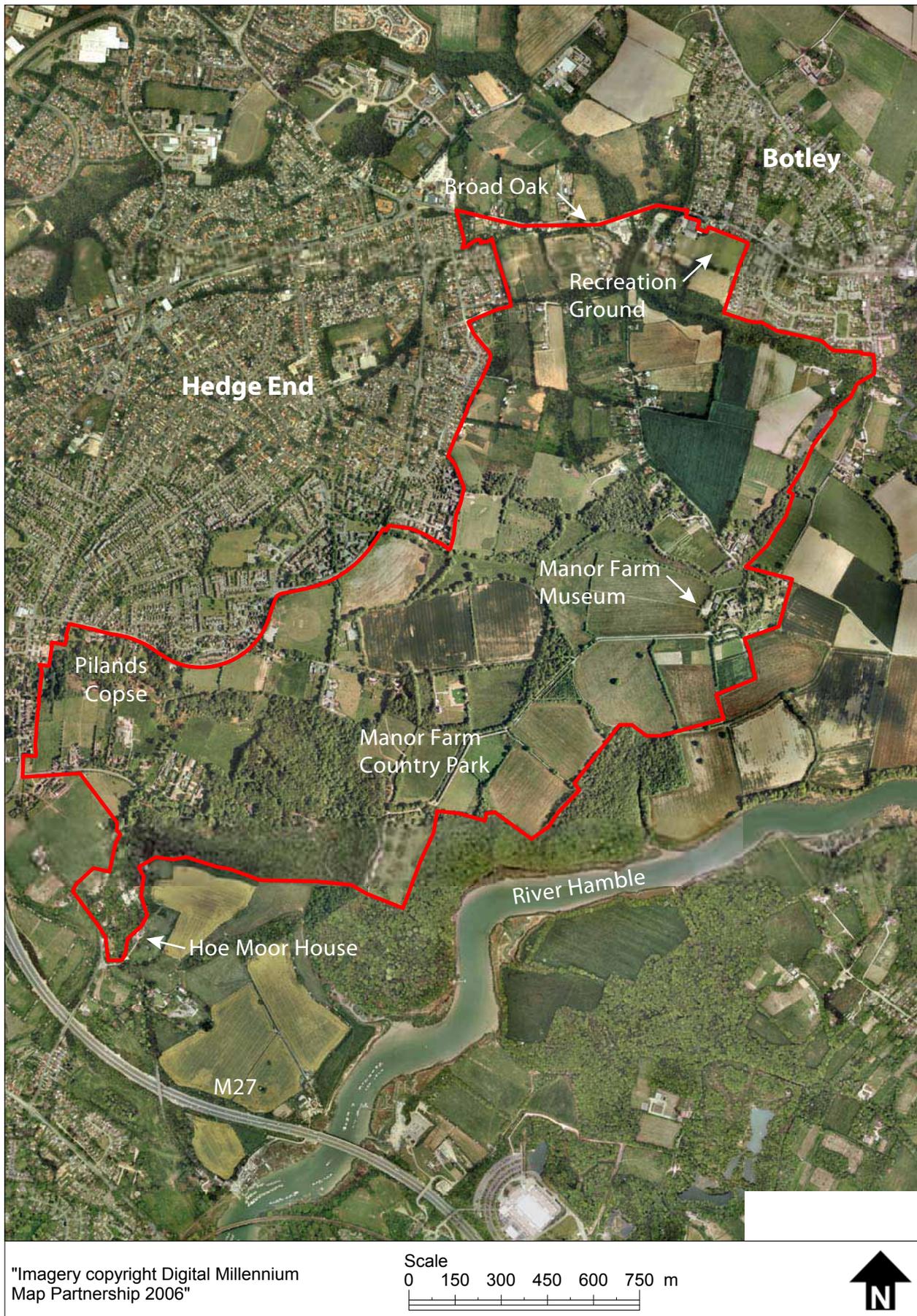


## Area 12: Farmland and Woodlands



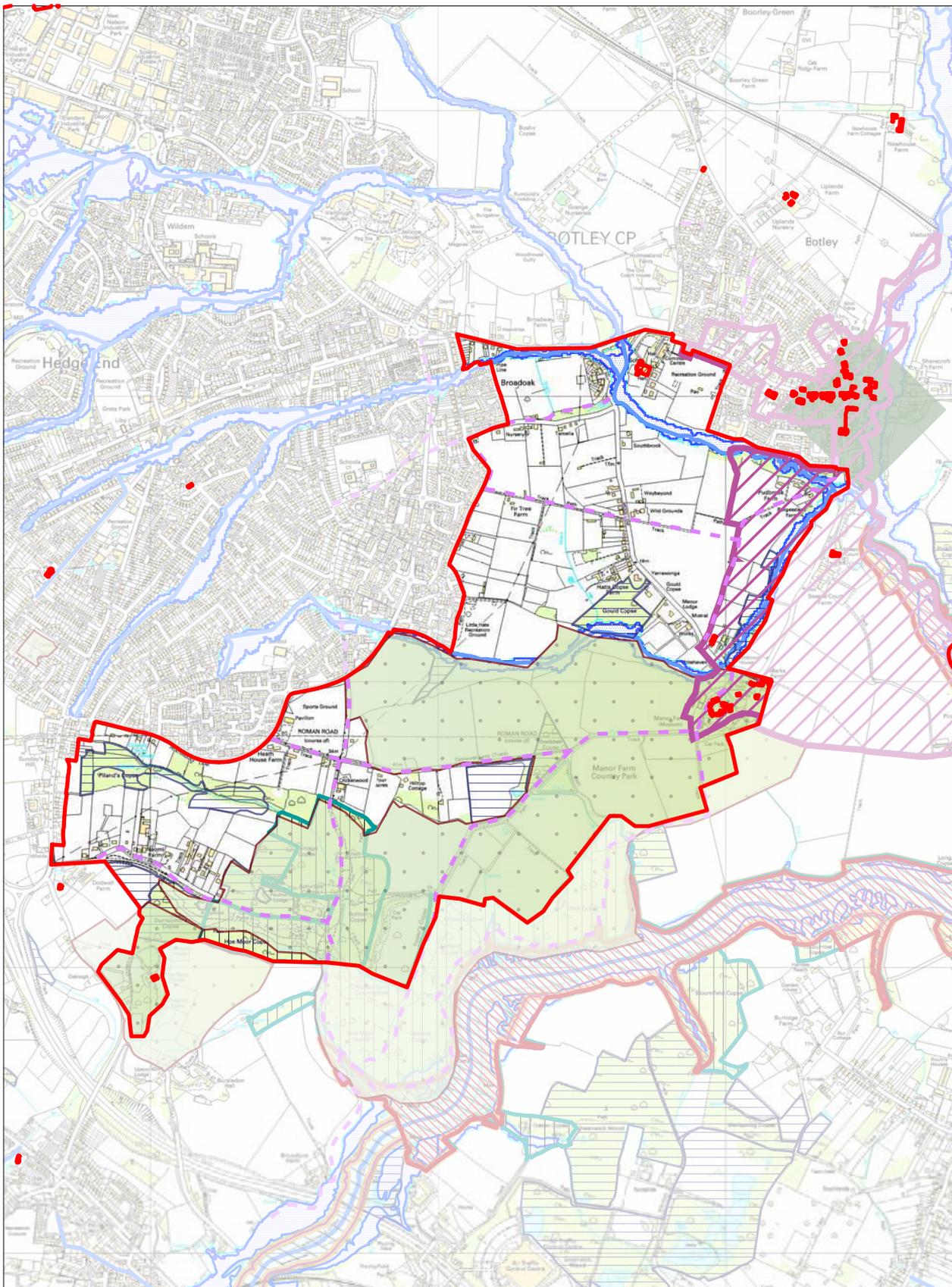
## Description

- 4.174 This area contains three different landscapes but is united by landform, land use, some aspects of an 'estate lands' or 'manorial' landscape. There is relatively limited 20th/21st century development.
- 4.175 The group of buildings at the centre of the Manor Farm Country Park is surrounded by a rolling landscape that has something of the character of an undulating plateau. The fields are larger than most other areas, hedgerow trees are fewer and the land is mainly in arable use. To the west, the landform breaks up around a valley formed by a small tributary to the River Hamble. Here there is dense woodland, much of it ancient oak, with a return to the open undulating farmland as far as the motorway. Hoe Moor House is a conspicuous landmark at this point.
- 4.176 Around Botley, and in a small area near Piland's Copses, there is some market gardening. This pattern fits the landscape better than more recent market gardening areas to the west, and extends past the attractive setting of Steeple Court up to the brick-built core of Botley. Within the area, most views end in low ridges of farmland or woodland at a short distance, but there are some views across the Hamble, although few of the river itself. The area between Botley and Hedge End tends to be fragmented into a mix of pony paddocks, copses and disused land.

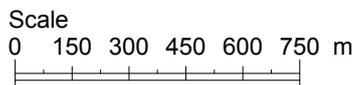


Figure 31. Manor Farm Country Park

### Designations and Constraints



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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

4.177 The boundaries to this landscape area are defined by the settlement edges of Hedge End and Botley in the northeast and west. The south and east boundaries are less defined and formed primarily by field boundaries.

### Historic Features

4.178 Two parks in the character area have been listed on the Hampshire Historic parks and gardens register:

4.179 Manor Farm/Upper Hamble Country Park – “162ha; farmland and ancient woodland beside Hamble River with 15th century farm buildings; now managed by HCC.”

4.180 Free Hills/ Hoe Moor House – “Parkland, walled garden, network of paths through park, formal garden.”

4.181 There are also a number of listed buildings, mainly clustered around two farm developments in Church Lane. These do not, however, significantly contribute to the landscape character. The majority of these listed buildings fall within the Botley/ Winchester Road conservation area. This centres on the core of Old Botley, extending south to include Manor Farm, Steeple Court and the agricultural land around them.

## HCC Historic Landscape Types:

4.182 Historic landscapes types in this area are:

- 1.9 Small regular fields with straight boundaries (parliamentary type enclosure)
- 1.10 Medium regular fields with straight boundaries (parliamentary type enclosure)
- 4.1 Assorted pre-1810 woodland
- 9.2 Scattered settlement with paddocks (post 1810 extent)
- 9.7 Village or hamlet 1810 extent

## Ecological Features

4.183 The character area forms part of the Solent Coast and Hamble Estuary Priority Area. Manor Farm Country Park falls within this priority area and includes Upper Hamble Estuary & Woods SSSI, although this character area just encompasses some of the woods. These woodlands are some of the most ecologically diverse in central southern Britain, harbouring localized species such as the Small-leaved Lime and the Wild-service Tree. Most of the other woodlands are designated as SINCs.

## Key Characteristics

4.184 The key characteristics for this area are:

- Gently undulating landform
- Arable in large fields
- Large area of ancient woodland and steeply undulating edge
- Manorial building groups
- Smallholdings around Botley village
- Some fragmentation of fields into pony paddocks and disused land between Botley and Hedge End

## Landscape Types

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

- Lowland Mosaic, Small Scale
- Lowland Mosaic, Heath Associated
- Lowland Mosaic, Open

## Landscape Character Sensitivity

4.186 This landscape is largely undisturbed and rural without major detractors and with

strongly contrasting landscape patterns. Its distinctiveness is largely due to the lack of twentieth century influences.

### Visual Sensitivity

4.187 Areas of high visibility are mainly confined to the centre of the character area, due to the larger, more open fields. These areas are part of the country park and can be accessed by the public for recreation. The woodland to the south and smaller fields to the larger, more open fields. These areas are part of the country park and are accessed by the public to enjoy the landscape. The woodland to the south and smaller fields with associated boundary treatments in the north limit potential views.

### Key Issues

4.188 The key issues for this area are:

- Exposed urban edge to Hedge End.
- Weak visual separation between Hedge End and Botley, due to proximity of the urban edge and development within the character area.
- Inconsistent management practices of farmland, small holdings and boundary treatments.
- The conflict between priorities of facilitating public access and nature conservation.
- Pressure for some development and an associated road link as identified in the draft Local Plan proposals.



Figure 32. Looking across to Dock Copse