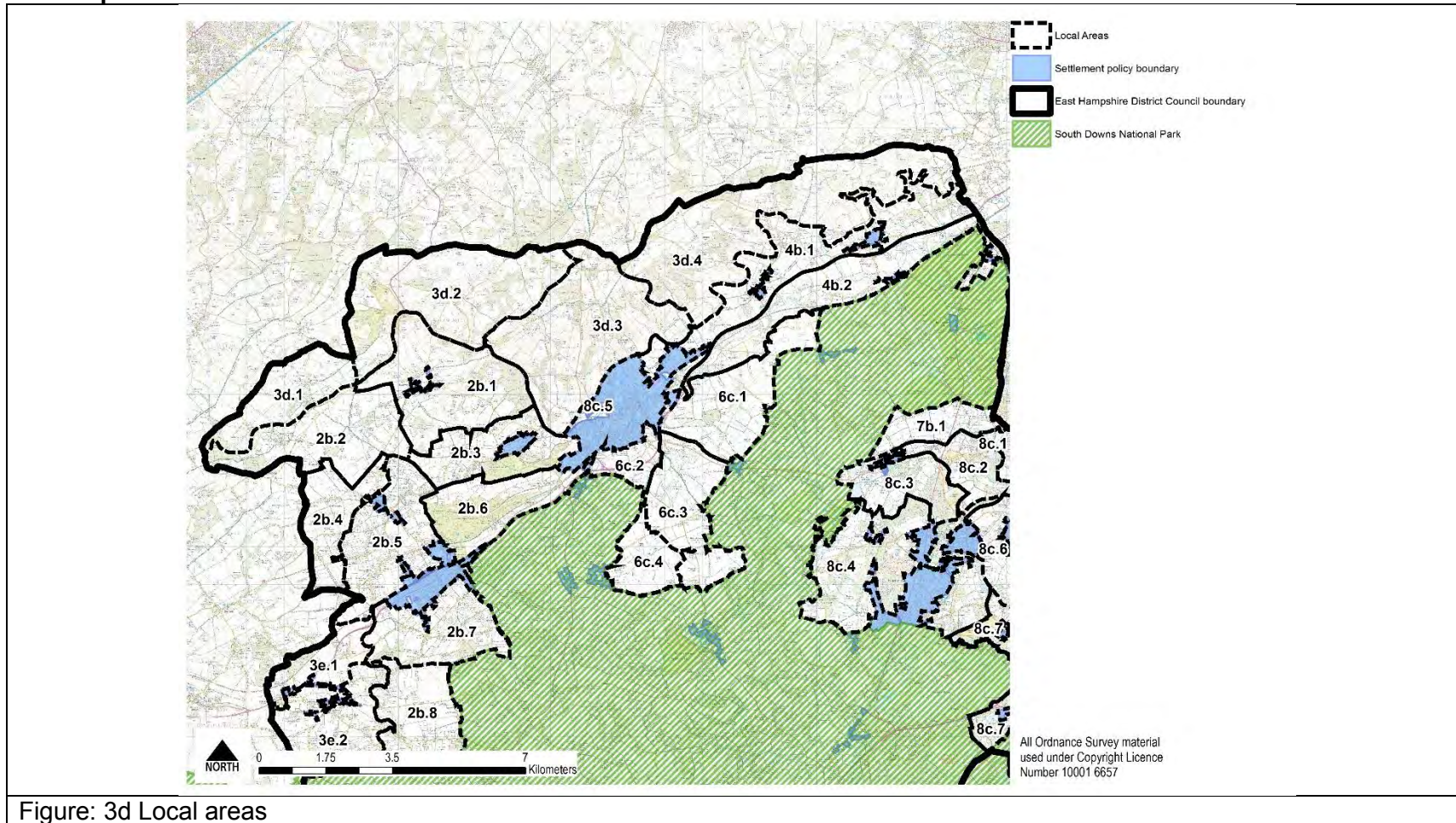


Figure: 3d Local areas

**East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 3d Lasham Downland Mosaic**  
**Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 8c North East Hampshire Open Downs and 6a East Hampshire Wooded Downland Plateau (in the west)**  
**Adjacent: South Downs Integrated Landscape Character Assessment (SDILCA): LCA J1 East Hampshire greensand terrace; LCA K3 Alice Holt mixed farmland and woodland**  
**Adjacent: Basingstoke and Deane Landscape Assessment 2001 (BDLCA): LCA 20 Candover Valley**

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

- Large-scale rolling landform characteristic of chalk, incised by linear dry valleys and forming strong bluffs above, and a dramatic contrast with, the Wey valley.
- Varying extents of clay capping resulting in varying soils and land cover, including areas of open arable fields revealing the distinctive curves and undulations of the chalk landform, as well as more enclosed wooded areas on the clay capped summits.
- A mosaic of arable fields interlocked with woodland to create a unified landscape of both openness and enclosure.
- A mixture of 18th and 19th century arable fields and early post medieval pasture fields, with pockets of older medieval assarts surrounded by woodland. This mosaic of habitats supports arable weeds and farmland birds.
- Long views are across open fields to a wooded or open skyline, with some important views across the Wey valley. In more enclosed areas views are short and contained by woodland.
- A strong pattern of woodland cover, many of which are of ancient origin and some of which are of national importance, and hedgerows providing enclosure which contrasts with the open farmland.
- Ancient woodland corresponds to areas of clay capping (Lasham Wood) and steeper slopes (Row Wood).
- Occasional areas of unimproved chalk grassland and associated woody scrub, including juniper scrub which is of particular biodiversity interest.
- Sparsely populated with a small number of villages nucleated around rural lane crossroads as at Shalden and Lasham. Some settlements have extended along roads and have a more linear form, notably extension of Alton along the lane towards Golden Pot. Dispersed farmsteads occur throughout the area.
- Farmsteads (connected by ancient lanes and trackways) have retained their original medieval forms and contain exceptional groupings of historic buildings (HCICA)
- A number of minor designed landscapes which indicates the lack of major wealthy landowners and importance of agriculture in this landscape.
- Several post 1810 parkland are recorded on the Hampshire Register at Burkham Park, Shalden Park Farm, Lasham Hill Farm, and Shalden Manor representing large landed estates.
- Church spires are key landmarks. Transmitters and telecommunication masts are more recent additions - often prominent in long views.

- A number of different monuments including long barrows, round barrows and linear boundary earthworks are evidence that the land was valued as a ritual landscape.
- Occasional spring fed ponds occur and form important landscape and ecological features.
- A sporting landscape with woodland managed for country sports resulting in the retention of small woodlands, spinneys, copses and wooded strips creating local diversity in the land cover pattern.
- A number of recreational facilities including Alton golf course, plus a limited footpath network.
- Lasham Airfield established during the Second World War occupies part of the downland in the north of the area. The airfield is the base for Lasham gliding centre
- A low density of dispersed settlement across the downland with a scattering of nucleated settlement in preferred lower lying areas. Distinctive churches are often landmarks.
- The downs contain a well established network of public rights of way and a strong hierarchical network of roads.
- A peaceful landscape with a generally strong rural, secluded character, although with varying levels of movement across its extent.
- 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)
- Intervisibility varying with location, linear views possible within the lower valley slopes, contained by landform and the strong tree and hedgerow structure, and more extensive across the valley from higher ground (BDLCA)

Landscape strategy and key sensitivities and guidelines:

- **The overall management strategy for the Lasham Downland Mosaic is to conserve** the mosaic of arable farmland and ancient woodland and maintain the overall rural, tranquil character of the downland.
- The mosaic of woodland and arable farmland.
- The ancient woodlands – and associated flora and fauna and need to protect from intensive recreational use (e.g. paintball games).
- The peaceful rural character arising from the low density, dispersed settlement and lack of major roads.
- The hedgerow network which provides visual unity and a wildlife corridor, linking woodlands.

- Open views within the area and from the area across the Wey Valley. Views within and to the areas of clear, uninterrupted ridges and skylines which are especially sensitive to large scale vertical structures.
- The function of the chalk slopes and bluffs as the backdrop to the Wey Valley and particularly sensitivities given that any change has the potential to be highly visible, including development and woodland felling.
- The small scale dispersed character of settlement – and vulnerabilities to further linear expansion along lanes (especially in relation to development pressures from Alton).
- Monitor natural regeneration and manage woodland to ensure a diverse (indigenous) species and age structure to minimise risk of damage as a result of increased storms and high winds.
- Encourage re-introduction of traditional woodland management techniques, such as coppicing, and promote interest in, and marketing of, local wood products, including wood for fuel.
- Conserve and manage the intact hedgerow network with hedgerow trees which are of biodiversity interest. Create buffer strips along hedgerows and monitor regeneration of hedgerow trees, re-planting where necessary.
- Promote appropriate management of arable farmland to create a wildlife-rich habitat supporting farmland birds.
- Conserve the low density of dispersed settlement, which gives this landscape its strong rural character.
- Conserve the character, fabric and appearance of traditional farm buildings.
- Conserve the informal character of the villages of Lasham and Shalden and seek to avoid infilling which would create a more consolidated settlement form.
- Monitor edge of Alton and prevent further development encroaching up into the downland.
- Monitor redevelopment of former small properties (e.g. south of Golden Pot) the consider effects of greater size and suburban style on rural character and on views to the area.
- Maintain open skylines, especially along the hilltops to the south of the area e.g. Saintbury Hill. Monitor the effects of incremental additions of masts/telecomm infrastructure and consider effects on views within and to the area.
- Conserve tree and woodland cover, particular in relation to individual properties where felling can reveal development in long views e.g. from the Wey Valley.

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

- Incremental suburbanisation, as a result of insensitive modern development and road improvements.
- Potential harm to the settings of historic settlements through development or changes in farming practice and land uses.
- Incremental loss of historic integrity of settlements due to insensitive modern development.
- Changes in agricultural practice resulting in demand for new agricultural buildings, or conversion of agricultural buildings into other uses.
- Potential loss of rural character of lanes due to insensitive engineering and highways measures.

- When designing new or built additions promote reference to historic building guidance documents (HCC, EH and local, particularly in respect of traditional building materials).
- Use planning policies and conditions to ensure any new developments are very sympathetic to the historic forms, styles and materials of historic settlements, and are well integrated into the landscape. In larger villages where recent development has already occurred, use Village Design Statements to integrate residential development, sports pitches etc. into the landscape for example through carefully designed screen planting.
- Retain the historic character of farmsteads.
- Use planning policies and conditions to ensure all new development (including tall structures on skylines) respects the settings of historic settlements.
- Potentially use the Rural Roads Initiative to retain the historic character of rural lanes whilst meeting Highways standards.
- Target agri-environment and other grant schemes to encourage new planting of belts and blocks of woodland, hedgerows and groups of trees to form a stronger landscape structure in denuded areas, and to integrate intrusive development. Also encourage the retention/creation of grass field margins, and linking of existing patches of remnant grassland. There may also be opportunities for re-creation of chalk grassland and scrub habitats in appropriate locations, such as on steeper slopes or other areas of under-utilised land.

Local Area: 3d.1 Lower Wield Downland Mosaic

Local Area map:

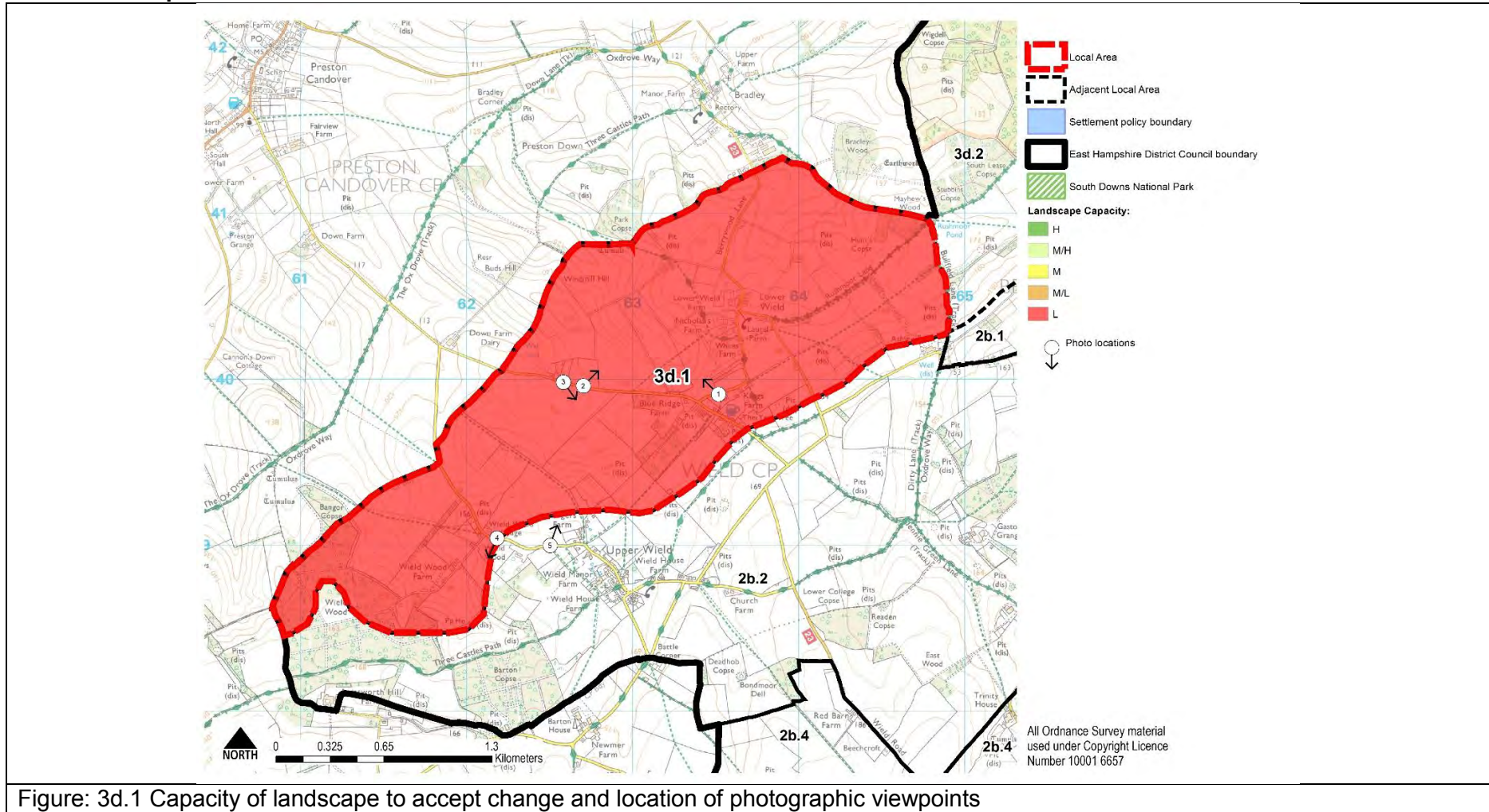


Figure: 3d.1 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of a band of rolling chalk downland landscape, incised by linear dry valleys, and comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads and the small dispersed settlement of Lower Wield. The area is surrounded by open countryside and forms part of a wider area of open chalk downland landscape extending to the north-west and downland mosaic landscape extending eastwards. To the south lies open countryside on the Clay Plateau. The area is crossed by a number of public rights of way which link to nearby settlement and the wider landscape and is characterised by mature hedgerows, trees and woodland blocks with irregular and linear boundaries and long and mid-range views across open fields to a wooded or open skyline. In more enclosed areas views are short and contained by woodland, hedgerows, tree lines and topography. The rolling topography rises to local high points across the area with the highest point at 170m AOD at the eastern end of the area. The area lies adjacent to the north of the small settlement of Upper Wield and to the south of the small settlement of Bradley. The area's north-west boundary is formed by the District boundary which largely follows woodland edges and field boundaries. The eastern boundary follows Bullfield Lane (rural track). The southern boundary broadly follows the 150m AOD contour without any particular features on the ground and largely crosses open fields and woodland and crosses close to the small rural settlement of Upper Wield.

Local area 3d.1 Lower Wield Downland Mosaic forms part of the setting of the Lower Wield conservation area and the wider setting of the Upper Wield conservation area.

For more detail refer to record sheets.



**Photographs:**



*Photo 1: Long view over area from lane west of Kings Farm looking north-west towards Windmill Hill*



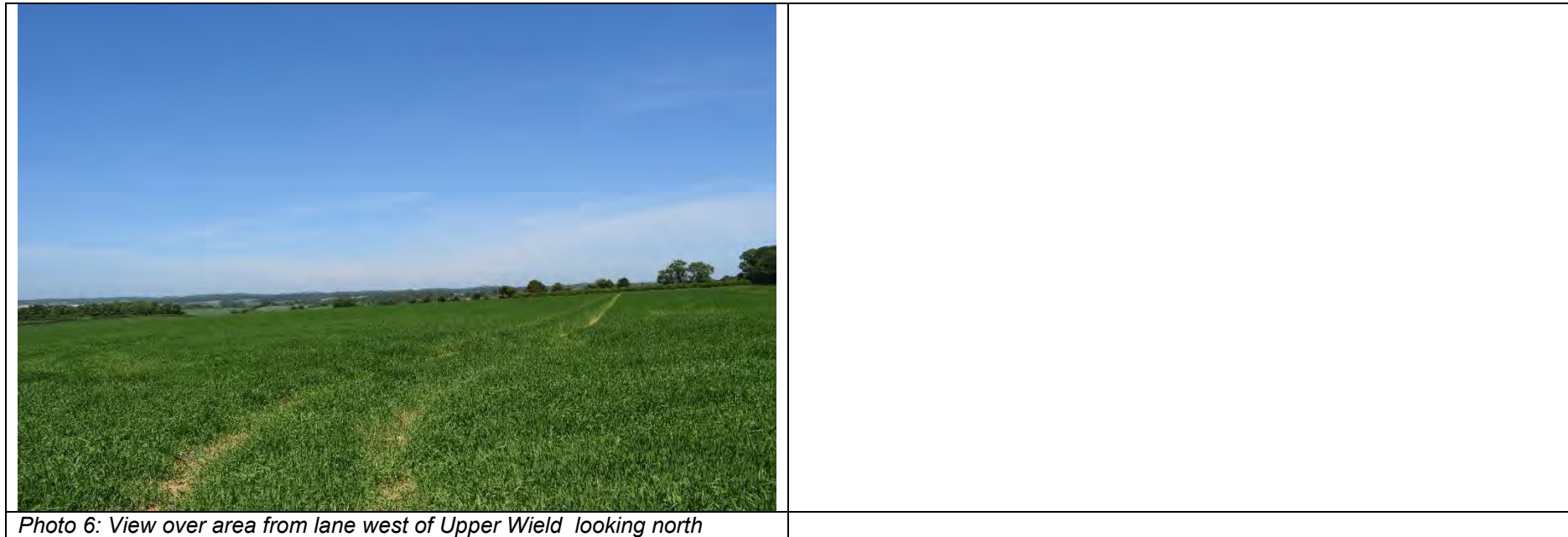
*Photo 2: View over area from lane west of Blue Ridge Farm looking north-east*



*Photo 3: View over area from lane west of Blue Ridge Farm looking south-east*



*Photo 4: View over area from lane east of Wield Wood Lodge looking south-east*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Local views from edges of conservation areas at Lower Wield and Upper Wield
- Long views (including panoramic views) from high ground high ground within the area across undulating countryside to the north
- Long views across open undulating fields to wooded or open skylines
- Views from National cycle route 23
- An area with a strong rural character with expectations of scenic beauty

- Existing structure of woodland and hedgerows is generally strong, this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium / high**

- Large scale rolling landform with highest point of the area reaching 172m AOD
- Numerous small disused pits scattered across the area
- Area of meadow grassland (SINC) west of Blue Ridge Farm
- Woodland, high thick hedgerows and tree cover provides enclosure to varying degrees across the area. Elements of openness within larger open fields
- A mosaic of fields interlocked with woodland blocks, with irregular and regular boundaries and a good hedgerow network creates a unified landscape.
- Pattern of small scale pasture fields around Lower Wield's settlement edges.
- Low density of dispersed settlement including farmsteads with associated barns and cottages
- Small rural settlement of Lower Wield with a linear pattern of buildings including Vernacular buildings
- Open farmland and small pasture fields provide a setting for numerous listed buildings within Lower Wield settlement
- Lower Wield conservation area within area and Upper Wield conservation area lies nearby to the south-west
- Generally tranquil area with very few visual intrusions

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

**4. Wider Landscape Sensitivity: High**

- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic chalk downland mosaic landscape continuing eastwards.
- Characteristic long views (including panoramic views) across open fields to a wooded or open skyline
- Contains and is adjacent to small rural villages but no large settlement areas

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

**6. Landscape Value: Medium**

- Contains numerous Grade II listed buildings
- Contains numerous SINCs
- Contributes to setting of 2 conservation areas
- National cycle route 23 crosses area

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

**Potential effect on key landscape characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees, woodland, distinctive topography and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of interlocking fields
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) views across open fields to wooded or open skylines
- Impacts on landscape setting of villages and designated features
- Erosion of tranquillity

**Potential effect on key visual characteristics**

- Loss of characteristic long views (including panoramic views) views across open fields to wooded or open skylines
- Impact on rural views from PRow network
- Impacts on views from the nearby conservation areas
- Impact on scenic quality of the area including its strong rural character

**Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Inappropriate extension of Lower Wield's linear settlement pattern along rural lanes increasing the perception of development
- Erosion of the rural setting of settlements
- Loss of characteristic pattern of small pasture fields around settlement

### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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 nearby solar farm to the north-east

### **Conclusion and recommendations and potential capacity of local area**

Local area 3d.1 has a low capacity, constrained by its strong rural and tranquil character and its role as an integral part of the rural setting of the small rural settlements of Lower Wield and Upper Wield and their conservation areas. There are views to and across the area from within the conservation areas and from public footpaths and rural lanes. The local area has a clear sense of history and offers long reaching panoramic views across undulating countryside to the north. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

Local Area: 3d.2 Burkhams to Lasham Downland Mosaic

Local Area map:

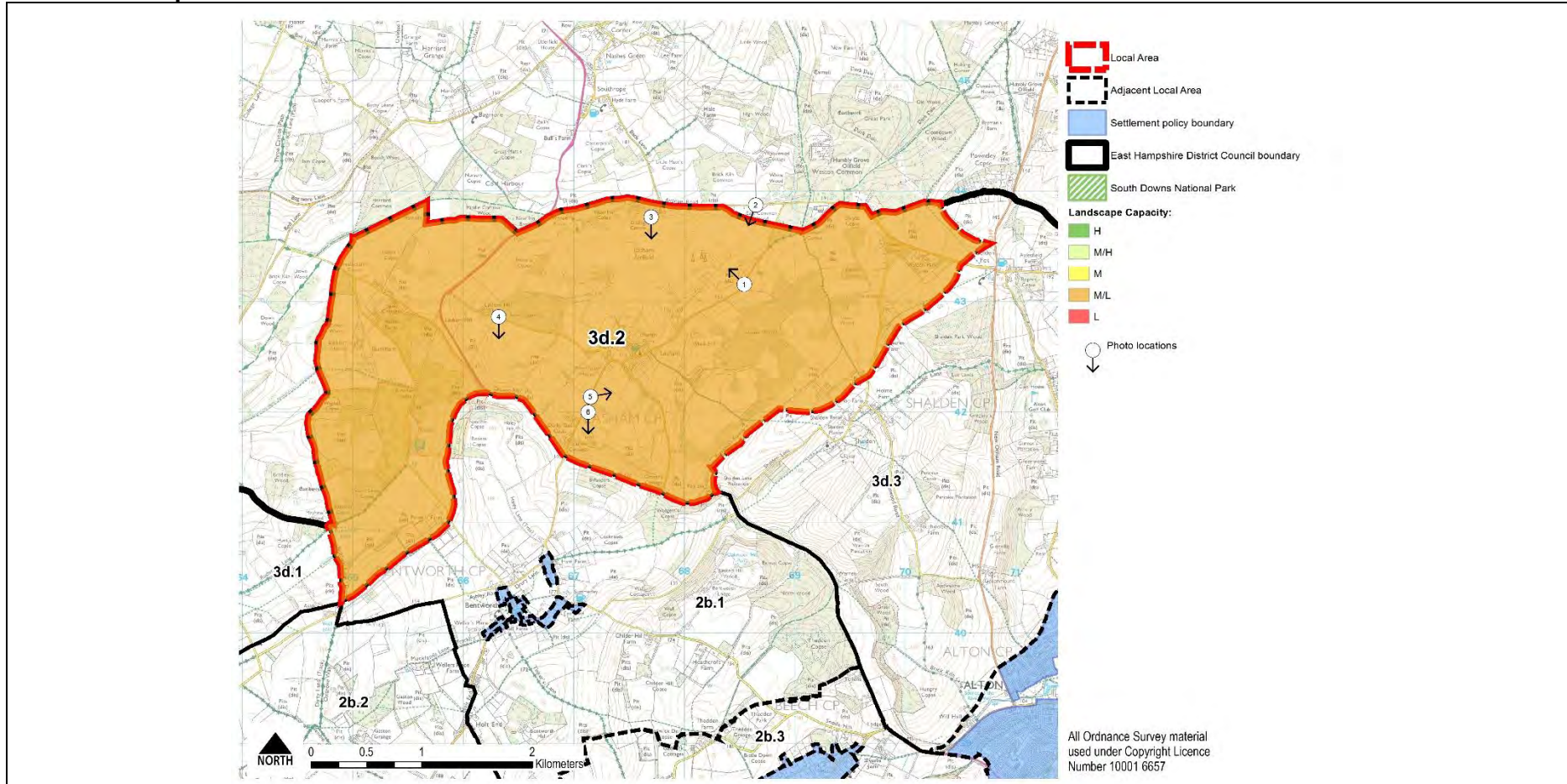


Figure: 3d.2 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of a band of rolling chalk downland landscape, incised by linear dry valleys, and comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads and the small rural settlement of Lasham. Lasham airfield is situated in the north of the area comprising extensive areas of grassland divided by tarmac runways with clusters of buildings around the edges including some large scale sheds and hangars. The area is surrounded by open countryside and forms part of a wider area of downland mosaic landscape extending to the east and west. To the south lies open countryside on the Clay Plateau. The area is crossed by a limited number of rights of way providing some connection between settlements and to the wider landscape. The area is characterised by mature hedgerows, trees and woodland blocks with irregular and linear boundaries and long views across open fields to a wooded or open skyline including long views from high ground across undulating countryside of the Clay Plateau to the south. In more enclosed areas views are short and contained by woodland, hedgerows, tree lines and topography. The rolling topography rises to the north forming a series of local high points along the northern edge of the area with the highest point at 205m AOD in the east at Gason Wood. The area's northern boundary is formed by the District boundary which predominantly follows Avenue Road and woodland edges. The western boundary also formed by the District boundary following field boundaries and woodland edges and Bullfield Lane (rural track). The southern boundary follows the A339, hedge lines and crosses open fields and some scattered settlement, joining the District boundary in the north.

Local area 3d.2 Lasham Downland Mosaic forms part of the setting of the Lasham conservation area and the wider setting of the Shalden Upper Wield conservation area to the east.

For more detail refer to record sheets.



**Photographs:**



*Photo 1: View looking west from lane north-east of Lasham village to eastern edge of the Lasham Airfield*



*Photo 2: View from Avenue Road looking south across Lasham Airfield to wooded horizon*



*Photo 3: View looking south from within Lasham Airfield to wooded horizon*

*Photo 4: View looking south from lane adjacent to Lasham Hill Farm across Clay Plateau landscape in the south*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a few local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Local views from edges of conservation areas at Lasham and Shalden
- Long views (including panoramic views) from high ground in the north of the area across the rural the Clay Plateau landscape in the south
- Long views and mid-range across open fields to wooded or open skylines
- An area with a strong rural character with expectations of scenic beauty
- Views from visitors and workers at Lasham Airfield including gliders/aircrafts

- Local views to Lasham church spire
- Local views to large scale buildings at Lasham Airfield – including some long views from with the Clay Plateau the south
- Existing structure of woodland and hedgerows is generally strong this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

## **2. Landscape Sensitivity: Medium / high**

- Large scale rolling landform, dissected by dry valleys with high ground in the north reaching 205m AOD at its eastern end and broadly falls south-west to the A339
- Numerous small disused pits scattered across the area
- Contains Lasham Airfield including extensive areas of grassland divided by tarmac runways with clustered of buildings at edges including large scale sheds and hangars
- Area of common land at Shelden Green in north-east of the area
- A strong pattern of woodland cover, more enclosed in east and west. Hedgerows provide enclosure to varying degrees across the area with elements of openness where larger open fields occur.
- A mosaic of fields interlocked with woodland blocks, including numerous blocks of semi-natural and replanted ancient woodland, with irregular and regular boundaries and a strong hedgerow network creates a unified landscape
- Numerous SINCs fall within the area
- Wood pasture and parkland at Burkham House
- Low density of dispersed settlement with vernacular buildings including farmsteads with associated barns and cottages
- Small rural settlement of Lasham set on a small hill with a large part of the village designated a conservation area with Shalden conservation area in close proximity to the south-east
- Open farmland provides a setting for numerous listed buildings with a concentration at Lasham settlement including grade II\* Lasham House
- A number of historic landscape features including: 3 Historic parks (listed on Hampshire Register of Historic Parks & Gardens), former wartime airfield (Lasham airfield) and the former route of the Alton Light Railway with the dismantled railway line still evident in the south of the area
- Generally tranquil area locally affected by Generally tranquil area locally affected by some road noise close to A339 and aircrafts from Lasham Airfield and associated large scale buildings
- Public access at Home Farm (woodland trust)

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

**4. Wider Landscape Sensitivity: Medium**

- Contains small dispersed settlement of Lasham located on a small hill. Not immediately adjacent to any large settlement areas
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic chalk landscape continuing eastwards
- Characteristic long views across open fields to a wooded or open skyline
- Contains Lasham Airfield which has urbanising influences. Open airfield and departs from wider landscape pattern

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

**6. Landscape Value: Medium**

- Contains numerous listed buildings with a concentration at Lasham settlement including grade II\* Lasham House
- Contains numerous SINCs
- Contributes to setting of 2 conservation areas
- Contains 3 historic local parks/gardens of local interest
- Contains popular recreational facility (gliding centre)

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

**Potential effect on key landscape characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of interlocking fields
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) from high ground and long and mid-range views across open fields to wooded or open skylines
- Impacts on landscape setting of villages and designated features
- Erosion of tranquillity

**Potential effect on key visual characteristics**

- Loss of characteristic long views (including panoramic views) from high ground long and mid-range views across open fields to wooded or open skylines
- Impacts on views from the nearby conservation areas
- Impact on rural views from PRow network and rural lanes
- Impact on scenic quality of the area including its strong rural character

**Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Erosion of the rural setting of settlements
- Loss of rural, predominantly unsettled character away from the rural villages

**Landscape mitigation and contribution to green infrastructure**

- Retention of 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 large scale buildings at Lasham Airfield and artificial bunding

**Conclusion and recommendations and potential capacity of local area**

Local area 3d.2 has a medium/low capacity, constrained by its strong rural character, distinctive topography and its role as an integral part of the rural setting of nearby settlements and their conservation areas. There are views to and across the area from within the conservation areas, public footpaths, and rural lanes including elevated long reaching panoramic views across the rural Clay Plateau landscape to the south. It is possible that a small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. Any development at

Lasham Airfield should be carefully considered to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

Local Area: 3d.3 Shalden to Holybourne Downland Mosaic

Local Area map:

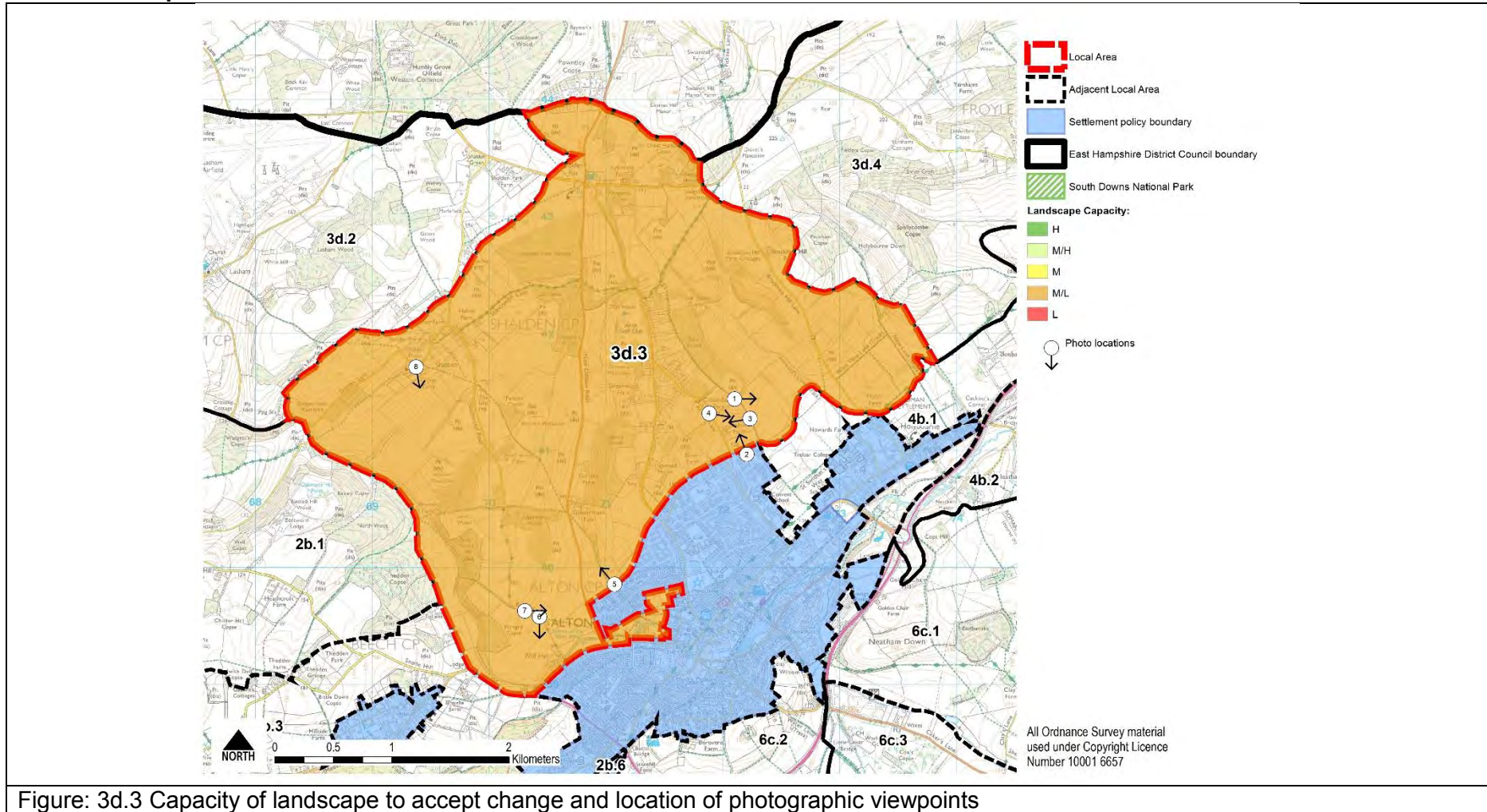


Figure: 3d.3 Capacity of landscape to accept change and location of photographic viewpoints



**Local area description:**

The local area forms part of a band of rolling chalk downland landscape, incised by linear dry valleys, and comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads, linear settlement along Old Odiham Road and the small dispersed rural settlement of Shalden. The area lies to the north of the larger built up area of Alton. The area forms a rural backdrop to Alton River Wey Valley and is crossed by a number of rights of way including the St Swithun's Way long distance trail. The area is characterised by mature hedgerows, trees and woodland blocks with irregular and linear boundaries and long views across open fields to a wooded or open skyline with some important views across the Wey valley and to the SDNP. In more enclosed areas views are short and contained by woodland, hedgerows, tree lines and topography. The rolling topography rises to the north from the Wey Valley, and Alton's settlement edge, forming a series of local high points along the northern edge of the area with the highest point at 218m AOD at the far north-east end of the area. The area's northern boundary is formed by the District boundary which follows lanes and woodland edges. The eastern boundary follows hedge lines and crossed open fields, joining the District boundary in the north. The western boundary follows hedge lines and crosses open fields with no particular feature on the ground and some scattered settlement, joining the District boundary in the north. The southern boundary follows the B3349, Alton's settlement edge and crossed open field in the east.

Local area 3d.3 Shalden to Holybourne Downland Mosaic forms part of the setting of a number of conservation areas (Shalden, Alton and Holybourne).

For more detail refer to record sheets.

**Photographs:**



*Photo 1: Long view from PRow running north from Alton's eastern edge looking south-east to church spire in Holybourne and the South Downs National Park*



*Photo 2: View from Hall Road within Alton looking north to wooded hill within the area forming a backdrop.*



*Photo 3: View from PRow running north from Alton's eastern edge looking west across northern edge of Alton*



*Photo 4: Long view from Anstey lane looking south across area and Alton with the South Downs National Park beyond*



*Photo 5: View from adjacent to Grebe Close on the northern edge of Alton looking north across area*



*Photo 6: View from Brick Kiln Lane looking south to Alton's northern edge*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- Views possible from short section of the St Swithun's Way long-distance path along in the south-east of the area.
- The area is generally visible from a number of local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Sensitive receptors from SDNP to south and its setting with views more limited by woodland (Alice Holt Forest) in the east
- Forms an important backdrop in views from the River Wey valley
- Local views from edges of conservation areas at Holybourne, Alton and Shalden, including valued views identified in conservation area character appraisals
- Long views (including panoramic views) from high ground within the area across Wey Valley, urban area of Alton and to SDNP – on high ground to south including wooded ridge of Alice Holt Forest

- Long views across open fields to wooded or open skylines
- Views to church spires at Holybourne and Shalden and to Views to the church spire in Alton from Flood Meadows
- Views from areas used for recreation into and out of the area
- An area with a strong rural character with high expectations of scenic beauty, particularly near or in the national park
- Existing structure of woodland and hedgerows is generally strong this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

## **2. Landscape Sensitivity: Medium**

- Large scale rolling landform, dissected by dry valleys with highest point of the area reaching 218m AOD in its north east corner dropping broadly southwards towards the River Wey valley to around 100m AOD at the southern end of the area
- Numerous small disused pits scattered across the area
- Source of the River Wey chalk river with flood meadows in south
- Area of chalk grassland south-west of Brockham Hill Barn
- A strong pattern of woodland cover provide enclosures. Hedgerows also provide enclosure to varying degrees across the area with elements of openness where larger open fields occur.
- A mosaic of fields interlocked with woodland blocks, including numerous blocks of semi-natural and replanted ancient woodland, with irregular and regular boundaries and a strong hedgerow network creates a unified landscape
- Low density of dispersed settlement, including vernacular buildings, of farmsteads with associated barns, the small rural settlement of Shalden and linear settlement along Old Odiam Road and Upper Anstey Lane
- Open farmland provide setting for numerous listed buildings with concentrations at Shalden including grade II\* Manor Farmhouse and at Will Hall and garden setting at Manor Farmhouse
- A number of historic landscape features including 4 historic parks and gardens (listed on Hampshire Register of Historic Parks & Gardens), sunken lanes and remnant watercress beds along River Wey
- Shalden Conservation Area and a small part of Alton and Holybourne Conservation Areas fall within area and Anstey (Alton) Conservation Area lies nearby to the south
- A number of recreation areas and areas with public access fall within area including Alton Golf course, allotments, Alton Flood Meadows and Greenfields to the north of Alton.
- Generally tranquil area locally affected by some road noise close to A339, telecommunications mast in adjacent local area (3d.3) on high ground to the north-east of the area, car parking area north of Treloar College and some urbanising influences of Alton in the south

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

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

- The area shares landscape characteristics and visual links with wider area, forming part of an area of characteristic chalk landscape above and contrasting with the Wey Valley. The area forms an important back drop to Alton and Holybourne settlement and in views from the Wey Valley.
- The area contains a small area of the valley bottom of the River Wey, including the source of the River Wey, and lower slopes of the northern valley side
- There are characteristic long views from high ground across Wey Valley to the south and SDNP
- Southern end is partially influenced by the urban edge of Alton
- The built up area of Alton settlement is focused on the valley floor and the area contributes to the close containment of Alton within a hollow.

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

**6. Landscape Value: Medium**

- Contains numerous listed buildings including with concentrations at Shalden including grade II\* Manor Farmhouse
- Contains numerous SINCS
- Contributes to setting of 4 conservation areas and to valued views identified in conservation area character appraisals
- St Swithun's Way long-distance path crosses area
- Contains 4 historic local parks/gardens of local interest

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

### **Potential effect on key landscape characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography which provides an important backdrop to the Wey Valley and its nearby settlements
- Further encroachment of Alton's settlement edge into the open downland landscape and distinctive large scale rolling landform and dry valleys particularly onto elevated ground
- Loss of potential biodiverse and landscape field patterns
- Loss of characteristic flood meadows
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of interlocking fields
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) from high ground within the area across Wey Valley and to SDNP and long views across open fields to wooded or open skylines
- Impacts on landscape setting of villages and designated features
- Erosion of tranquillity

### **Potential effect on key visual characteristics**

- Loss of characteristic long views (including panoramic views) from high ground within the area across Wey Valley and to SDNP and long views across open fields to wooded or open skylines
- Impacts of the further encroachment of Alton's settlement edge into open downland landscape particularly on elevated ground
- Impact on the important backdrop the area forms in views from the River Wey valley
- Impact on rural views from St Swithun's Way long-distance path
- Impacts on views from sensitive receptors from SDNP to south
- Impacts on views from the nearby conservation areas, including valued identified views
- Impact on scenic quality of the area including its strong rural character

### **Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Further linear settlement increasing the impression of a more continuously developed area
- Erosion of the rural setting of settlements including their important rural backdrop
- Erosion of to the close containment of Alton within a hollow.



### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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

### **Conclusion and recommendations and potential capacity of local area**

Local area 3d.3 has a Medium/low capacity, constrained by its strong rural character, its importance as a backdrop of the Wey Valley and its role as an integral part of the rural setting of nearby settlements and their conservation areas. There are views to and across the area from within the conservation areas and from public footpaths, rural lanes, recreation areas and the wider SDNP. The local area has a clear sense of history and offers long reaching panoramic views across the Wey Valley and to the SDNP. It is possible that a very small amount of development could be accommodated within existing clusters of settlement or building conversions and along the edge of Alton 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. Great care would need to be taken to avoid any landscape or visual harm particularly the impacts of encroachment into the open downland landscape, notably on elevated ground, and resisting linear development. The local area should otherwise remain generally undeveloped.

Local Area: 3d.4 Froyle and Bentley Downland Mosaic

Local Area map:

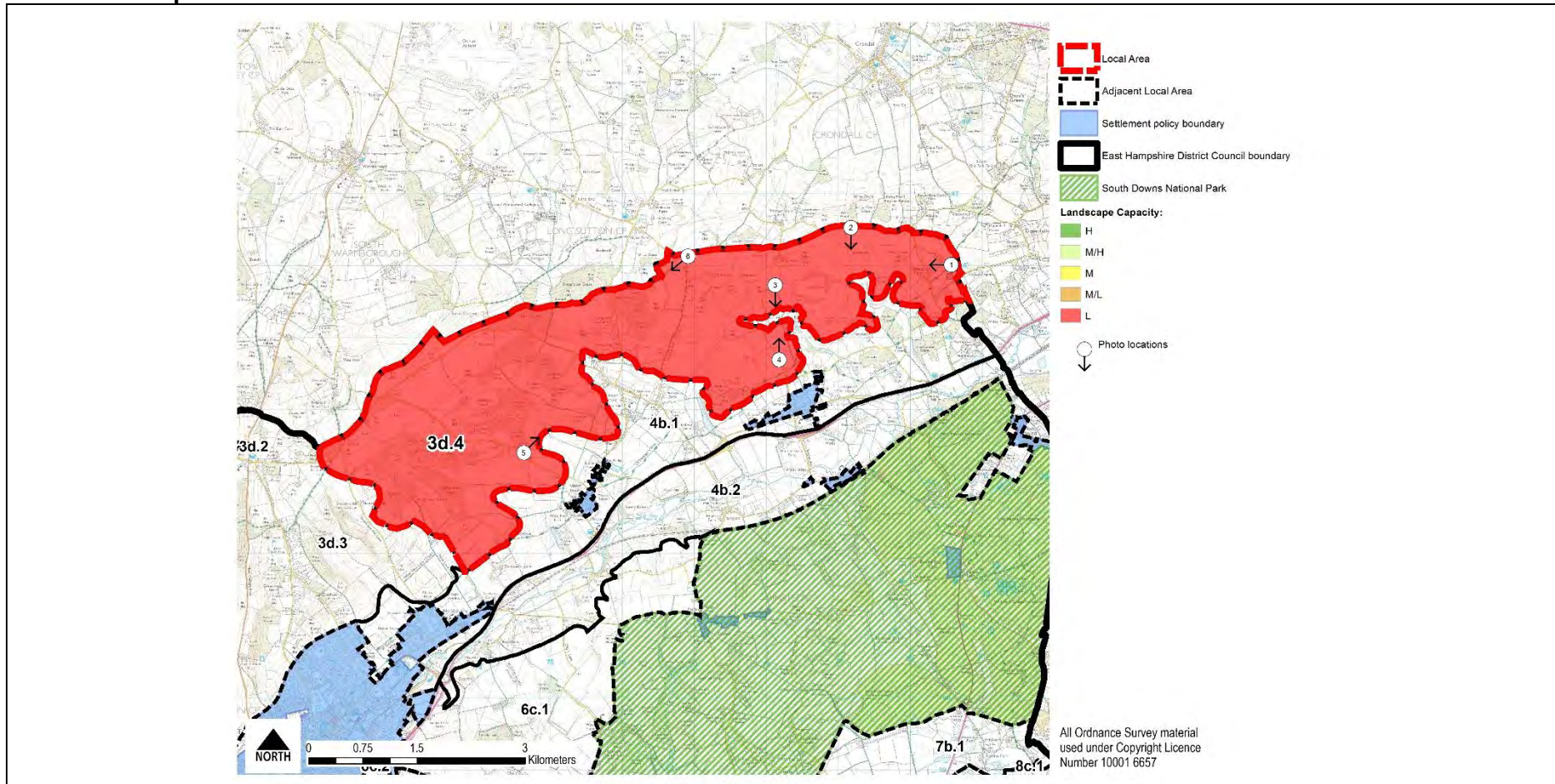


Figure: 3d.4 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of a band of rolling chalk downland landscape, incised by linear dry valleys, and comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads. The area lies to the north of the Wey Valley and the villages of Bentley, Lower and Upper Froyle and to the north-east of the village of Holybourne and the larger built up area of Alton. The area forms a rural backdrop to a number of these nearby settlements which are located along the lower slopes of the Wey Valley. The area is crossed by a limited number of rights of way including the St Swithun's Way long distance trail and characterised by mature hedgerows, trees and woodland blocks with irregular and linear boundaries and long views across open fields to a wooded or open skyline with some important views across the Wey Valley and to the SDNP. In more enclosed areas views are short and contained by woodland, hedgerows, tree lines and topography. The rolling topography rises to the north from the Wey Valley forming a series of local high points along the northern edge of the area with the highest point at 255m AOD at the far west end of the area where a cluster of telecommunication masts are located. The area's northern boundary is formed by the District boundary which follows lanes and woodland edges. The eastern boundary also formed by the District boundary following field boundaries and woodland edges. The southern boundary broadly follows the 110m AOD contour without any particular features on the ground and largely crosses open fields, some scattered settlement and crosses close to the settlements of Bentley, Lower Froyle, Upper Froyle and Holybourne. The western boundary follows hedge lines and crosses open fields, joining the District boundary in the north.

Local area 3d.4 Froyle and Bentley Downland Mosaic forms part of the setting of a number of conservation areas (Bentley, Lower Froyle, Upper Froyle and Holybourne).

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View over the area from the field entrance and public right of way to the south of Cheeks Farm looking north-west*



*Photo 2: View looking south over the area to the Wey Valley and Alice Holt Forest with downs beyond (within SDNP) from the field entrance on lane along area's northern edge*



*Photo 3: View over the area from the field entrance on Hole Lane looking south to Bury court and St Marys Church*



*Photo 4: View over the area from Hole Lane west of St. Marys Church looking north*



**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- Views possible from short sections of the St Swithun's Way long-distance path along in the south and east of the area.
- The area is generally visible from a few local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Sensitive receptors from SDNP to south and its setting with views more limited by woodland (Alice Holt Forest) in the east
- Forms an important backdrop in views from the River Wey valley
- Local views from edges of conservation areas at Holybourne, Upper Froyle, Lower Froyle, Bentley, including valued views identified in conservation area character appraisals

- Long views (including panoramic views) from high ground within the area across Wey Valley and to SDNP – on high ground to south including wooded ridge of Alice Holt Forest
- Long views across open fields to wooded or open skylines
- An area with a strong rural character with high expectations of scenic beauty, particularly near or in the national park
- Existing structure of woodland and hedgerows is generally strong this combined with varied landform creates good opportunities for mitigation
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

## **2. Landscape Sensitivity: Medium / high**

- Large scale rolling landform, dissected by dry valleys with high ground in the west rising to 225 m AOD dropping south and eastwards towards the River Wey valley
- Numerous small disused pits scattered across the area with active small chalk pit to north of Lower Froyle
- Areas of unimproved chalk grassland and semi-improved grassland
- A strong pattern of woodland cover, more enclosed in west. Hedgerows provide enclosure to varying degrees across the area with elements of openness where larger open fields occur.
- A mosaic of fields interlocked with woodland blocks, including numerous blocks of semi-natural and replanted ancient woodland, with irregular and regular boundaries and a strong hedgerow network creates a unified landscape
- Low density of dispersed settlement including vernacular buildings including farmsteads with associated barns and traditional Oast houses
- Open farmland provides a setting for numerous listed buildings which are largely focused in farmsteads and the Church of St Mary grade II\* listed building
- A number of historic landscape features including one Scheduled Monument: Earthwork at Penley in north-east of area, a number of other historic earthworks, 2 historic parks (listed on Hampshire Register of Historic Parks & Gardens) and the Roman Road (course of) crossing the far western end of area
- Cultural association: Pax Hill House family home of Robert Baden-Powell, the founder of the Scout Movement located in the south of area
- Lower and Upper Froyle Bentley conservation areas are in close proximity to the south
- Generally tranquil area locally affected by small chalk pit to north of Lower Froyle, some road noise close to A3, Solar Farm at Cheeks Farm, pylons and power lines in east and west and telecommunications masts on high ground to the north of the area

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

**4. Wider Landscape Sensitivity: High**

- Area lies on high ground to the north of a string of nucleated settlements which are located in lower lying areas on the lower valley slopes (Bentley, Lower Froyle, Upper Froyle and Holybounre). The area forms an important back drop to these settlements and their conservation areas (where they occur) contributing to their landscape setting.
- Not immediately adjacent to any villages or other large settlement areas
- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic chalk landscape above and contrasting with the Wey Valley
- Characteristic long views (including panoramic views) from high ground across Wey Valley to the south and SDNP
- Ancient lanes and trackways crossing the area connect farmsteads and settlements

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

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

- Undesignated landscape but forms part of the setting of the SDNP through both landscape character and visual connections with the park, although separated by the Wey Valley. The local area comprises area of downland mosaic, a landscape character type which repeats nearby to the south-east within the SDNP around Lower and Upper Farringdon. This means local area 3d.4 Froyle and Bentley Downland Mosaic shares similar characteristics of the landscape within the park e.g. landform, vegetation pattern and rural character.
- Contains numerous listed buildings including St Marys Church (Grade II\*)
- Contains numerous SINC
- Contains one schedule ancient monument
- Contributes to setting of 4 conservation areas and to valued views identified in conservation area character appraisals
- St Swithun's Way long-distance path crosses area
- Contains 2 historic local parks/gardens of local interest

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



**Potential effect on key landscape characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees and woodland and distinctive topography which forms part of the setting of the SDNPA provides an important backdrop to the Wey Valley and its nearby settlements
- Loss of potential biodiverse and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Loss of strong pattern of woodland cover and mosaic of interlocking fields
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) from high ground within the area across Wey Valley and to SDNP and long views across open fields to wooded or open skylines
- Impacts on landscape setting of villages and designated features
- Erosion of tranquillity

**Potential effect on key visual characteristics**

- Loss of characteristic long views (including panoramic views) from high ground within the area across Wey Valley and to SDNP and long views across open fields to wooded or open skylines
- Impact on the important backdrop the area forms in views from the River Wey valley
- Impact on rural views from St Swithun's Way long-distance path
- Impacts on views from sensitive receptors from SDNP to south
- Impacts on views from the nearby conservation areas, including valued identified views
- Impact on scenic quality of the area including its strong rural character

**Potential effect on key settlement characteristics**

- Loss of rural, predominantly unsettled character
- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Erosion of the rural setting of settlements including their important rural backdrop

#### **Landscape mitigation and contribution to green infrastructure**

- Retention of 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, the solar farm at Cheeks Farm and telecommunications masts.

#### **Conclusion and recommendations and potential capacity of local area**

Local area 3d.4 has a low capacity, constrained by its strong rural character, its importance as a backdrop of the Wey Valley, the traditional lower valley slopes settlement form and its role as an integral part of the rural setting of nearby settlements and their conservation areas. There are views to and across the area from within the conservation areas and from public footpaths, and rural lanes and the wider SDNP. The local area has a clear sense of history and contains characteristics typical of the nearby SDNP and offers long reaching panoramic views across the Wey Valley and to the SDNP. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

**Local Areas:**  
**3e.1 Ropley Dean Downland Mosaic and 3e.2 Ropley Downland Mosaic**

**LCA map:**

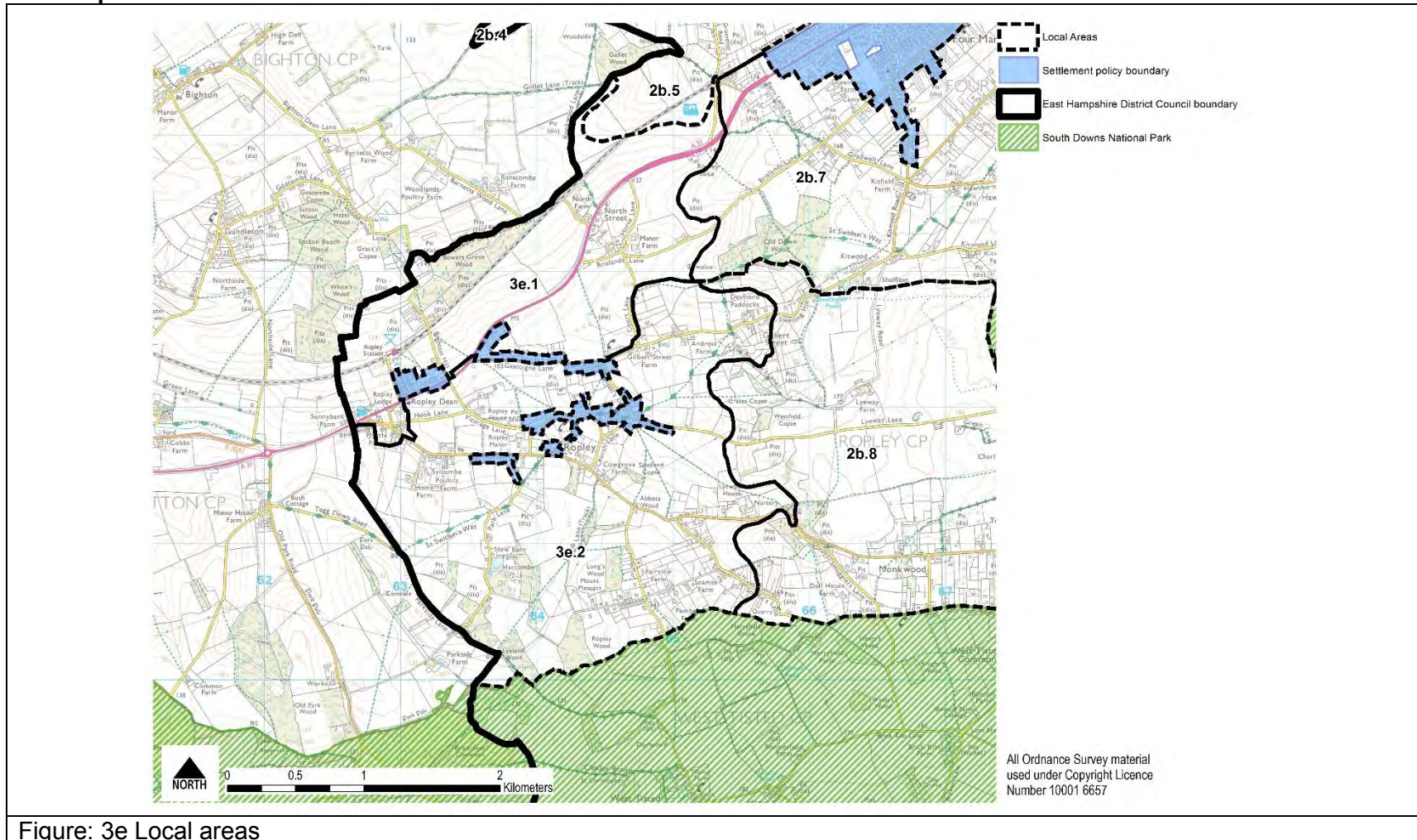


Figure: 3e Local areas

**East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 3e Ropley Downland Mosaic  
Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 7d: Bighton and Bramdean Downs  
Adjacent: Winchester District Landscape Character Assessment (WDLCA): LCA 10 Bighton Woodlands; LCA 11 Bramdean Woodlands**

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

- Undulating, low lying landscape gently sloping to the west.
- Comprises part of a series of ridges and dry valleys (HCICA)
- Shallow well drained calcareous silty soils support mainly arable cropping mixed with some areas of pasture and horse paddocks.
- Small to medium sized fields of early enclosure are bound by beech and elm sucker hedgerows. There are in addition areas of large more open fields, particularly to the north of Ropley.
- Assorted fields carved from woodland form a mosaic with ancient woodland in the south of the area.
- Ancient woodland blocks survive on the higher land e.g. Ropley Wood and Lyeland Wood.
- Small scale enclosed character is accentuated by the wooded lanes which dip down into the character area from the adjacent clay plateau.
- Relatively densely settled with a linear dispersed settlement pattern of along the rural lanes. This forms a very different pattern to the small, nucleated settlements of other character areas of this type.
- Woodland and hedgerows form strong edges along the rural lanes and settlement is not evident when travelling across the area.
- Narrow rural roads cut through the landscape and form the structure of the linear settlements.
- Ancient woodland, as at Bowers Grove Wood at northern end of character area plus a cluster of ancient woodlands south of Ropley.
- Three post 1810 parks listed on the Hampshire Register.
- Upland area of clay with flints.
- A strong, historic and often intimate rural character, with thousands of years of history visible through landscape features including different phases of enclosure reflected in field and woodland patterns, lanes and trackways, significant areas of ancient woodland (including bluebell woods) and historic parkland. (HCICA)
- Mixed land use on undulating topography creates a biodiversity-rich landscape mosaic of arable, pasture, parkland and woodland divided by beech and elm hedgerows, with smaller pockets of grassland. (HCICA)
- A good network of public rights of way (often using ancient drove roads and tracks), and an intricate network of narrow, wooded rural lanes, often with hedgebanks, which connects the villages and scattered farms, and contrasts with the modern main roads. (HCICA)
- Linear villages constructed of distinctive local building materials. (HCICA)
- Long panoramic views from higher land, with open views elsewhere, enclosed by distant trees and hedgerows. (WDLCA)
- Views are often long but enclosed by woodland and undulating topography. (WDLCA)

Landscape strategy and key sensitivities and guidelines:

- **The overall management objective should be to conserve** the small scale, rural character of the landscape of pasture, woodland and hedgerows and in particular to conserve the rural character of Ropley village.
- The mosaic of early assarted enclosures and small blocks of ancient woodland.
- The intact small early enclosed predominantly pastoral fields.
- The rural character of the area which has been retained despite the extent of settlement.
- The secluded and contained character of the landscape.
- The hedgerows and mature trees and vernacular boundaries particularly within Ropley village which provide enclosure and contribute to the rural character.
- Contained by its landform and tree cover the visual sensitivity of the landscape is limited with opportunities for planting mitigation associated with development. Views into the landscape from adjacent higher land increases sensitivity.
- Conserve and manage the hedgerow network and promote growth of hedgerow trees.
- Maintain the rural character of the roads and maintain the roadside hedgerows.
- Conserve the mosaic of early assarted enclosures and small blocks of ancient woodland in the southern part of the area.
- Conserve the distinctive pattern of development in Ropley, centred at the church but extending along the interconnecting lanes. Maintain the single plot development along lanes and avoid infilling which would create a more consolidated settlement form.
- Maintain the roadside boundaries, hedgerows and trees which conceal development and seek to discourage creation of more suburban boundaries (including, walls closeboard fencing and hardstanding) to roadside properties.
- Use existing woodland and planting to integrate any changes in the landscape
- Conserve the varied open and panoramic views throughout the area. (WDLCA)
- Conserve the sheltered, wooded views throughout the area. (WDLCA)

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

- Demand for access and recreation, particularly given the partial location of this area within the South Downs National Park.
- Retain historic field boundary patterns.
- Enhance the landscape of historic parkland through continued replacement tree planting and woodland management.
- Retain historic features within the landscape.
- Retain wide, open views across the landscape where they occur.

- Retain the diversity of habitats present in the landscape, including gardens.
- Promote the South Downs Management Plan to retain the visual quality of the landscape.
- Retain and enhance the right of way network, in particular the development of links between stations and the countryside, and avoidance of conflicts of interest between motorised and non-motorised users of lanes and tracks.
- Conserve the historic rural nature of roads, lanes and tracks throughout the area whilst enabling them to meet Highways standards. In particular, retain their wooded quality and hedgebanks, and explore measures to slow traffic without loss of rural character.
- Conserve the loosely nucleated form and strong rural historic character of villages, conserve the scattered pattern of rural farm settlements and respect the small-scale nature of existing dwellings.
- Integrate any new development into the well-treed rural setting through the appropriate use of native tree and hedge planting.
- Threat: Declining conditions of parkland trees, particularly at Brockwood Park (possibly exacerbated by drought and disease caused by climate change) potentially resulting in the loss of these features from the landscape.
- Threat: Loss of the historic character of settlements, farms and lanes
- Threat: Potential pollution of the river Itchen arising from agriculture and development in its catchment area, affecting water supplies, fishing conditions and nationally-important chalk river wildlife
- Threat: Continued impacts of main roads on the tranquillity of the area. Lack of sustainable access into the countryside from settlements/ railway stations. Potential loss of rural character of lanes due to insensitive signage, traffic calming and other urbanising features. Use of narrow lanes as “rat runs” by motorists, with resultant safety issues.
- Threat: Past (and potential future) loss of traditional settlement pattern and settings due to modern development. Loss of historic character of settlements and farms as a result of incremental change and modernisation. Development of large agricultural buildings which do not fit with the traditional pattern or scale of buildings.

Local Area: 3e.1 Ropley Dean Downland Mosaic

Local Area map:

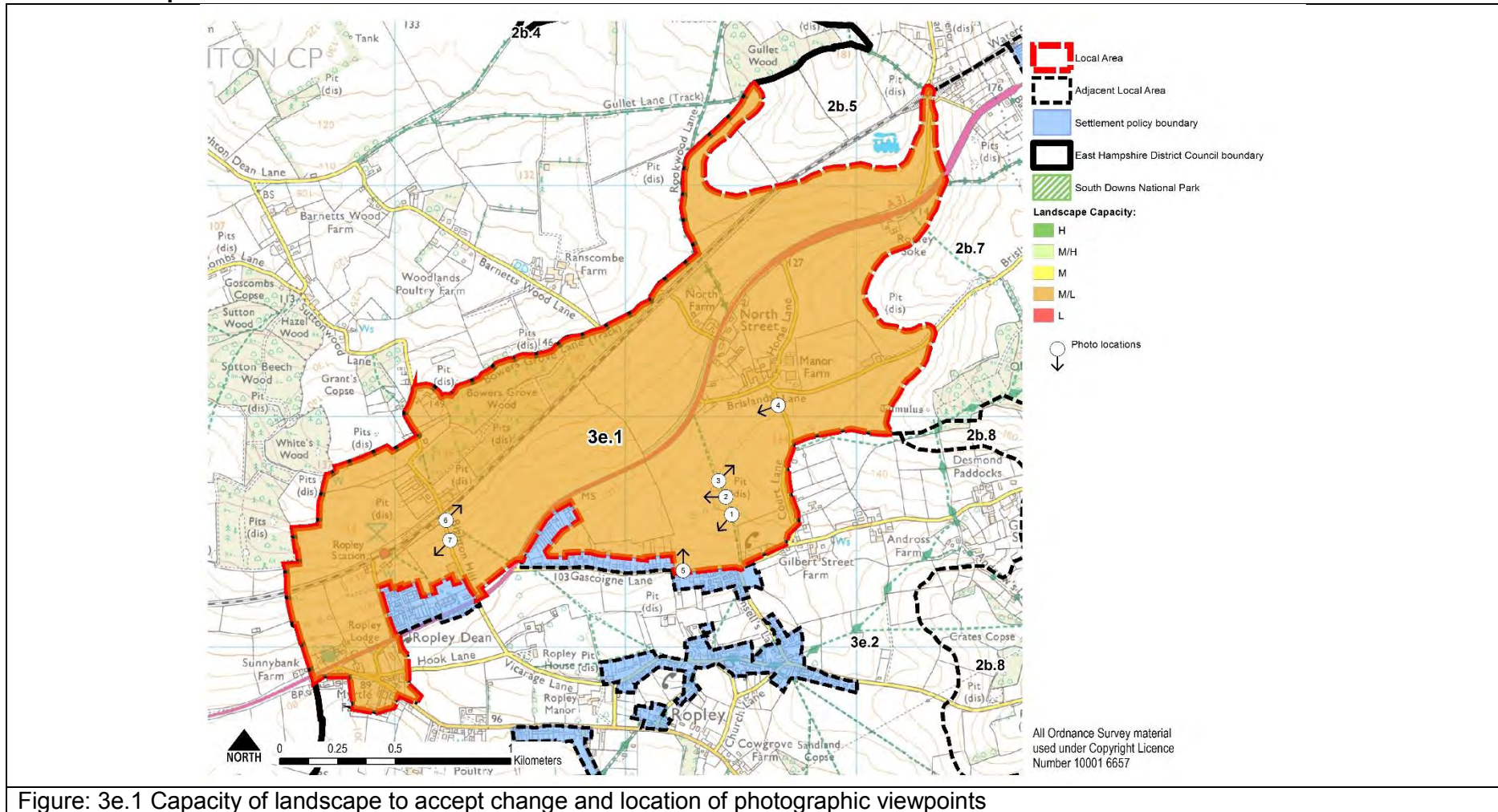


Figure: 3e.1 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of an area of undulating, low lying chalk downland landscape, incised by linear dry valleys. The area comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads and houses adjacent to an area relatively densely settled with a linear dispersed settlement pattern along the rural lanes. The area is surrounded by open countryside and forms part of a wider area of chalk downland landscape which extends southwards into the South Downs National Park. To the east lies open countryside on the Clay Plateau. The area is crossed by a few public rights of way which link to nearby settlement and the wider landscape and is characterised by mature hedgerows, trees and some woodland blocks in the north and long and mid-range views across open fields and settlement to a wooded or open skyline. The undulating topography rises to the 150m contour along the north and east boundary. The east of the character area is marked by a mini scarp which represents the edge of the clay capping at its junction with the underlying chalk of this landscape. The area lies adjacent to the small settlements of Ropley Dean and Ropley and the Watercress Line heritage railway crosses the northern end of the area. The area's northern and western boundary is formed by the District boundary which largely follows woodland edges and field boundaries. The eastern boundary follows the 150m contour line with no particular feature on the ground. The southern boundary follows field boundaries, Court Lane and back gardens of properties within Ropley and Ropley Dean and part of the A31.

For more detail refer to record sheets.



**Photographs:**



*Photo 1: View from PRow crossing open field between Gascoigne Lane and the A31 looking south-west across settlement within Ropley*



*Photo 2: View from PRow crossing open field between Gascoigne Lane and the A31 looking west across area towards Ropley Dean and Bowers Grove Wood*



*Photo 3: View from PRow crossing open field between Gascoigne Lane and the A31 looking north-east across area*



*Photo 4: View from Court Lane looking west across area towards Ropley Dean and Bowers Grove Wood*



*Photo 5: View from Gascoigne Lane looking north across area*



*Photo 6: Panoramic view from Bighton Hill looking south-east across area to settlement within Ropley and the SDNP in the distance*



*Photo 7: Panoramic view from Bighton Hill looking south-west across area to settlement within Ropley Dean and the SDNP in the distance*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium / high**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PROW connecting across the area although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Long views (including panoramic views) from high ground within the area across undulating countryside and settlement including to SDNP on high ground in the south
- Limited views from SDNP (to the south), however northern high ground of local area visible in long views from Soame's Lane within SDNP
- Long views across open undulating fields to wooded or open skylines
- An area with a strong rural character with expectations of scenic beauty
- Existing structure of hedgerows and trees is generally strong with woodland in the north, this combined with varied landform creates good opportunities for mitigation
- Views from users of the St Swithun's Way long-distance path, National cycle route 23 along A31 and the heritage railway line (Watercress Line)
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium**

- Undulating, low lying landscape gently sloping down to the west and south with the highest part of the area reaching 150m AOD along the north and east boundary
- Numerous small disused pits scattered across the area
- Woodland, a good structure of hedgerows and tree cover provides enclosure to varying degrees across the area. Elements of openness within larger open fields
- Area of ancient replanted woodland at Bowers Grove Wood and a small block (Rook Wood) in the north of ancient and semi-natural woodland
- Complex topography with some large open fields with a smaller scale pattern around settlement edges. The strong hedgerow network creates a unified landscape.

- Relatively sparsely settled with scattered farms with associated barns and cottages close and adjacent to a linear dispersed pattern of settlement along the rural lanes.
- A number of historic landscape features including: 1 Historic park (listed on Hampshire Register of Historic Parks & Gardens), sunken lanes and a heritage railway (Watercress Line) crossing the area
- Open farmland including small pasture fields provide setting for a number of listed buildings and historic parkland forms setting to Ropley Lodge Grade II listed building
- Generally tranquil area with few visual intrusions

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

4. **Wider Landscape Sensitivity: Medium**

- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic chalk downland mosaic landscape continuing southwards
- Characteristic long views (including panoramic views) across open fields to a wooded or open skyline
- Some of the area has a close relationship with the adjacent villages of Ropley and Ropley Dean forming gaps of countryside between and around the linear dispersed settlement groups
- Contains and is adjacent to small rural villages but no large settlement areas

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

6. **Landscape Value: Medium**

- Contains a number of Grade II listed buildings
- Contains 1 historic parks/gardens of local interest
- Contains the Watercress Line heritage railway
- National cycle route 23 crosses area

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

**Potential effect on key landscape characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees, woodland, distinctive topography and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Erosion of the area's low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) views across open fields to wooded or open skylines
- Impacts on landscape setting of villages and designated features
- Impacts on historic landscape features including sunken lanes and parkland features
- Erosion of tranquillity

**Potential effect on key visual characteristics**

- Loss of characteristic long views (including panoramic views) views across open fields to wooded or open skylines
- Impact on rural views from PRow network
- Impact on scenic quality of the area including its strong rural character

**Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Erosion of the rural setting of settlements
- Loss of characteristic pattern of small pasture fields around settlement

**Landscape mitigation and contribution to green infrastructure**

- Retention of 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 large scale barns

### **Conclusion and recommendations and potential capacity of local area**

Local area 3e.1 has a Medium/low capacity, constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the rural settlements of Ropley and Ropley Dean. There are views to and across the area from public footpaths, rural lanes, the A31 and the Watercress Line heritage railway. The local area has a clear sense of history and offers long reaching panoramic views across undulating countryside and settlement including to the South Downs National Park to the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.



Local Area: 3e.2 Ropley Downland Mosaic

Local Area map:

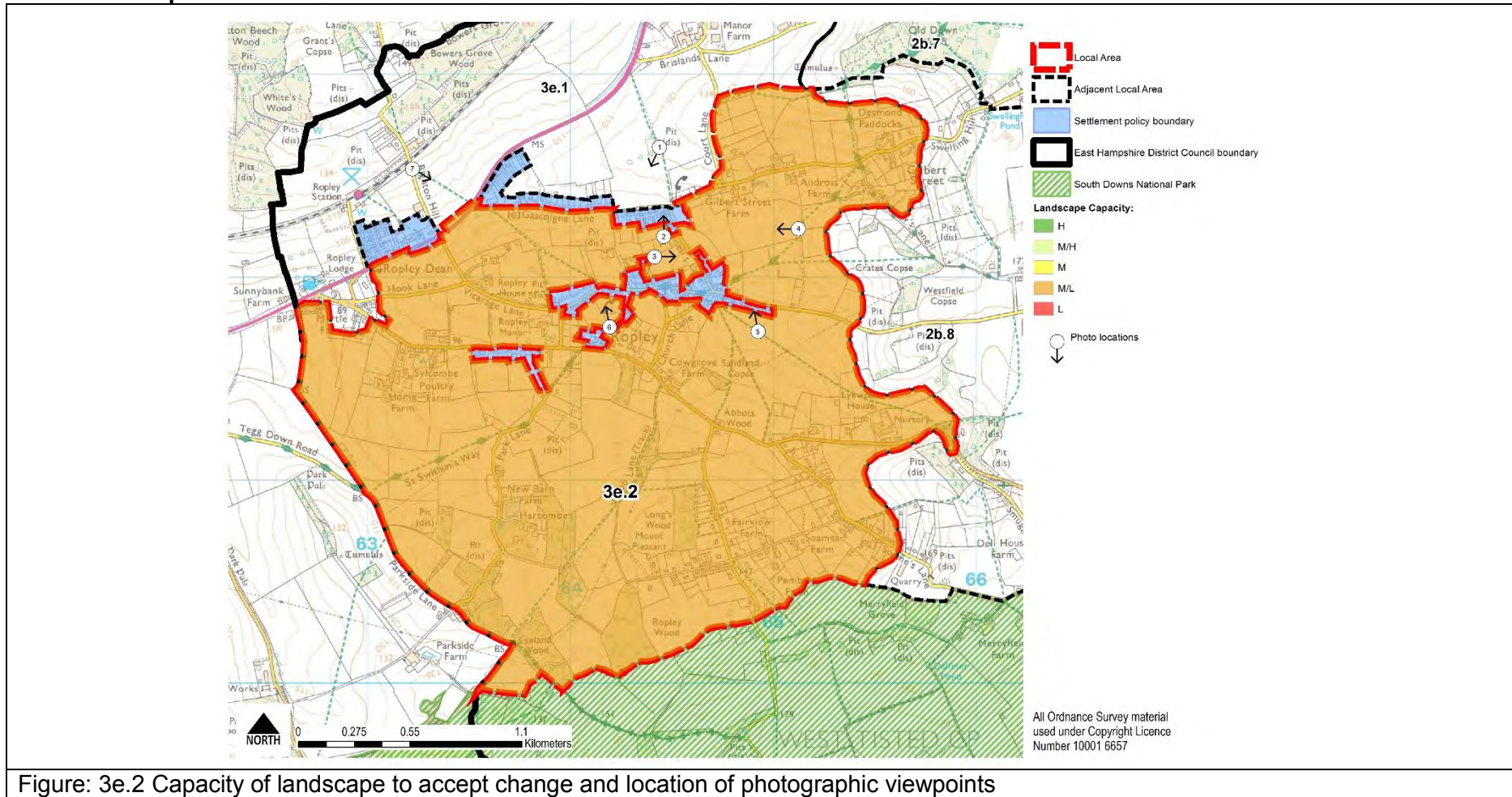


Figure: 3e.2 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

The local area forms part of an area of undulating, low lying chalk downland landscape, incised by linear dry valleys. The local area comprises an area of arable and pasture fields and woodland with a low density of scattered farmsteads and houses around an area relatively densely settled with a linear dispersed pattern of settlement along the rural lanes. The area is surrounded by open countryside and forms part of a wider area of chalk downland landscape which extends southwards into the South Downs National Park. To the east lies open countryside on the Clay Plateau. The area is crossed by a good public right of way network which link to nearby settlement, the wider landscape and the South Downs National Park to the south. The area is characterised by mature hedgerows, trees and woodland blocks in the south and long and mid-range views across open fields and settlement to a wooded or open skyline. The undulating topography rises to the 150m AOD along the south and east boundary. The east of the character area is marked by a mini scarp which represents the edge of the clay capping at its junction with the underlying chalk of this landscape. The area's northern boundary follows field boundaries, Court Lane and back gardens of properties within Ropley and Ropley Dean and part of the A31. The eastern boundary and southern boundary follows the 150m AOD contour line with no particular feature on the ground. The South Downs National Park boundary forms the southern boundary of the local area. The area's western boundary is formed by the District boundary which largely follows field boundaries and Parkside Lane.

Local area 3e.2 Ropley Downland Mosaic forms part of the setting of the South Downs National Park and the Ropley Conservation Area.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View from PRow crossing open field between Gascoigne Lane and the A31 looking south-west across settlement within Ropley*



*Photo 2: View from PRow crossing pasture fields west of Dunsell's Lane looking north*



*Photo 3: View from PRow crossing pasture fields west of Dunsell's Lane looking east*



*Photo 4: View from St Swithun's Way looking east of Dunsell's Lane PRow looking west*



*Photo 5: View from PRow crossing open field south of Lyeway Lane looking north to Ropley's settlement edge*



*Photo 6: View from Hammond's Lane looking north to Ropley's settlement edge*



*Photo 7: Panoramic view from Bighton Hill looking south-east across area to settlement within Ropley and the SDNP in the distance*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium / high**

- Numerous views into or over the area with visibility variable, depending on hedgerow and woodland cover
- The area is generally visible from a number of local PRoW connecting across the area, although parts of the area are visually contained by topography, tree lines, hedgerows and woodland
- Long views (including panoramic views) from high ground within the area across undulating countryside and settlement including to SDNP on high ground in the south
- Some long reaching views into area from SDNP on rising ground to the south
- Long views across open undulating fields to wooded or open skylines
- An area with a strong rural character with expectations of scenic beauty

- Existing strong structure of hedgerows, trees and woodland (in the south), this combined with varied landform creates good opportunities for mitigation
- Views from users of the St Swithun's Way long-distance path, National cycle route 23 along A31 and the Watercress Line heritage railway line
- Mitigation through retention and planting of tree, hedgerow and woodland cover would respect local character however in places open farmland provides more limited opportunities for appropriate mitigation without disrupting existing open character.

**2. Landscape Sensitivity: Medium / high**

- Undulating, low lying landscape gently sloping down to the west with the highest part of the area reaching 150m AOD along the south and east boundary
- A number of small disused pits scattered across the area
- A strong pattern of woodland, hedgerows and tree cover provides enclosure to varying degrees across the area. Elements of openness within larger open fields
- Numerous blocks of semi-natural and replanted ancient woodland in the south
- Complex topography with some large open fields with a smaller scale pattern around settlement edges. The strong hedgerow network creates a unified landscape.
- Relatively sparsely settled with scattered farms with associated barns and cottages.
- The area has a close relationship with the adjacent villages of Ropley and Ropley Dean forming gaps of countryside, including small pasture fields, between and around the linear dispersed settlement pattern and contributing to its rural character
- Open farmland including small pasture fields provide setting for a number of listed buildings with a concentration within the Ropley conservation area and including Soames Place Grade II\* listed building. Historic parkland forms the setting to Ropley House Grade II\* listed building, Ropley Manor Grade II listed building, Ropley Grove Grade II listed building
- Numerous SINC's fall within the area
- Contains areas of the Ropley Dean conservation area and contributes to its rural setting
- A number of historic landscape features including: 4 Historic parks (listed on Hampshire Register of Historic Parks & Gardens), sunken lanes and a considerable area of medieval assarts south of Ropley.
- Small area of registered common land with village pond near junction with Lyeway Lane and Dunsell's Lane
- Generally tranquil area with few visual intrusions

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

**4. Wider Landscape Sensitivity: Medium**

- Shares landscape characteristics and visual links with wider area, forming part of an area of characteristic chalk downland mosaic landscape continuing southwards
- In the south the landscape of the local area seamlessly blends with the undulating chalk downland mosaic landscape of the SDNP to the south, displaying many similar landscape characteristics with this designated landscape with some intervisibility. For this reason the southern part of the local area is considered to form part of the setting of the SDNP.
- Characteristic long views (including panoramic views) across open fields to a wooded or open skyline
- Some of the northern area has a close relationship with the adjacent villages of Ropley and Ropley Dean forming gaps of countryside between and around the linear dispersed settlement groups
- Contains and is adjacent to small rural villages but no large settlement areas

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

6. **Landscape Value: Medium**

- Southern area forms part of the setting of the SDNP
- Contains numerous listed buildings with a concentration at Ropley conservation area and includes 2 grade II\* buildings
- Contains numerous SINCs
- Contributes to setting of 1 conservation area
- Contains 4 historic parks/gardens of local interest
- St Swithun's Way long-distance path crosses area

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

**Potential effect on key landscape characteristics**

- Loss of pasture and arable fields, hedgerows with mature trees, woodland, distinctive topography and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Erosion of the area's low density of dispersed settlement and vernacular character including farmsteads
- Loss of characteristic long views (including panoramic views) views across open fields to wooded or open skylines
- Impacts on landscape setting of villages and designated features
- Impacts on historic landscape features including sunken lanes and parkland features
- Erosion of tranquillity



**Potential effect on key visual characteristics**

- Loss of characteristic long views (including panoramic views) views across open fields to wooded or open skylines
- Impact on rural views from PRow network
- Impact on scenic quality of the area including its strong rural character
- Impacts on views from the conservation area

**Potential effect on key settlement characteristics**

- Erosion of the low density of dispersed settlement and vernacular character including farmsteads
- Inappropriate extension of the linear settlement pattern along rural lanes increasing the perception of development
- Erosion of the rural setting of settlements
- Loss of characteristic pattern of small pasture fields around settlement

**Landscape mitigation and contribution to green infrastructure**

- Retention of 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 large scale barns

**Conclusion and recommendations and potential capacity of local area**

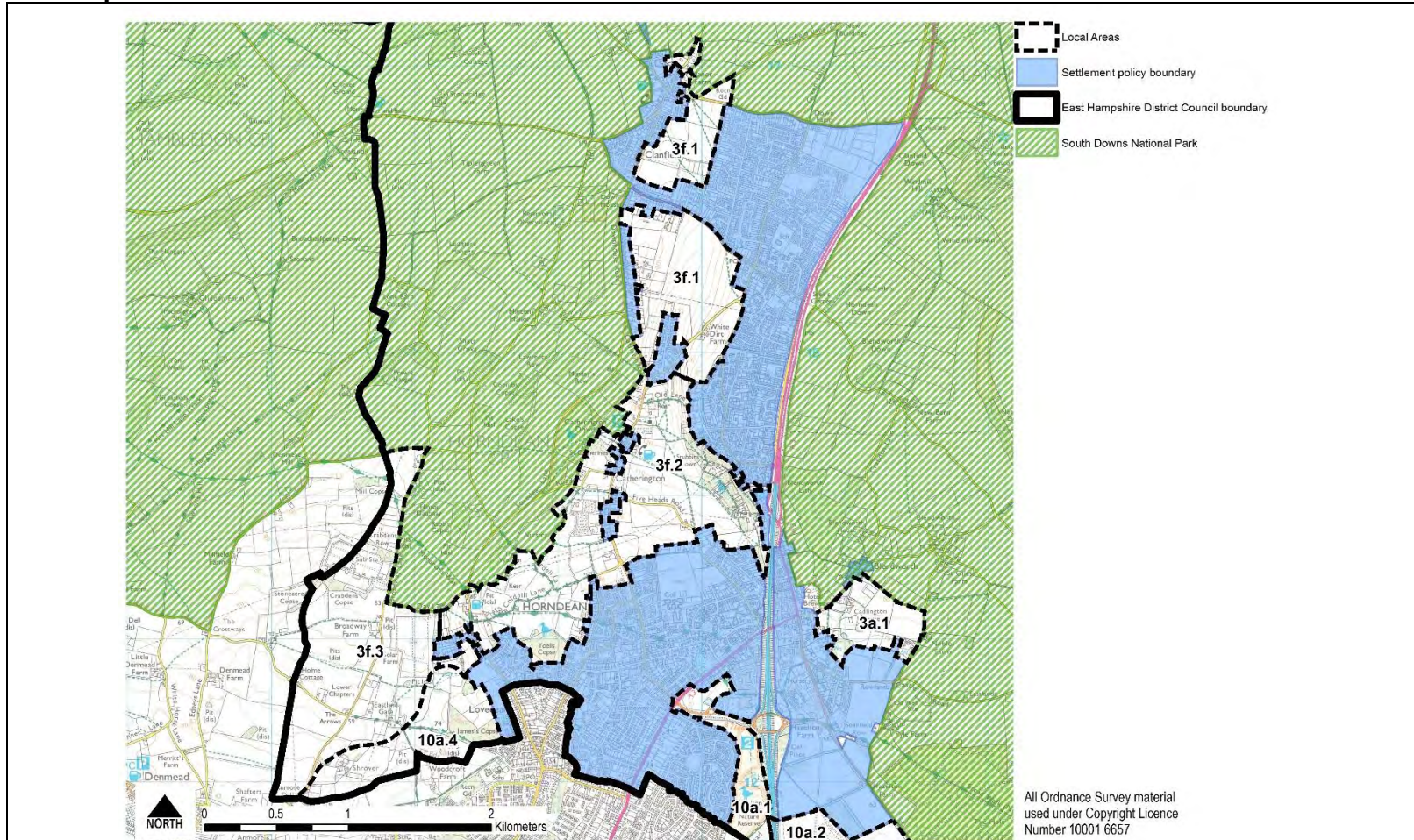
Local area 3e.2 has a Medium/low capacity, constrained by its rural and generally tranquil character and its role as an integral part of the rural setting of the South Downs National Park and the rural settlements of Ropley and Ropley Dean. There are views to and across the area from public footpaths, rural lanes, the A31 and the Watercress Line heritage railway. The local area has a clear sense of history, contains characteristics typical of the nearby SDNP and offers long reaching panoramic views across undulating countryside and settlement including to the South Downs National Park to the south. It is possible that a very small amount of development could be accommodated within existing clusters of settlement 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 locally distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. The local area should otherwise remain generally undeveloped.

**Local Areas:**

**3f.1 Clanfield, 3f.2 Land north of Horndean, 3f.3 Land adjacent Broadway Lane, Horndean**

**LCA map:**



**Figure: 3f Local areas**  
**East Hampshire Landscape Character Assessment 2006 (EHLCA): LCA 3F: Horndean – Clanfield Edge LCT3: Downland Mosaic**

**Hampshire County Integrated Character Assessment 2012 (HCICA): LCA 7H South East Hampshire Downs  
Adjacent: Winchester District Landscape Character Assessment 2004 (WDLCA: LCA 17 Hambledon Downs  
South Downs Integrated Landscape Character Assessment (SDILCA): LCA D2 Hambledon and Clanfield downland mosaic**

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

- Located on the lowest elevations of the south facing chalk dip slope. A gently sloping landform with some undulations in the chalk created by dry valleys.
- Chalk bedrock geology overlain with clay with flints at higher elevations and Head deposits along the dry valleys. A greater depth of clay has also accumulated on the lower dip slope resulting in a subtle transition to the Wooded Claylands to the south - this area was formerly part of the Forest of Bere.
- Some fields in arable cultivation remain around the built edge of Horndean and Clanfield. Much of the land is now used as paddocks for horse/pony grazing, particularly the smaller fields in the southern part of the area.
- Relatively little woodland, but that which remains for example Yoells Copse is an important local feature.
- Views are typically to blocks of residential development superimposed on the chalk landform.
- Extensive area of medieval assarted fields west of Horndean typified by small/medium irregular enclosures, with a smaller area of recent enclosures to the north.
- Settlement has developed in a linear form along the A3 linking Horndean and Clanfield. These settlements have subsequently expanded to form larger blocks of built development.
- Electricity pylons cut across the landscape north of Horndean and are a highly visible and prominent feature.
- The A3 effectively severs the area from the downs to the east. Smaller rural roads link development. There are a number of ancient lanes through the area such as Coldhill, Ham, Crouch and Tagdell Lanes.
- The extent of development and roads fragments the landscape into a series of smaller blocks. There is a good rights of way network extending from the urban edge, for example linking to Catherington Down SSSI.
- Rich legacy of Bronze Age artefacts on higher ground, including burial mounds which have visual links with the Meon valley. (HCICA)
- Mostly 19th century regular formal enclosures with early wavy boundaries and fields bounded by tracks and remnant downland on escarpment. (HCICA)
- Timber frame and red brick and flint buildings occur in farmsteads and village cores. (HCICA)
- Historically, a low density nucleated settlement pattern, concentrated in valley bottoms with little 20th century expansion apart from Clanfield and Horndean. (HCICA)
- Numerous long views from high points on the Downs, in particular from Teglease Down, where there are long views over south Hampshire to the Isle of Wight, and views over Hambledon from the surrounding escarpments. (WDLCA)

Landscape strategy and key sensitivities and guidelines

Key sensitivities include:

- Hedgerow field boundaries and remnant areas of woodland such as at Yoells Copse.
- The rural roads and ancient lanes which cross the area and may be under pressure to expand and be widened due to the spread of built form.
- Arable fields and chalkland landform surrounding the built edge.
- The scarp at Catherington Hill with its important biodiversity value, views and local recreation/access opportunities.
- The local rights of way network linking the urban area to the downland landscape.
- Remaining elements of tranquillity and dark night skies which are affected by development both within and beyond the character area on the south coast plain.
- The absence of woodland and the relatively open views accentuates the visual sensitivity of the landscape.

#### Landscape Strategy and Guidelines

**The overall management strategy for the Horndean – Clanfield Downland Mosaic is to conserve** remaining elements of the chalk downland landscape and enhance the setting of built development.

#### Landscape Management Considerations

- Maintain the rights of way network, particularly the good links with Catherington Downs. Seek to limit damage to footpaths by horses.
- Conserve the integrity of the strong rolling chalk landform around Clanfield.
- Restore hedgerow boundaries to provide visual unity and intactness and increase biodiversity and link to areas of woodland. Promote growth of hedgerow trees.
- Consider opportunities for further tree and woodland planting to contain and reduce the visual impact of the built edge.
- Conserve the pattern of small assorted fields and seek to conserve/reinstate hedgerow boundaries.
- Seek to ensure good management of horse paddocks to conserve the rural setting.

#### Development Considerations

- Monitor the expansion of the urban edge of Horndean and Clanfield to ensure that it does not expand further onto areas of open rolling chalk downland.
- Seek opportunities for further woodland planting to soften, screen and contain built development.
- Maintain links and connections (rights of way) between the urban area and the wider downland landscapes.
- Maintain views to churches, which are distinctive visual landmarks.(SDILCA)
- 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)
- 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)

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

- New small-scale development within and on the fringes of settlement particularly in the south east of the area.
- Farm conversion to residential and possible loss of grazing land management practices.
- Pressure for urban fringe related activities and recreational pressures on open access and country park/countryside service sites.

Local Area: 3f.1 Clanfield

Local Area map:

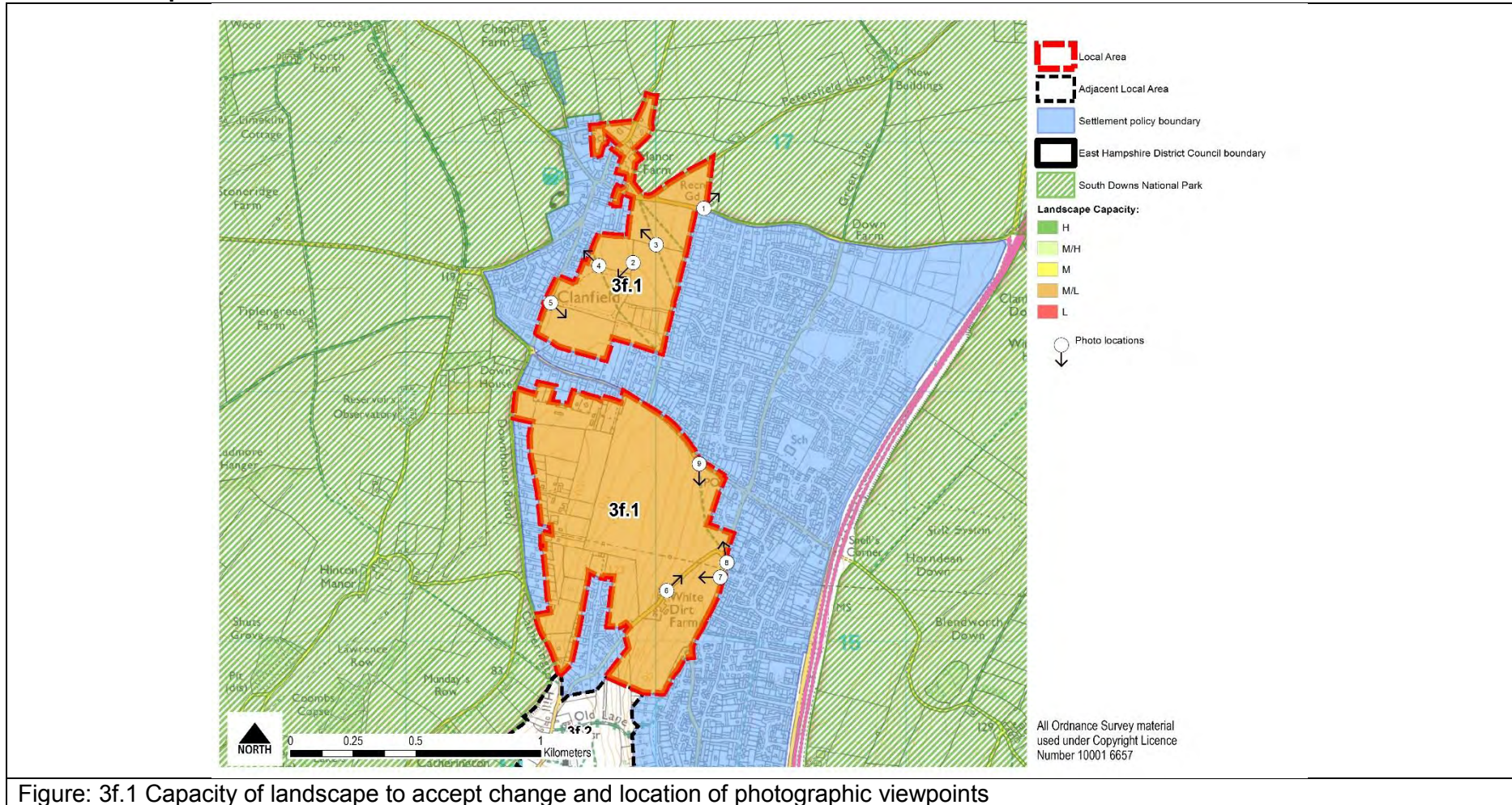


Figure: 3f.1 Capacity of landscape to accept change and location of photographic viewpoints

**Local area description:**

Local Area 3f.1 contains two rhomboid shaped areas of land set in an undulating downland landform. The northern section contains two recreational parks (Peel Park and South Lane Meadows) as well as three transecting PRoW; enclosed by housing along the eastern, southern and western edge, with the northern edge (Peel Park) enclosed by hedgerows adjacent the boundary of the SDNP. There is also a narrow eastern section (of the local area) adjacent the historic village of Clanfield which is characterised by large detached properties (including one Listed). The southern section forms a distinctive undeveloped area within the locality, predominantly under arable cultivation surrounded by high density housing along its northern and eastern edges, while lower density housing, large gardens and small paddocks along its western edge. There are two small gaps within the housing to the west across Downland Road which links across to the SDNP and another gap to the south where the undeveloped landscape is continuous along a scarp slope to the south.

For more detail refer to record sheets.

**Photographs:**





*Photo 1: View from Peel Park out towards open countryside within the South Downs National Park (SDNP)*



*Photo 2: View from South Lane Meadows (recreational ground) out towards a downland ridge within the SDNP and the southern end of Clanfield village towards the right*



*Photo 3: View from PRow down towards the old historic core of Clanfield nestled into a dry valley. Mature trees are a feature of the settlement*



*Photo 4: View from PRow of exposed settlement edge on eastern side of Clanfield village. SDNP visible beyond settlement*



*Photo 5: View through gateway from west across to the eastern edge of Clanfield*



*Photo 6: View from White Dirt Lane out towards Windmill Hill on horizon, within the SDNP and Clanfield visible below*



*Photo 7: Open view from Southdown Road on edge of Clanfield to White Dirt Farm set on rising ground and properties partly visible on Glamorgan Road on top of ridge*



*Photo 8: View from Southdown Road to well established vegetated settlement edge on boundary of Goodwin Crescent*



*Photo 9: View from PRow across southern section, with pylons, vegetated settlement edge on boundary of Medical Centre and Goodwin Crescent*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium/high**

- Open views towards SDNP from northern section of local area, as appreciated from the two recreation grounds (Peel Park and South Lane Meadows) and a number of PRow
- Views north to wooded horizons within SDNP
- Open views from southern section of local area to Windmill Hill, a local landmark within the SDNP
- Southern ridge forms undeveloped skyline within local area, which is visually prominent to local views, especially from the north and east
- Northern section contains a strong vegetation structure which could create good opportunities for mitigation planting, compared to the southern section which is predominantly open, with intermittent hedgerows

**2. Landscape Sensitivity: Medium**

- Pronounced undulating landform, with a characteristic downland ridge forming part of the skyline in the south
- Due to the undulating landform, the area seems less developed as shown in plan
- Contains two recreation fields
- Northern section contains 3 No local PRow which transect the area, southern section contains one PRow
- Overall good tranquillity, with only local traffic as background noise
- Lack of woodland cover increase its open character
- Robust hedgerows in northern section and NW section of southern area creates small areas of enclosure
- Overhead power lines transect southern section dominating the view in places
- Grade II listed building in northern section on eastern edge of Clanfield village
- No known cultural associations
- White Dirt Lane has a strong rural character

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

**4. Wider Landscape Sensitivity: Medium**

- Strong visual links to surrounding SDNP, with views north to wooded horizons, farmed ridges to the west and open landscape to the west
- View to Windmill Hill within the SDNP and views back to local area
- Southern section provides a prominent open area visible from adjacent urban areas

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

6. **Landscape Value: Medium**

- Within setting of SDNP
- Good views to local landmarks within SDNP
- Part of local area contains two well used recreational fields
- Part of southern section highly visible from surrounding area
- Southern area, eastern urban edge degrades rural character and sense of remoteness

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

**Potential effect on key visual characteristics**

- Impact on setting of SDNP
- Impact of views from SDNP
- Impact on internal views within recreation grounds
- Impact of long views to Windmill Hill
- Impact of views from adjacent urban areas across open countryside

**Potential effect on key landscape characteristics**

- Loss of tranquillity
- Loss of recreational space
- Loss of open downland
- Loss of hedgerows
- Loss of individual trees
- Loss of setting of listed building

**Potential effect on key settlement characteristics**

- Impact of rural setting of historic village core of Clanfield
- Loss of setting of urban areas and links to wider undeveloped downland countryside
- Loss of views from sections of open roadsides across undeveloped land, particularly in southern section

#### **Landscape mitigation and contribution to green infrastructure**

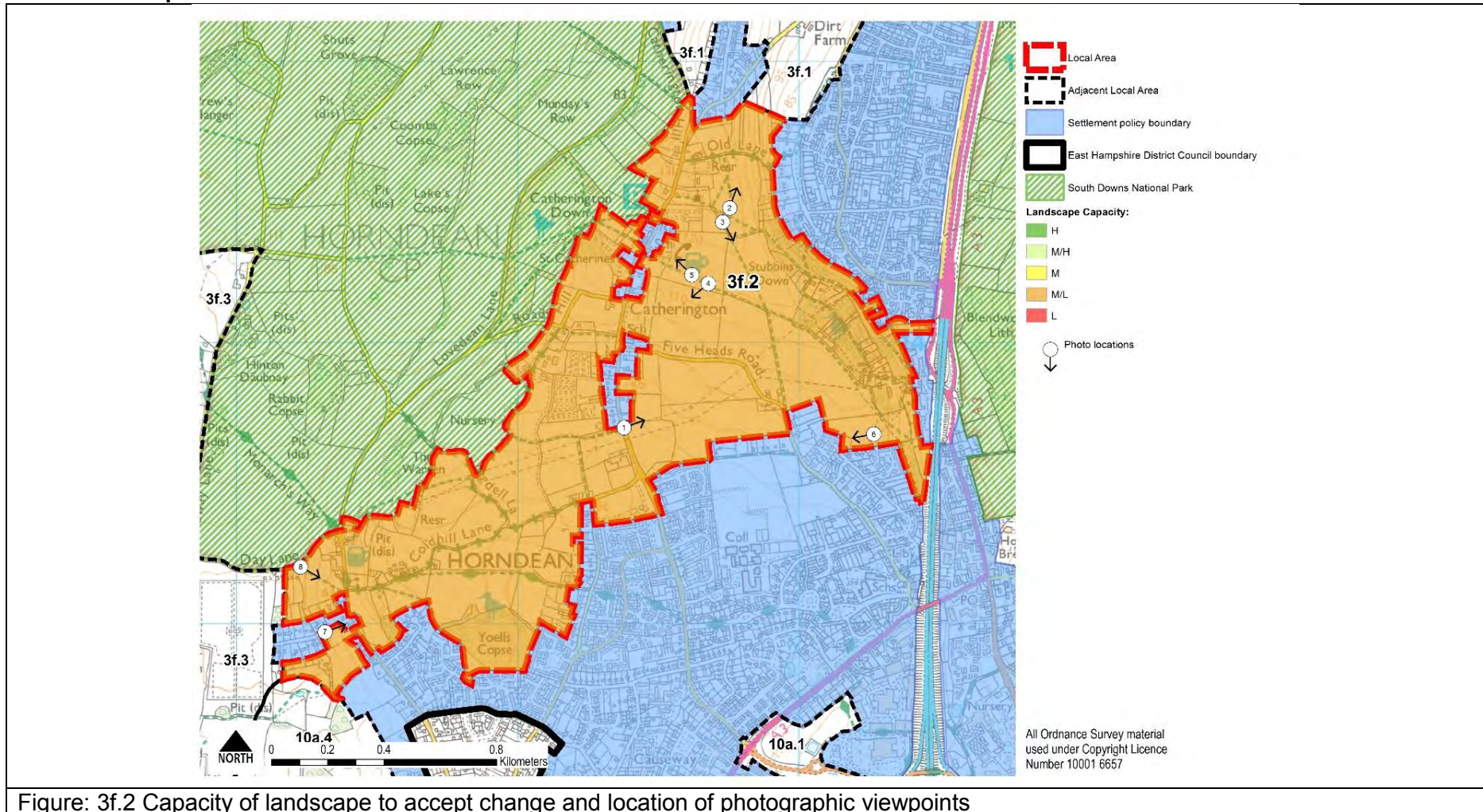
- Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of open views to adjacent areas within SDNP and Windmill Hill
- Retention of soft vegetated settlement eastern edge of Clanfield village
- Retention of setting of listed building
- Potential for providing access across southern section and links to SDNP
- Retaining legibility and setting of PRow networks and creating additional links
- Maintain and where appropriate, extend screening to existing intrusive features including pylons and raw settlement edges
- Potential for improving settlement edge
- Potential for providing woodland areas

#### **Conclusion and recommendations and potential capacity of local area**

Local Area 3f.1 has a medium/low capacity, whereby some small areas could accommodate new development. The local area is constrained by its contribution it provides to the rural setting of the adjacent SDNP and the amenity value it provides to residents of the adjacent urban area. The area has had a history of ongoing infill development since the 1930's slowly filling any undeveloped land with housing. The two remaining areas, starting with the northern section contains two well-used recreation fields, which both have views out to the SDNP and are well used. However, the northern section is characterised by a number of small fields with robust hedgerows, which could accommodate development. The southern section is far more open and visible from the surrounding urban area, however towards the west the local area is more enclosed with robust hedgerows and again could accommodate small areas of development while maintaining gaps to the west and an open physical link to the SDNP.

#### **Local Area: 3F.2 Land north of Horndean**

Local Area map:



Local area description:



The Local area 3f.2 is a linear area stretching from the southern western settlement edge of Clanfield along the northern edge of Horndean, with the South Downs National Park forming the boundary to the north west, and the borough boundary to the south. The area is predominantly rural with a mix of fields of arable and grassland notable woodlands. The historic village of Catherington located on a north south alignment on a small local ridge.

For more detail refer to record sheets.

**Photographs:**



*Photo 1: View of the undeveloped gap between the southern edge of the settlement of Catherington and Horndean, the field also contains semi improved grassland*



*Photo 2: Elevated view to the NE towards Windmill Hill and the wooded downs within the Queen Elizabeth Country Park both within the SDNP (Clanfield partially visible on slope below)*



*Photo 3: Long view to the south and to the sea, the settlement edge of Horndean not visible*



*Photo 4: View towards the south eastern edge of Catherington, defined by mature trees*



*Photo 5: View towards the eastern edge of Catherington where some properties are partially visible, with the mature trees framing their setting*



*Photo 6: Northern edge of Horndean, existing properties on settlement edge visible*



*Photo 7: View down New Road across the valley of Lovedean, with open countryside on the opposite valley side*



*Photo 8: Cluster of traditional buildings surrounded by open countryside on Lovedean Lane*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium/high**

- Long range views from the north across the local area to the south and beyond
- From the north, views further north and NE across to Windmill Hill and Queen Elizabeth Country Park within the SDNP
- Views from Monarch's Way
- Views from the western adjacent boundary of the SDNP
- In the west of local area, limited inter-visibility due to robust hedgerow and woodland matrix
- Eastern area forms part of skyline as seen from Catherington Lane
- Clanfield screened by woodland on Stubbins Down
- Important gap of undeveloped area between southern edge of Catherington and northern edge of Horndean, provides rural setting for Catherington
- Opportunities to improve settlement edge of Horndean with mitigation planting

**2. Landscape Sensitivity: Medium/high**

- Elevated landform sloping down to the south, intimate valley to the west, wooded scarp face to the east
- Predominantly grassland, with horse paddocks used for grazing
- In the west, strong structure of hedgerows, woodland copses, with fields becoming more open and larger to the east
- Catherington a linear settlement located on slightly elevated ridge
- All Saints Church located at prominent high point to the north
- Two areas of semi natural ancient woodland. One area of ancient replanted woodland
- Two areas of good quality semi improved grassland
- Good network of PRow linking across to the SDNP

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

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

- A perception of a largely unsettled landscape with Catherington predominantly contained by mature vegetation and the western edge of Clanfield screened by the woodland on Stubbins Down.
- The NW edge of Horndean is contained by woodland copses and robust mature boundary vegetation. The north eastern edge of the settlement of Horndean is more exposed
- Strong physical links to wider countryside to the west, with numerous PRow providing access across to SDNP, including the regional footpath: Monarch's Way
- Visible from SDNP in particular long views from Windmill Hill

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

**6. Landscape Value: Medium**

- Contains Conservation Area with Listed buildings
- Strong physical and visible links with the SDNP, in particular the northern section is visible from Windmill Hill
- Contains numerous PRow and the regional footpath: Monarch's Way
- Contains ancient woodlands

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

**Potential effect on key visual characteristics**

- Impact on views from Windmill Hill (within SDNP)
- Impact on skyline
- Impact on rural setting of Catherington
- Impact on long views south
- Impact on views from PRoW and regional footpath: Monarch's Way
- Impact on views from PRoW and PRoW on boundary of SDNP
- 

**Potential effect on key landscape characteristics**

- Loss of open landscape adjacent All Saints Church
- Loss of woodland and ancient woodland
- Impact on Conservation Area
- Impact on setting of listed buildings
- Loss of tranquillity

**Potential effect on key settlement characteristics**

- New development will amalgamate the rural settlement of Catherington into the urban settlement edge of Horndean
- Increase visibility of the built form from adjacent viewpoints

**Landscape mitigation and contribution to green infrastructure**

- Retention of all good woodland and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of open views to adjacent areas within SDNP and Windmill Hill
- Retaining legibility and setting of PRoW networks and creating additional links
- Maintain and where appropriate, extend screening to existing intrusive features including pylons and raw settlement edges
- Potential for improving settlement edge
- Potential for providing woodland areas

**Conclusion and recommendations and potential capacity of local area**

Local Area 3f.2 has a medium/low capacity for new development. The local area is constrained by the contribution it makes to the rural setting of Catherington, the rural setting to the adjacent SDNP and the amenity value it provides to the local residents of the adjacent urban area.

However, there are sections of the settlement edge of Horndean and Lovedean which are raw and could accommodate small areas of development, which could also include an improved settlement boundary treatment.

Local Area: 3f.3 Land adjacent Broadway Lane, Horndean

Local Area map:

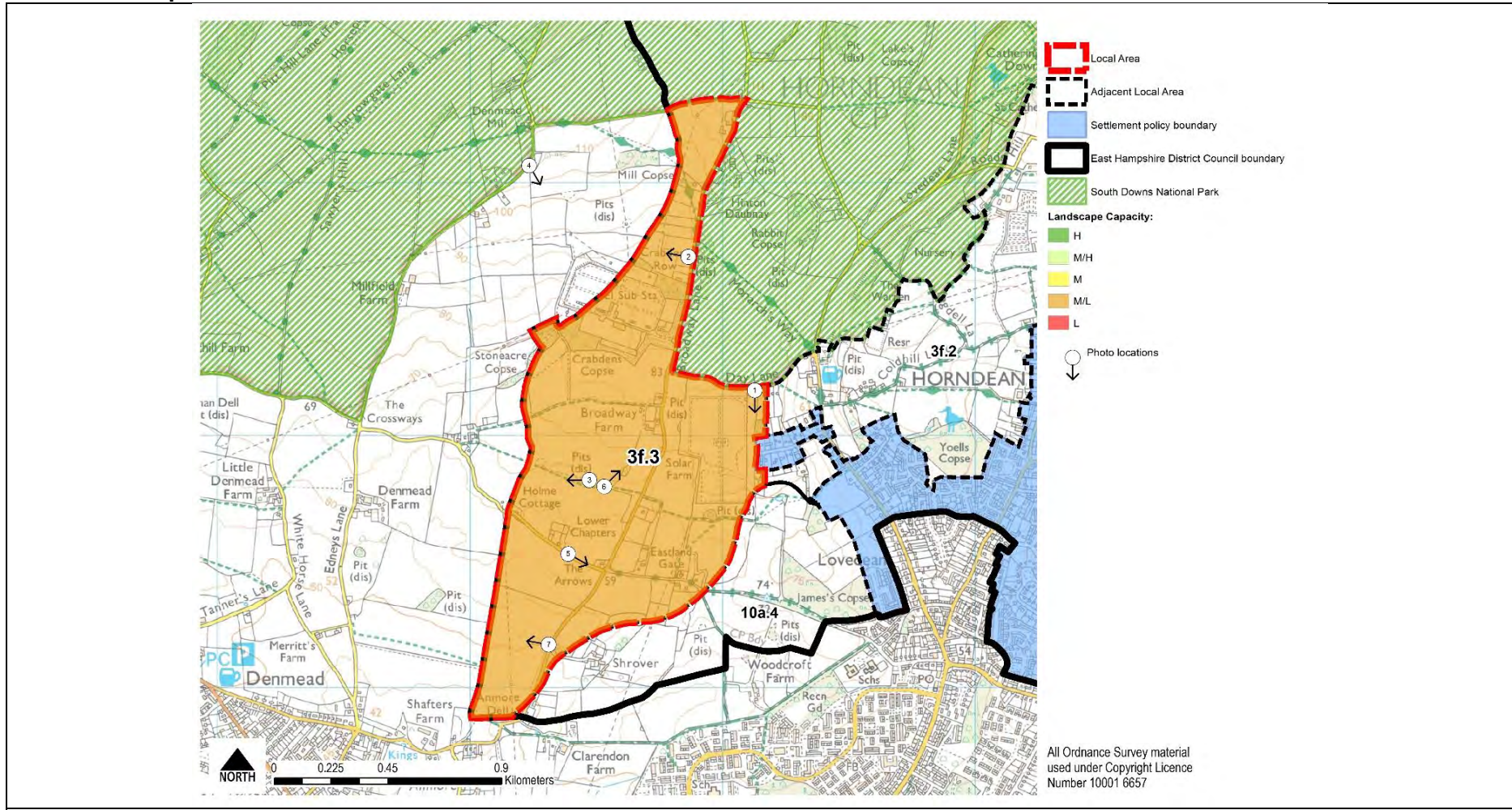


Figure: 3f.3 Capacity of landscape to accept change and location of photographic viewpoints

Local area description:



Local Area 3f.3 is a narrow linear area on a north-south alignment, confined by the District boundary to the west, the SDNP to the north and partly to the east, a short section of the edge of the settlement boundary of Horndean (New Road) and the adjacent landscape character area 10a to the south east. The area is predominantly rural with an unsettled character but does contain a substation with a number of converging overhead power cables and pylons.

For more detail refer to record sheets.

Photographs:



*Photo 1: View towards mature wooded boundary adjacent residential development on New Road (Horndean). Solar panels partly visible to right*



*Photo 2: View across shallow valley with horse grazing, with overhead cables and pylons*



*Photo 3: View along PRoW looking west to locally characteristic small woodland copse formed on old chalk pit*



*Photo 4: View looking east (from boundary of SDNP) towards substation partially enclosed by woodland*



*Photo 5: Enclosed single-track lane with strong rural character*



*Photo 6: Open arable fields, with farmstead visible on horizon*



*Photo 7: View across arable landscape, development free except for overhead cables and pylons*

**Please refer to the methodology of the assessment process**

**1. Visual Sensitivity: Medium/high**

- Views west across open countryside towards the SDNP
- Substation large footprint, screened by mature woodland belt along south, part eastern and northern edge
- Regional footpath (Monarch's Way) provides sensitive view receptor within the northern part of the local area
- Localised views from isolated farmsteads and homes across open countryside
- New mitigation planting would cause loss of open landscape
- Overhead cables and pylons form dominant visual feature

**2. Landscape Sensitivity: Medium/low**

- Gently sloping landform, elevated from Horndean to the east
- Strong rural character, with feeling of 'away from it all'
- Northern section adjacent SDNP
- Contains a Listed building
- Mature woodland with two areas of semi-natural ancient woodland adjacent substation
- Redundant chalk pits regenerated as small woodlands, creating a prominent feature within the open arable landscape
- Overhead cables and pylons converging on substation degrade rural quality of landscape
- Generally peaceful, except for a drone noise from adjacent areas next to the substation
- Area of solar panels within field to east
- Roads mainly single-track lanes, with strong rural character and low traffic volume

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

**4. Wider Landscape Sensitivity: High**

- Disconnected with any settlements, except western end of New Road, Horndean
- Forms part of adjacent open unsettled areas of countryside
- Adjacent to SDNP to the east and visible from SDNP to the west

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

**6. Landscape Value: Medium**

- Setting of SDNP

- Regional PRoW: Monarch's Way

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

<p><b>Potential effect on key visual characteristics</b></p> <ul style="list-style-type: none"><li>• Impact on views from Monarch's Way</li><li>• Impact on views from SDNP</li><li>• Impact on individual and isolated farmstead and homes</li><li>• Loss of open views to the west</li></ul>
<p><b>Potential effect on key landscape characteristics</b></p> <ul style="list-style-type: none"><li>• Impact on setting of SDNP</li><li>• Impact on setting of Regional PRoW – Monarch's Way</li><li>• Impact on setting of Grade II listed building</li><li>• Loss of tranquillity</li><li>• Impact on rural quality of lanes</li></ul>
<p><b>Potential effect on key settlement characteristics</b></p> <ul style="list-style-type: none"><li>• Impact on rural setting for adjacent settlement of Anmore and edge of Horndean (New Road)</li><li>• Loss of rural, predominantly unsettled character</li></ul>
<p><b>Landscape mitigation and contribution to green infrastructure</b></p> <ul style="list-style-type: none"><li>• Retention of woodland and all good quality and moderate tree cover and locally distinctive boundary treatments and features</li><li>• Retention of other vegetated areas where they contribute to landscape and biodiversity value</li><li>• Restoring loss field boundaries and connecting woodland</li><li>• Long term management of woodland blocks</li><li>• Retaining legibility and setting of PRoW network and creating additional links</li><li>• Retain rural setting of listed building</li><li>• Conserve rural character of lanes</li><li>• Retention of rural setting of listed buildings and historic features including the chalk pits</li></ul>

**Conclusion and recommendations and potential capacity of local area**

Local Area 3f.3 has a medium / low capacity, constrained by its strong rural character and as a setting for the South Downs National Park. It is possible that a very small amount of development could be accommodated within the boundaries of existing farmsteads or clusters of built form or building conversions provided it is informed by further landscape and visual impact assessment and sensitivity integrated landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm. This local area should otherwise remain undeveloped.