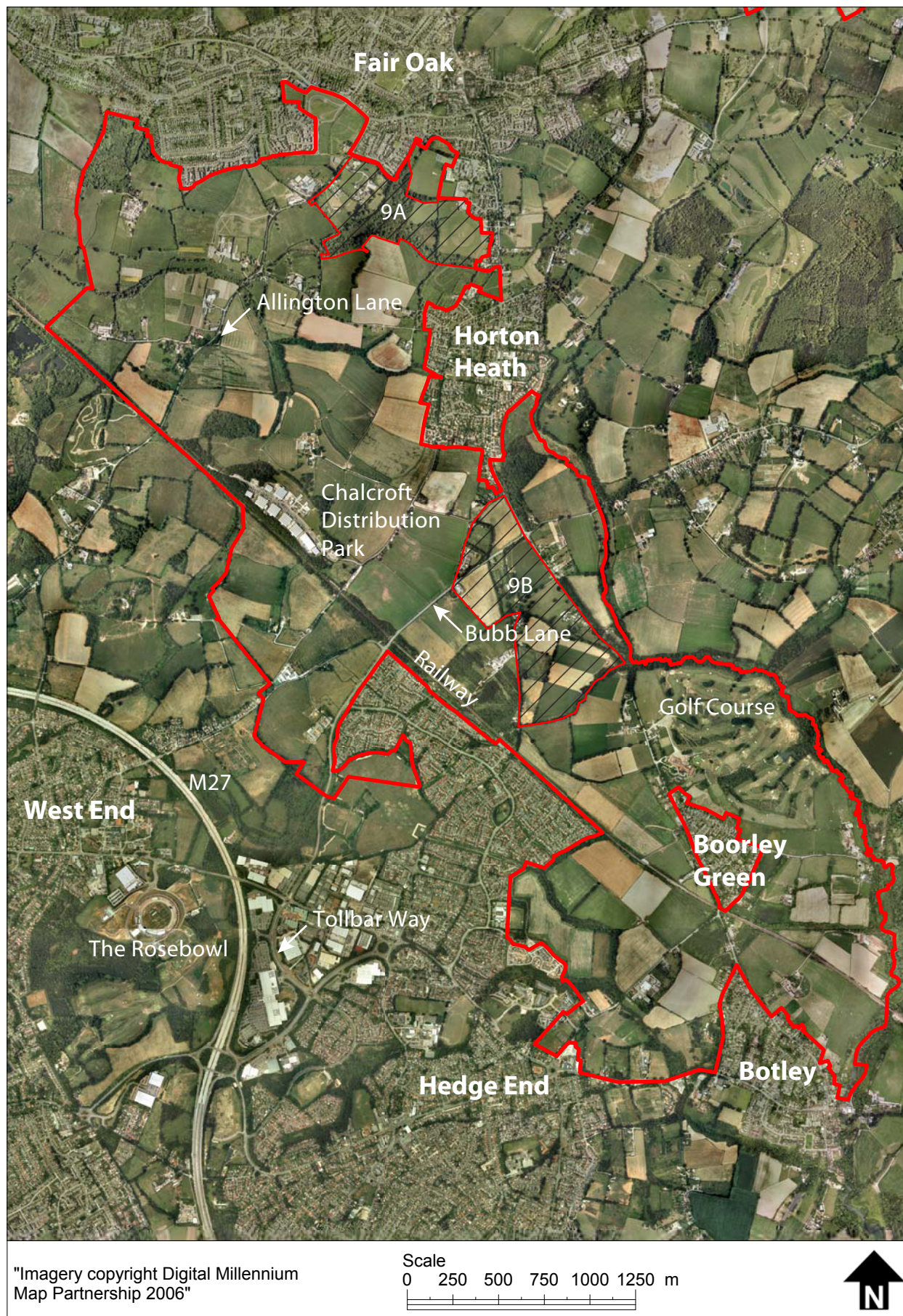


Area 9: Horton Heath Undulating Farmland



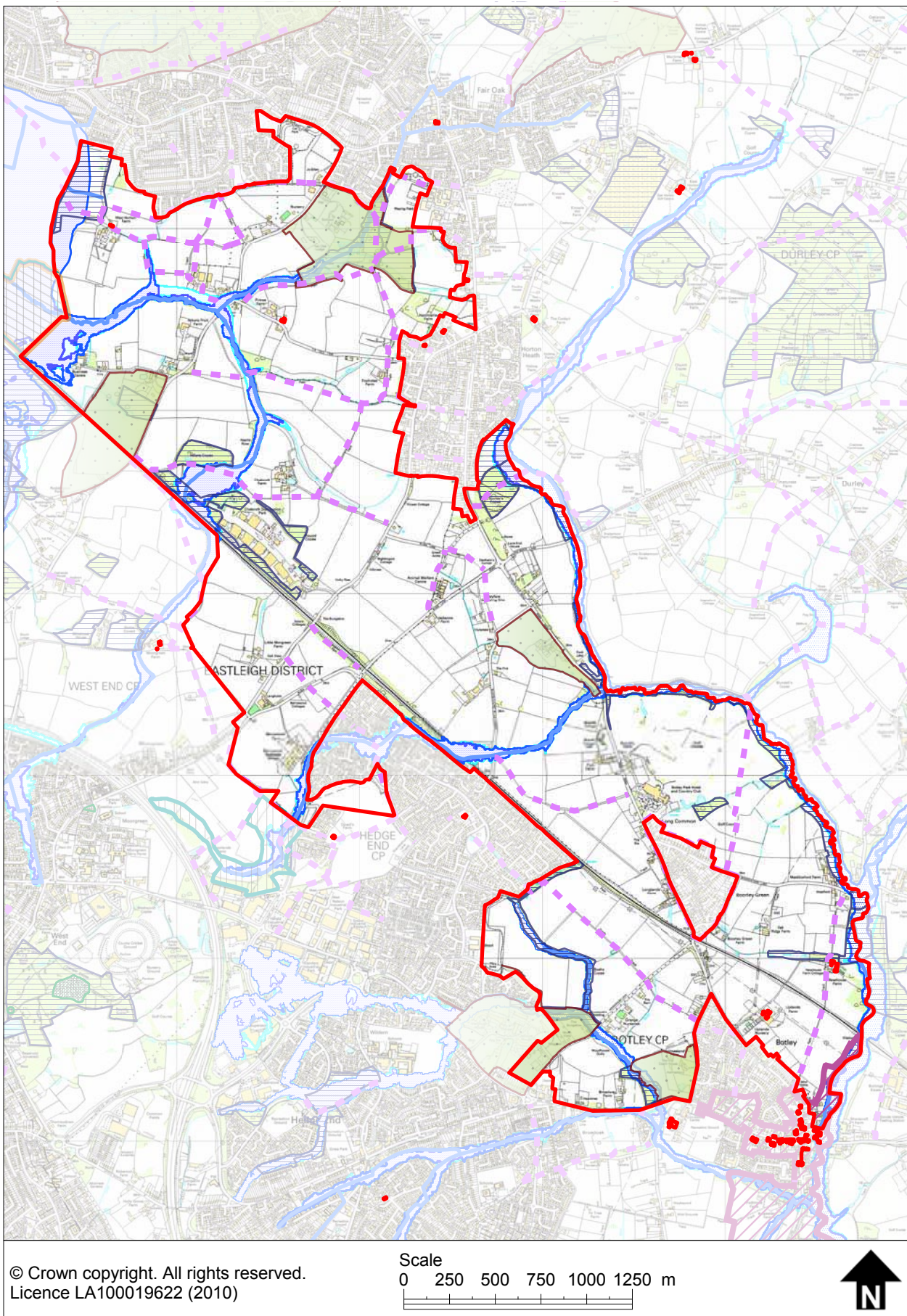
Description









- 4.129 The unifying characteristics of this predominantly agricultural landscape are the gentle undulation of the landform and the pattern of medium-size fields, generally bounded by good hedges with mature hedgerow trees. Small blocks of woodland and copses are dispersed throughout the area. Water courses are scattered through the character area. The northeast boundary of the character area is delineated by the River Hamble and associated Alder Carr woodland.
- 4.130 There is a network of narrow lanes and small farms which appear to date from the enclosure of land in the eighteenth and nineteenth centuries. Views from within the area are generally to low wooded horizons.
- 4.131 There are a number of quite intrusive elements, notably the often prominent built edges of Bishopstoke, Fair Oak and Horton Heath that form the northern boundary and ribbon development along Allington Lane in the north, including a variety of poorly screened industrial sites. Chalcroft Distribution Park is an industrial site established sometime in the first half of the 20th century as a rail distribution park. It now serves as a road haulage distribution centre. Aside from its access onto Burnetts Lane in the southeast, it is surrounded on all sides by SINC's. The railway is a prominent feature at points, but the area extends beyond it to the southwest



Figure 24. Quobleigh Pond within sub-area 9A

Designations and Constraints



Key for Designation & Constraints:			
	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

to merge with the Oaklands Woodland and Parkland (Area 10) and meet a low, but visually significant ridge which divides it from the M27 Corridor (Area 11).

- 4.132 In the south, the influence of the built-up areas of Hedge End, Botley and Boorley Green is less strong than those to the north, by virtue of a denser tree cover and more accommodating landform. The settlements do however form parts of the boundary to the character area.
- 4.133 Within the area there are two sub-areas which have their own distinctive appearance. In the north-east, area 9a is well-wooded with the woodland around Quobleigh pond and the parkland trees of the former Saviour Convent particularly conspicuous. In the south-east, area 9b has a partly-wooded parkland character with some dense tree belts.

Historic Features

- 4.134 There are several areas of land in the character area that are found on the Hampshire Historic Parks and Gardens register, that influence the character of the area:
- 4.135 Allington Manor (part) – “1870s Allington Farm, parkland with 2 fishponds; ponds remain although smaller; now a school.”



Figure 25. Panorama view west from Allington Lane

4.136 Holmesland – “1870s; c14ha small parkland with clumps; walled garden; now divided into 2 properties, part of walled garden remains.”

4.137 Lakesmere House School – “Previously Fair Oak Lodge/Old Saviours Convent and Kings School. Dates from C16 additions 1842; reputed to have been a stop for Tudor monks travelling between Netley Abbey & Winchester; had avenue of trees along approach drive, parkland, ponds”.

4.138 ‘The Croft, Winchester Road 1.6ha, detailed history not currently available’.

4.139 In addition, there are a small number of listed buildings, a mixture of farm houses and farm buildings, which form an integral part of the landscape and are indicative of the historic use of the land. They do not however, significantly influence landscape character.

HCC Historic Landscape Types:

4.140 Historic landscapes types in this area are:

1.2 Medium irregular assarts and copses



Figure 26. Panorama view towards the former St Saviour Convent in sub-area 9A



Figure 25. Panorama view west from Allington Lane

- 1.6 Medium to large regular fields, wavy boundaries
- 1.9 Small regular fields with straight boundaries
- 1.10 Medium regular fields with straight boundaries
- 1.16 Small rectilinear fields with wavy boundaries
- 4.5 19th century plantations (general)
- 7.2 Valley floor woodlands
- 9.6 Post 1810 settlement (general)
- 11.2 Golf Courses

Ecological Features

- 4.141 This character area has a wide number of SINCs with diverse habitats, such as wet woods associated with the River Hamble and its tributaries on the eastern edge of the character area and ancient semi-natural woodland in the south. The Wyvern Priority Area in the BAP includes subarea 9a in the north of the area (south of Fair Oak). It is made up of ancient boggy woodland, unimproved meadows with orchards, ponds and streams.



Figure 26. Panorama view towards the former St Saviour Convent in sub-area 9A

Key Characteristics

4.142 The key characteristics for this area are:

- Undulating landform with frequent low ridges
- Medium size fields usually with good hedges and hedgerow trees rather than woodlands
- Intrusive urban edges in some areas
- Unmanaged or inappropriately managed agricultural land

Landscape Types

4.143 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic, Medium Scale
- Lowland Mosaic, Small Scale
- Lowland Mosaic, Open

Landscape Character Sensitivity

4.144 The area is predominantly undulating farmland with strong hedgerows and small blocks of scattered woodland. It is relatively large, complex and rural in character.

Visual Sensitivity

4.145 Trees belts and hedgerow trees are notable features; however the area is largely open, with rural views normally ending at wooded horizons.

Key Issues

4.146 The key issues for this area are:

- The visual intrusion of existing settlement edges at Bishopstoke, Fair Oak and Horton Heath and Hedge End.
- The erosion of the rural character of Allington Lane through poor quality land management and poor screening of development.
- Future development and land management changes within the area increasing intervisibility between settlements.
- Significant pressure for development north of Boorley Green, off Woodhouse Lane, Hedge End and north of Botley as identified in the draft Local Plan.

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