

LDĀ DESIGN



NEW COMMUNITY NORTH OF FAREHAM

LANDSCAPE STUDY

AUGUST 2012



CONTENTS

1.0 Introduction	1
2.0 Context and Baseline	3
3.0 Analysis and Recommendations	7

APPENDIX 1: LANDSCAPE CHARACTER AREA DESCRIPTIONS
APPENDIX 2: LANDSCAPE TYPE DESCRIPTIONS
APPENDIX 3: PHOTOGRAPHIC RECORD FROM KEY VIEWPOINTS

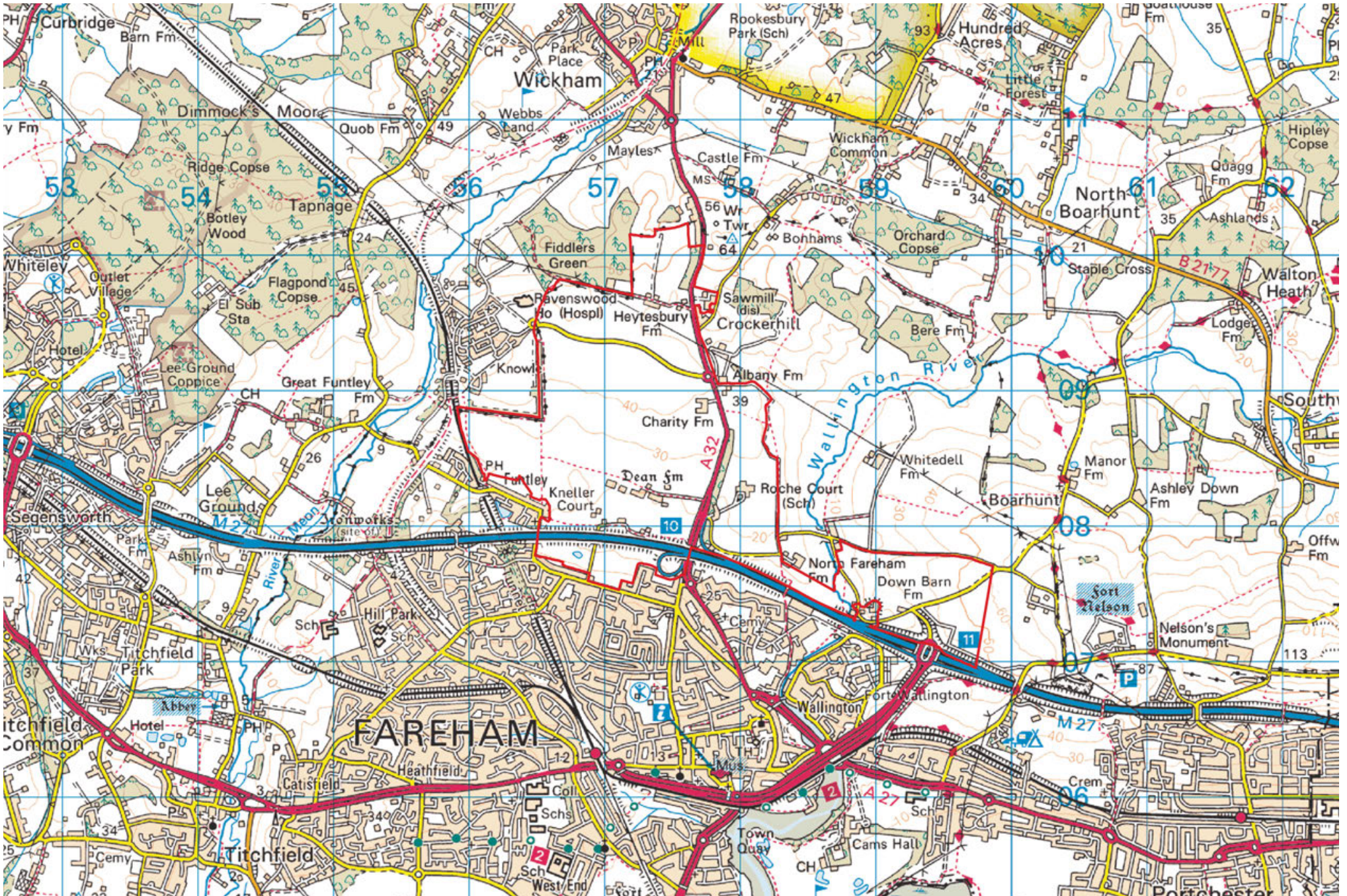


FIG 1.1 LOCATION PLAN

1.0 INTRODUCTION

BACKGROUND

The New Community North of Fareham (NCNF) Landscape Study was commissioned by Fareham Borough Council and has been prepared by *LDA Design*. It focuses on the 442 ha red line area identified as the NCNF (formerly the Fareham Strategic Development Area), and its immediate surrounding context.

The purpose of the landscape study is to identify the key characteristics and sensitivities of the landscape and visual amenity within and surrounding the NCNF study area, to ensure that these factors are taken fully into account and respected in the development of masterplan options and a Green Infrastructure Strategy for the area.

The landscape study has involved:

- A review of existing studies of local landscape character and visual sensitivity to form a context and baseline for the study;
- Site visits to test and, where necessary, refine the existing study findings;
- Analysis of key landscape/visual issues relevant to the development of the masterplan and GI Strategy
- Development of principles and recommendations to ensure that development within the study area respects and responds to the character of the local landscape and its distinctive features, and key views and visual amenity.

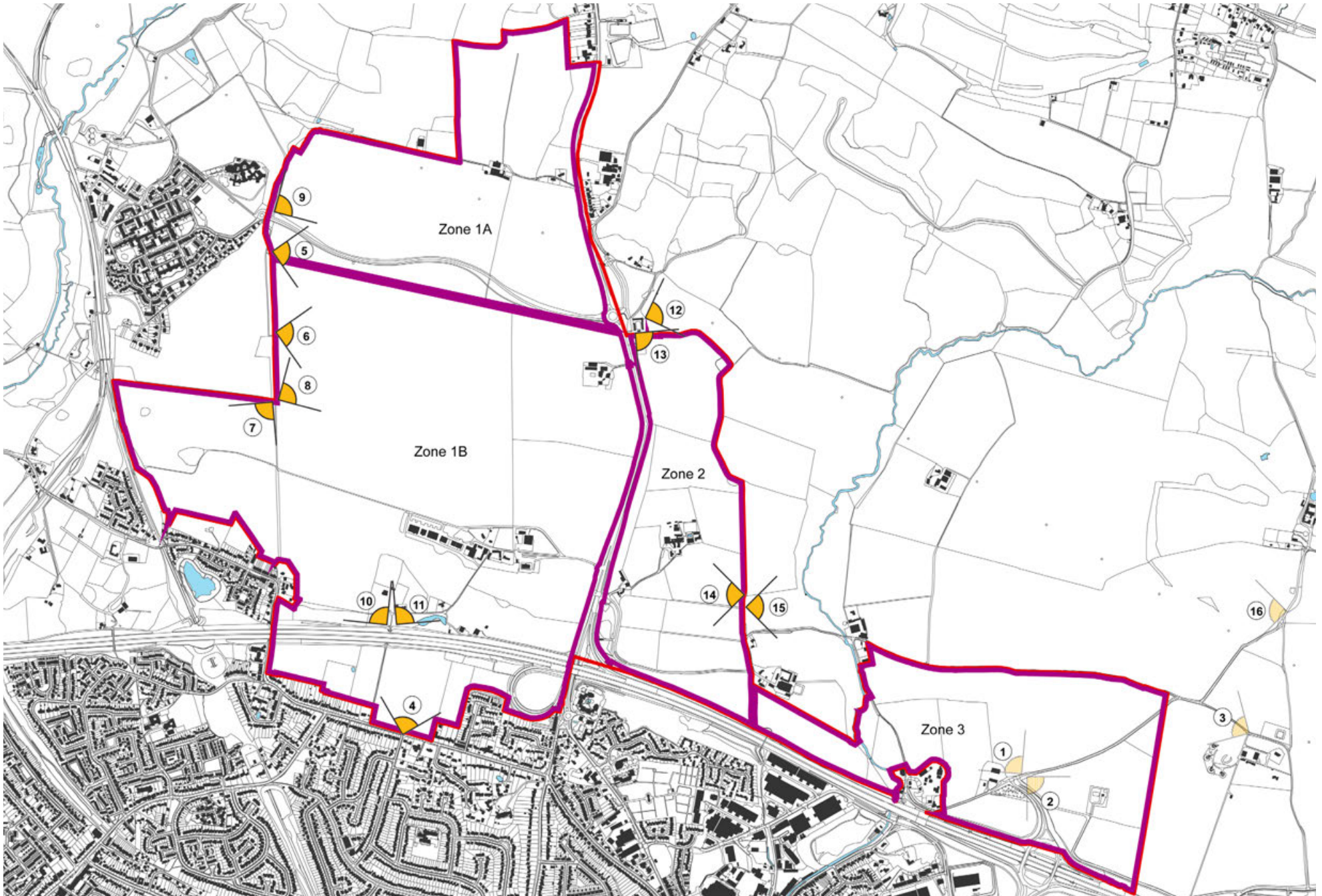


FIG 2.1 KEY VIEWPOINT LOCATIONS AND STUDY AREA ZONES

2.0 CONTEXT AND BASELINE

BROAD CONTEXT

The NCNF occupies an area of approximately 442 ha of open countryside located to the north of the existing urban area of Fareham (see Figure 1.1). Its broad landscape context is defined by the valley of the River Meon to the west, by the heavily wooded 'Forest of Bere' landscape to the north, by the rolling, chalk downland landscape of Portsdown Hill and the minor valley of the Wallington River to the east, and by the urban area of Fareham to the south. This diverse landscape context is reflected in landscape character variations across the NCNF area itself.

A considerable amount of work has already been undertaken to analyse the character and quality of the NCNF landscape and its wider context at a more local level, and to identify key views and visual sensitivities. The following key studies have been reviewed and assessed against our own field observations and knowledge of the landscape and visual characteristics of the area:

- Fareham Borough Landscape Character Assessment 1996
- Hampshire County Integrated Landscape Character Assessment 2010 (draft)
- Hampshire County Council – Landscape sensitivity analysis for the Fareham Strategic Development Area
- Fareham SDA Capacity Analysis Study 2009 (David Lock Associates)
- North of Fareham SDA Strategic Masterplan Report 2010 (URS/Scott Wilson)

The findings of these studies, supplemented by our own observations, form the baseline for the analysis and recommendations made in this report.

LANDSCAPE CHARACTER

The primary reference sources on the differences in landscape character that occur within and surrounding the NCNF are the Fareham Borough Landscape Assessment and the Hampshire Integrated Landscape Character Assessment. The Fareham Borough Landscape Character Assessment (LCA) was undertaken in 1996 and analysed the character of the landscape within the Borough boundary. The assessment was approved as SPG in May 1996 and formed the basis for landscape policies within the Fareham Borough Local Plan Review (adopted in March 2000). Although specific landscape policies have not been saved, the principle of respecting local landscape character in the location and design of new development is enshrined in the Core Strategy, and the 1996 assessment still provides a valid baseline for understanding local distinctiveness in the Borough context.

In 2010, Hampshire County Council (HCC) published a draft integrated character assessment for the county which replaces the earlier county-wide character assessment 'The Hampshire Landscape: A Strategy for the Future', published in 2000. This work was intended to complement, not replace, existing character assessments undertaken within districts and boroughs across the county. It draws

their findings together to provide a more strategic and large-scale overview and evidence base for the county's strategic planning, land management and place shaping work.

The differences in landscape character are defined at slightly different scales within these assessments but the process of characterisation and the findings are essentially consistent. It was decided to adopt the Borough LCA as the baseline for describing landscape character within this study as it contains a greater level of local detail.

At the broader 'Character Area' level, the Borough LCA shows the NCNF area lying mainly within Character Area 9: North Fareham Downs, with small incursions into CA10: Forest of Bere to the north and CA11: Portsdown to the east. The key characteristics of these areas are described in Appendix 1.

At the more localised 'Landscape Type' level, the majority of the study area is characterised as 'Open Arable Downs', with small pockets of 'Mixed Farmland and Woodland: Large-scale' to the north near Wickham and 'Mixed Farmland and Woodland: Fringe character' to the south either side of the M20. To the east of the A32, there are distinctive areas of 'Parkland and Grounds' around Roche Court and a small area of 'Open valley sides' and 'Open floodplain farmland' associated with the Wallington River valley. A summary of the key characteristics of these landscape types is contained in Appendix 2.

Maps and further details of landscape character defined within the Borough and County LCAs can be viewed using the following links:

Fareham Borough Landscape Character Assessment 1996
<http://www.fareham.gov.uk/council/departments/planning/landscape/character/intro.aspx>

Hampshire integrated character assessment 2010 (draft)
<http://www3.hants.gov.uk/landscape-and-heritage/planning-the-landscape/landscape-character/hampshire-integrated-character-assessment.htm>

LANDSCAPE SENSITIVITY

A number of studies have tackled the concept of landscape sensitivity in an attempt to differentiate between those areas that may be more or less sensitive to change brought about by development within the NCNF area. Different approaches have been adopted but the conclusions reached are broadly similar. The Fareham Borough LCA not only defined differences in landscape character but identified a number of 'Areas of Special Landscape Quality' as worthy of special

recognition and protection within local development plan policy. These areas were subsequently designated as Areas of Special Landscape Character (ASLC) under Policy C9 of the Local Plan. The NCNF area extends into two of these designated areas: the northernmost part of the NCNF lies within the Forest of Bere ASLC and land to the east of the Wallington River lies within the Portsdown Hill ASLC. Although the policy applying to these areas has not been saved, their designation is a reflection of the special value attributed to the landscape in these areas and their potentially greater inherent sensitivity to change.

Hampshire County Council has also produced a landscape sensitivity study - integrating physical, historic, experiential, visual and biodiversity aspects of landscape - as a specific response to the Fareham SDA proposals. The study identifies 10 'reporting areas' that broadly coincide with the Fareham (and HCC) landscape character areas. It concludes that all of these Reporting Areas are of High Landscape Sensitivity apart from Area 5 which is of Low Medium sensitivity (the lowest category of sensitivity). These conclusions generally accord with the Areas of Special Landscape Character that were identified in the Fareham LCA, and subsequently adopted within the Local Plan. The only apparent inconsistency is that the Portsdown Hill ASLC includes land to the north of Junction 11 that is classified as of Low Medium Sensitivity within the HCC sensitivity study. However, the Fareham LCA does acknowledge that parts of the ASLC suffer from detracting influences, such as the motorway, so there is no substantive difference in judgement between the two analyses.

The relatively higher sensitivity of land to the north and east of the NCNF study area is also reflected in the visual and landscape sensitivity appraisal undertaken as part of the Fareham SDA Capacity Analysis Study 2009 (David Lock Associates) and by the North of Fareham SDA Strategic Masterplan Report 2010 (URS/Scott Wilson).

The overall conclusion of these studies is that:

- virtually the whole of the NCNF area lies within a landscape of Low-Medium sensitivity;
- the areas of highest landscape sensitivity are located at the extreme north of the NCNF area (north of Heytesbury Farm) and the far eastern side of the area (especially to the east of the Wallington River valley).

Maps and further details of these sensitivity analyses can be viewed using the following links:

Fareham Borough Landscape Character Assessment 1996
<http://www.fareham.gov.uk/council/departments/planning/landscape/character/>

intro.aspx

Landscape Sensitivity Analysis for Fareham SDA-summary report

http://www.push.gov.uk/fareham_sda_summary_report_on_sensitivity_and_character.pdf

Fareham SDA Capacity Analysis Study 2009

<https://www.fareham.gov.uk/pdf/planning/corestrategy/sdacapanalysistudy.pdf>

North of Fareham SDA Strategic Masterplan Report 2010

<https://www.fareham.gov.uk/pdf/planning/corestrategy/masterplan.pdf>

VISIBILITY AND KEY VIEWS

Analysis of visibility and key views of the NCNF area is based upon existing appraisals and field observation (see Figure 2.1 for location of key viewpoints and photographic record in Appendix 3).

In terms of overall visibility, the analysis concludes that the area as a whole is well screened from views from the north and west by the extensive woodland cover and the effects of topography. Much of the land to the west of the A32 is also partially or completely screened from views from the east by strong belts of woodland along the road corridor. However, there are open views from the south across the NCNF from the M27 motorway and the northern edge of Fareham, and some land to the east of the A32 is also exposed to views from the west-facing slopes of Portsdown Hill to the east.

Views from surrounding settlements are largely obscured by landform or vegetation and there are relatively few properties within or overlooking the NCNF. It is, therefore, mainly people travelling along adjacent roads (particularly the M27) and those using public rights of way within and around the NCNF that will potentially be most affected by changes in views and visual amenity as a result of development.

A more detailed analysis of the visual characteristics of each part of the NCNF, the potential effects on views and visual amenity and how these might be mitigated, is discussed in the following section.

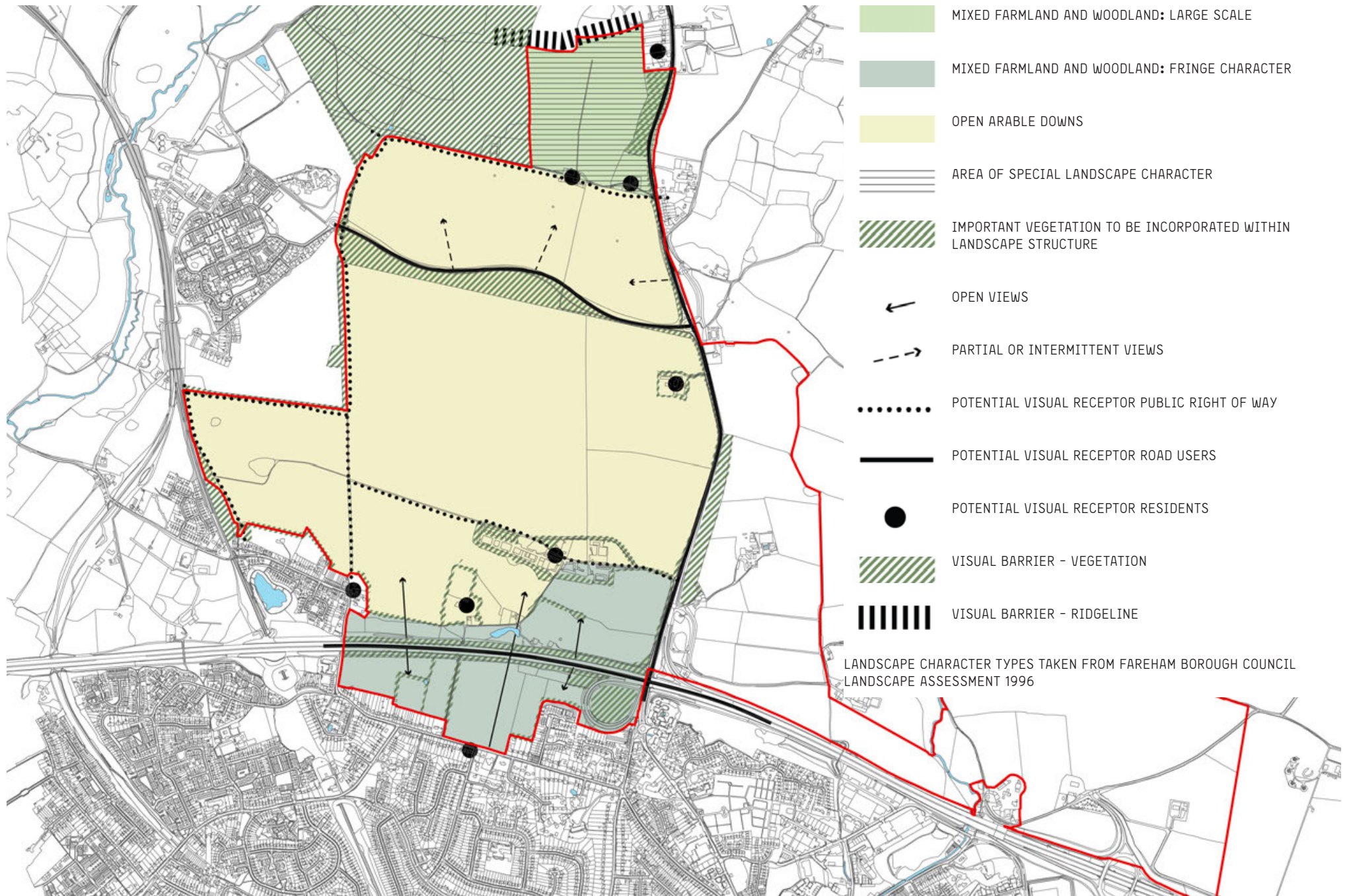


FIG 3.1 LANDSCAPE ANALYSIS ZONE 1A AND 1B

3.0 ANALYSIS AND RECOMMENDATIONS

ZONE 1A (SOUTH)

LANDSCAPE CHARACTERISTICS

This extensive parcel of open farmland lies within the rolling, exposed 'open arable downland' of the Portsdown Hill Western Foothills LCA. Although in broad landscape terms (and geologically) it is part of the wider chalkland landscape that extends eastwards to Portsdown Hill, it is visually isolated from areas to the east by the strong belts of woodland and trees along the A32. This creates a sense of a separate landscape identity, or 'island of landscape', contained between the heavily wooded Forest of Bere to the North, the intimate and enclosed Meon Valley and wooded landscapes beyond to the west, and by the urban environment of Fareham to the south. Although severed by the motorway and possessing a different underlying geology and character ('mixed farmland and woodland: fringe character'), Fareham Common is included within this area so that any proposals for development can take account of the visual inter-relationship and the influence that the character of each area has over the other.

Key characteristics of the landscape are:

- smooth, rolling landform typical of chalk downland: forming a level plateau at the northern edge of the area, then falling gently southwards into a minor valley now occupied by the M27 motorway and then rising more steeply on the other side at Fareham Common up to a ridge along the northern edge of Fareham;
- majority of area dominated by a very large-scale pattern of arable fields with weak internal hedgerow structure, few trees and an open, exposed and denuded character;

- lack of shelter makes the area feel somewhat windswept and bleak but, equally, there are expansive views and a sense of space and airiness
- smaller-scale, more pastoral and enclosed character to the far south of the area which extends southwards across the motorway to Fareham Common;
- predominantly rural, unspoilt character particularly to the north of the area, but the motorway and built environment of Fareham intrude on the character of areas to the south, including Fareham Common;
- relatively featureless landscape but strong belts of trees along the northern and western boundaries of the area, trees around Charity Farm and Dean Farm and intact field boundaries along the A32 and within southern parts of the area (including Fareham Common) are all valuable features in the landscape. Fareham Common is regarded as an important area of open landscape within the context of Fareham.

VISUAL CHARACTERISTICS

The lack of hedgerow structure or tree cover within this area means that there are uninterrupted views across the area both from within and outside the area from certain vantage points. The most extensive views are from elevated areas to the south, from the motorway and northern edge of Fareham, where the rising ground and lack of screening vegetation allow open views across much of the area. However, the area is relatively hidden from land to the west and north by woodland and other belts of vegetation. There are open views into the eastern side of the area from the A32 where the field boundaries are low or weak, but views from other areas to the east are substantially restricted by woodland and vegetation on the eastern side of the A32. This screens views from the immediate areas to the east as well as more distant, elevated views from Portsdown Hill, from

where only a relatively narrow strip of land within the NCNF area can be seen above the tree-line.

The key visual receptors are:

- users of the M27 motorway who obtain uninterrupted views across most of this area;
- vehicles and pedestrians along Knowle Road, who may have some glimpsed views into the area through gaps in vegetation along the northern boundary;
- users of the section of A32 between junction 10 of the M27 and the roundabout, who currently have views of the eastern side of the area through gaps in the field boundary;
- residents/occupants of Charity Farm, Dean farm and other farms/properties along the southern edge of the area (including Funtley), although the extent of the area visible from many of these locations will be limited by rising ground and/or vegetation;
- users of the network of public rights of way to the south and west of the area;
- rail-users along the section of line between Funtley and Knowle who may obtain fleeting glimpses into the western side of the area, although vegetation parallel to the rail line would screen most potential views;
- residents, road users and pedestrians along Kiln Road and the northern edge of Fareham who have uninterrupted views across Fareham Common and the majority of the area.

DEVELOPMENT CONSIDERATIONS

The existing very open, expansive chalk downland character of this area does not lend itself readily to the successful integration of development of the scale required for the NCNF. If such development goes ahead, fundamental change in the landscape will be inevitable. An effective response will be to create a new landscape structure and character for this area - one that acknowledges its chalkland landscape context in some way but has the ability to absorb and integrate built form, and has its own distinctive local identity and unique sense of place.

In contrast to the intimate, strongly wooded character of the landscape to the north - where open areas are apparently 'carved' out of the forest - this area needs to retain the more expansive character typical of chalk downland landscapes. The central development area should retain a substantial area of open space with chalk grassland and other downland characteristics, contained by a loose, large-scale structure of linear planting that would help to break up and diffuse views of development from surrounding areas (particularly from the south) without creating an uncharacteristic sense of enclosure.

In the south of the area a different response is required, reflecting the smaller-scale pattern of fields and more enclosed, intimate 'riparian' character of the lower-lying areas. Here, smaller-scale groups of buildings could be set within landscaped 'grounds' or parkland (e.g. as at Ravenswood House, Roche Court), with copses and lines of trees, wet meadows and wetland features.

The development of a new landscape structure based upon these landscape types is suggested as the most appropriate way of effecting major landscape change within this central part of the NCNF. It will provide a positive and distinctive setting for new development, reflecting the character of the wider landscape context, and substantially reducing the potential visual impacts on surrounding areas.

Key development considerations are:

- substantially strengthen vegetation along the boundaries of the area, particularly along the A32 and motorway embankments, to obstruct or filter views from these main transport routes and to reduce their intrusion;
- provide landscape buffers (greenspace or woodland planting) along the edges of existing development, e.g. Funtley, the edge of Fareham and development within the NCNF, to protect visual and recreational amenity;
- retain and strengthen existing belts, blocks of trees and internal field boundaries within the site;
- integrate these existing features into a new framework of linear planting to contain development areas and large open space with chalk downland characteristics;
- in particular, create strong west-east belts of planting across the area to break up the mass of new development in elevated views from the south;
- create a more intimate mosaic of pasture, woodland and wetlands with a parkland character, within the smaller-scale landscape within the southern part of the area and at Fareham Common to reflect its existing character and help to reduce the intrusion of the motorway and neighbouring built development;
- use native broadleaved species, appropriate to the locality and underlying soil conditions, in new woodland and hedgerow planting;
- provide opportunities for the creation of other appropriate new habitats within the new landscape structure, including chalk grassland within the main part of the area and wetland features in the lower-lying land to the south.

ZONE 1B (NORTH)

LANDSCAPE CHARACTERISTICS

This area forms a parcel of farmland lying to the north of Knowle Road, at the northern extremity of the NCNF. It lies at the junction between the more intimate

and diverse ‘wooded mosaic’ landscape of the Forest of Bere LCA to the north, and the rolling, exposed ‘open arable downland’ of the Portsdown Hill Western Foothills LCA landscape to the south.

Key characteristics of the landscape are:

- subtly undulating landform rising gently up to a low ridge-line at the northern extremity of the site;
- large-scale pattern of open arable fields with a weak internal hedgerow structure, but with a strong backdrop of mature woodland blocks and belts of trees around site boundaries to the north that provide a strong sense of enclosure;
- predominantly rural, agricultural character with scattered farm buildings and limited influence from surrounding settlements or roads;
- generally unspoilt, but pylons are intrusive features, hedgerows are poorly maintained and the farmland has a somewhat denuded character and lacks structure and diversity;
- woodland blocks, copses and belts of trees, such as Fiddlers Green and Blakes Copse, are very important features in the landscape (mostly located outside of the NCNF boundary). No other landscape features of particular note within this area.

VISUAL CHARACTERISTICS

The ridge of landform and large blocks of woodland to the north of the area provide strong visual containment and restrict views from areas to the north and west of the NCNF, including Wickham village and the National Park beyond to the north. Similarly, views from the east (including long-distance elevated views from Portsdown Hill) are screened by vegetation, landform and built form, but there are some views into the eastern side of this area from a short length of the A32 and some local properties. Long-distance views into this area are possible from elevated land to the south (e.g. along the northern edge of Fareham) but most of the area is screened by the belt of planting along Knowle Road so that only a thin strip of elevated ground to the north of Heytesbury Farm is really visible.

The key visual receptors are:

- vehicles and pedestrians along Knowle Road, who currently have open views into the area through gaps in the field boundary
- users of the section of A32 from the roundabout northwards to the edge of Blakes Copse, who currently have views of the eastern end of the area through gaps in the field boundary;
- user of public rights of way across the middle of this area and along its western boundary;
- residents of small number of properties within the area (two farms) and along

its boundaries, e.g. properties along the A32 north of Blakes Copse and eastern end of Knowle village, who may have partial or oblique views of part of the area;










- residents, road users and pedestrians along Kiln Road and the northern edge of Fareham who have long-distance views (c. 2kms) of a small fragment of the area (barely perceptible);
- residents of properties and pedestrians along Mayles Lane and the southern edge of Wickham who may get glimpsed views of the top of the ridge between the woodland blocks at the far northern extremity of the area.

DEVELOPMENT CONSIDERATIONS

This parcel of land readily lends itself to a landscape response based upon extending and reinforcing the enclosed woodland mosaic character of the Forest of Bere landscape immediately to the north. A more heavily wooded structure will provide a positive landscape setting for new development, help to knit the area into the surrounding landscape, integrate development and limit any residual visual impacts from surrounding areas, properties and rights of way.

Key development considerations are:

- substantially strengthen vegetation along field boundaries around the periphery of the area, particularly along Knowle Road and the A32, to close gaps and obstruct views from roads and neighbouring properties;
- ensure that the important woodlands, copses and belts of trees around the edges of the site are protected from damage and provide landscape buffers to these features;
- extend woodland planting along the ridge at the northern edge of the area to strengthen the woodland backdrop of the area, reinforce its enclosed character and close the gap to any potential views from the north;
- provide landscape buffer (greenspace or woodland planting) to the rear of properties along the A32 that back onto the area, to protect their visual amenity and keep development well below the ridgeline in this area, to limit visibility from areas to the south;
- elsewhere, consider extending the typical enclosed woodland mosaic character of Forest of Bere landscape southwards into this area, to help knit the area into the surrounding landscape, integrate development and limit any residual visual impacts from surrounding areas, properties and rights of way. Integrate existing field boundaries into this new landscape structure;
- use native broadleaved species, appropriate to the locality and soil conditions, in new woodland and hedgerow planting and encourage development of chalk grassland in areas of open greenspace on chalk.

-  PARKLAND AND GROUNDS
-  OPEN ARABLE DOWNS
-  IMPORTANT VEGETATION TO BE INCORPORATED WITHIN LANDSCAPE STRUCTURE
-  OPEN VIEWS
-  PARTIAL OR INTERMITTENT VIEWS
-  POTENTIAL VISUAL RECEPTOR PUBLIC RIGHT OF WAY
-  POTENTIAL VISUAL RECEPTOR ROAD USERS
-  POTENTIAL VISUAL RECEPTOR RESIDENTS
-  VISUAL BARRIER - VEGETATION

LANDSCAPE CHARACTER TYPES TAKEN FROM FAREHAM BOROUGH COUNCIL LANDSCAPE ASSESSMENT 1996

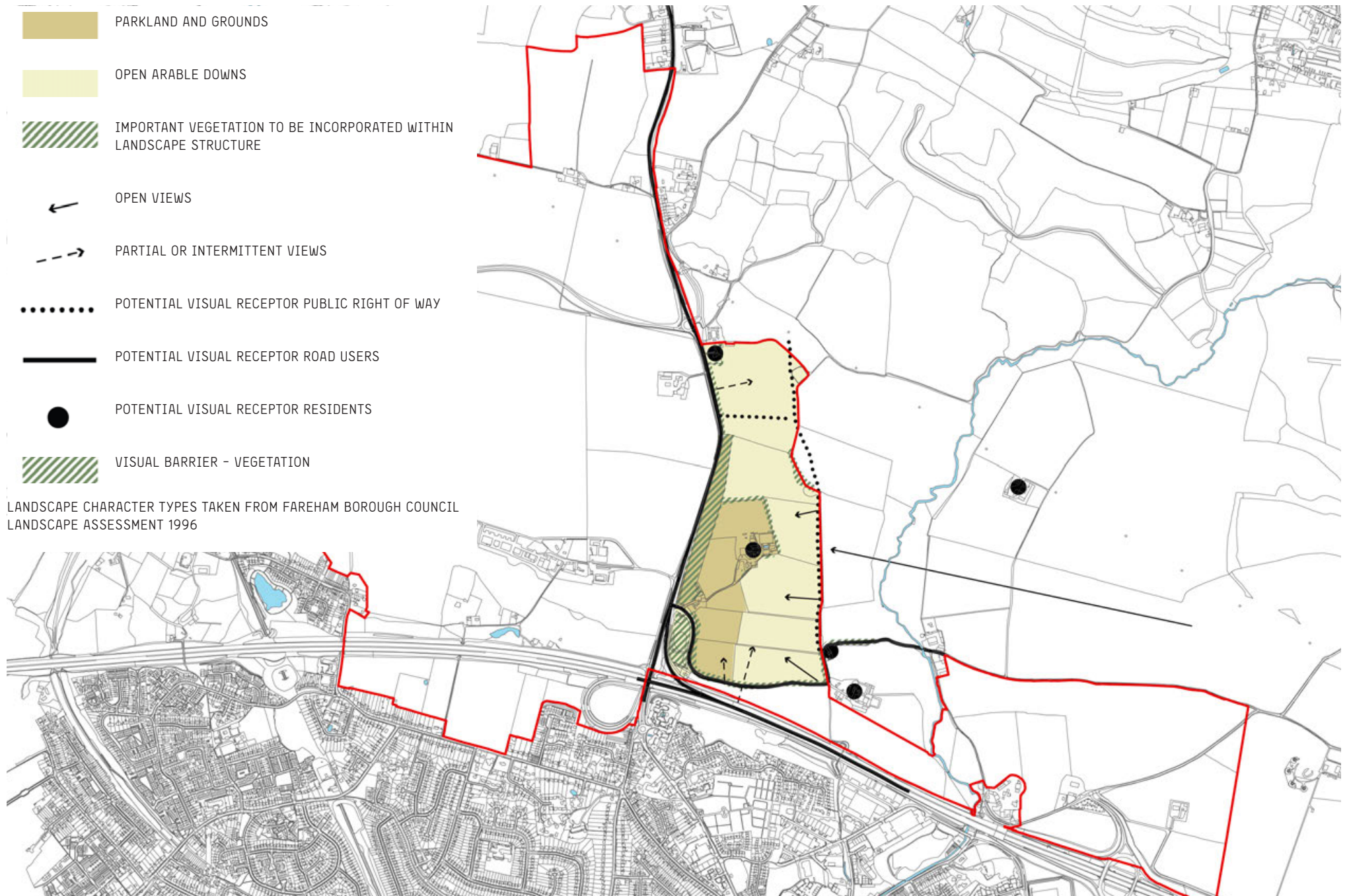


FIG 3.2 LANDSCAPE ANALYSIS ZONE 2

ZONE 2

LANDSCAPE CHARACTERISTICS

This parcel of landscape is sandwiched between the A32 to the west and the valley of the Wallington River to the east. It forms part of the Portsdown Hill Western Foothills LCA and shares some of the typical characteristics of the open arable downland landscape, such as rolling landform. However, its character differs quite markedly from the main part of the NCNF to the west of the A32 and from the more open, sloping flanks of Portsdown Hill to the east: field sizes are generally smaller, the land is predominantly under grassland rather than arable cultivation and there is stronger tree cover, providing partial enclosure. The remnant parkland landscape surrounding Roche Court and the pastoral valley of the Wallington River add diversity and complexity to the landscape which contrast with the more uniform chalkland landscapes to east and west.

Key characteristics of the landscape are:

- smooth, rolling landform typical of chalk downland, falling gently eastwards into the valley of the Wallington River to the east of the NCNF boundary;
- medium-scale fields predominantly under grassland, with some arable land to the north, bounded mainly by low, trimmed hedgerows or fences;
- more enclosed character along the western side and at the southern end of the area created by the strong belt of woodland along the western boundary, parkland trees associated with Roche Court and mature vegetation along Pook Lane;
- more open landscape to the south of Albany Farm which has strong visual relationship with the attractive and unspoilt rolling farmland and woodland mosaic of the Forest of Bere landscape to the north;
- predominantly rural, unspoilt character with few detracting influences apart from pylons which cut across the landscape to the north;
- woodland belts and the buildings and parkland features associated with Roche Court are important landscape features in this area.

VISUAL CHARACTERISTICS

This area is well-screened from views from the west by the mature belt of woodland along its western edge. Views from the north are also effectively obstructed by mature blocks of woodland and rolling landform. There are views from the motorway into the southern part of this area but rising ground limits the extent of the area that can be seen from this direction. The main views into this area are from the east, particularly from the upper, west-facing flanks of Portsdown Hill. Although the area is clearly visible from this direction, the effects of distance (over 1.5 kms) mean that it appears as a relatively thin strip of land set

against a strong backdrop of woodland.

The key visual receptors are:

- users of the M27 motorway and vehicles and pedestrians along Pook Lane who obtain views into the southern part of the area;
- residents/occupants at Roche Court and Albany Farm;
- users of public rights of way that run along the eastern boundary of the area, cutting across it to the north, and along the eastern side of the Wallington River;
- users of roads and public rights of way on the west-facing flanks of Portsdown Hill between Whitedell Lane and Boarhunt, from where the area can be seen as a thin strip of land set against a wooded backdrop.

DEVELOPMENT CONSIDERATIONS

The more diverse landscape character of this area and its exposure to views from the east demand a quite specific landscape response. In particular, the 'beefing up' of the existing field boundaries along the track which marks the eastern edge of the area (between Albany Farm and Pook Lane) with planting would effectively filter the most sensitive views into this area from the east, including the higher ground of Portsdown Hill. This strong woodland edge would form a backdrop and buffer to the open farmland of the Wallington River valley and would be in keeping with the character of the attractive landscape immediately to the north-east. Within the development area itself, the new landscape structure should create an intimate setting for development, and reinforce the distinctive parkland character of the landscape to the south and the wooded farmland mosaic to the north, paying particular regard to the setting of Roche Court and its gatehouse (Listed Buildings). This new landscape structure needs to be implemented at an early stage to maximise growth potential in advance of development.













Key development considerations are:

- create a substantial planting along tracks/ field boundaries around the eastern and northern periphery of the area, to limit views from roads, properties and footpaths on Portsdown Hill, and from public rights of way along the edge of the site.
- protect the important mature belt of woodland along A32, closing any gaps with new planting to prevent any views into the site for road users;
- protect other valuable landscape features, such as individual mature parkland trees, copses and mature hedgerows or belts of trees within and around the area, and integrate these features within the new landscape structure;
- extend planting along the lower edge of the area along Pook Lane, to limit views into the southern area from the lane, neighbouring farms and the M27;
- create a landscape buffer around Roche Court to protect the setting of the

Listed Buildings;

- reinforce parkland character of areas to the south, using characteristic features such as avenues, individual parkland trees set in open grassland, clumps, copses and belts of trees etc;
- introduce wetland features to reinforce the 'riparian' character of lower-lying parts of the area to the south;
- elsewhere, reflect the typical enclosed woodland mosaic character of the area to the north to help knit the area into the surrounding landscape and to provide a strong landscape framework for development. Integrate existing field boundaries into this new landscape structure where possible;
- use native broadleaved species, appropriate to the locality and soil conditions, in new woodland and hedgerow planting and encourage development of chalk grassland in areas of open greenspace on chalk.



-  OPEN VALLEY SIDE
-  OPEN FLOODPLAIN FARMLAND
-  OPEN ARABLE DOWNS
-  AREA OF SPECIAL LANDSCAPE CHARACTER
-  IMPORTANT VEGETATION TO BE INCORPORATED WITHIN LANDSCAPE STRUCTURE
-  OPEN VIEWS
-  PARTIAL OR INTERMITTENT VIEWS
-  POTENTIAL VISUAL RECEPTOR PUBLIC RIGHT OF WAY
-  POTENTIAL VISUAL RECEPTOR ROAD USERS
-  POTENTIAL VISUAL RECEPTOR RESIDENTS
-  VISUAL BARRIER - VEGETATION
-  VISUAL BARRIER - EMBANKMENT

LANDSCAPE CHARACTER TYPES TAKEN FROM FAREHAM BOROUGH COUNCIL LANDSCAPE ASSESSMENT 1996

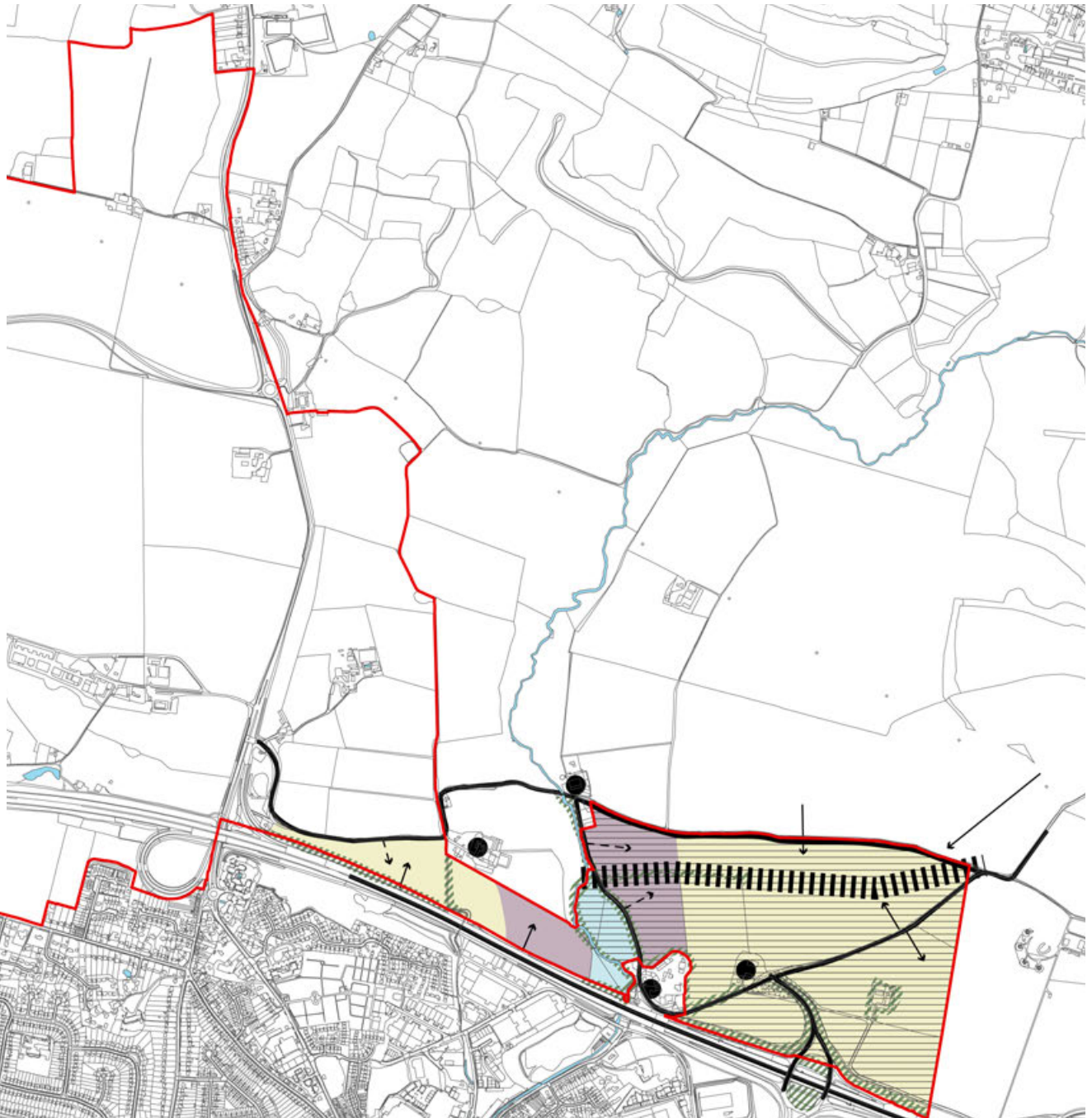


FIG 3.3 LANDSCAPE ANALYSIS ZONE 3

ZONE 3

LANDSCAPE CHARACTERISTICS

This is an area of mixed landscape character comprising areas of open arable downland on the lower slopes of the Portsdown and North Fareham Downs LCAs, lying to the east and west of the gentle valley sides and floodplain farmland of the Wallington River. The southern edge of this area is affected by some urbanising influences, including the motorway, proximity to Fareham, and small-scale urban land uses (e.g. employment uses, park-and-ride etc.). However, the effects of sloping landform and the setting of development in abandoned quarries etc. means that the extent of these influences is relatively localised. Most of the area to the east and west of Boarhunt Road, and within the triangle of land bounded by Spurlings Road and Nine Elms Lane, retains its rural, agricultural character and is an integral part of the chalk downland of Portsdown Hill. This land has a very open and expansive character, with virtually no trees, hedgerows or landscape features within which development could be enclosed. The landscape to the west is characterised by gentle topography and a pastoral character, with pastures enclosed by strong hedgerows and vegetation along field boundaries and along the sides of the Wallington River. Its more enclosed, intimate character contrasts strongly with the open arable downland and it retains a rural character, although this is compromised by the motorway that runs immediately adjacent to it on embankment to the south.

Key characteristics of the landscape are:

- smooth, rolling landform typical of chalk downland on either side of the Wallington River valley;
- to the east of the Wallington River, large-scale arable fields with very sparse hedgerow or tree cover, forming part of the expansive sweep of rural, open downland on the western slopes of Portsdown Hill;
- the gently sloping downland and riparian landscapes in the strip of land to the west of the area are characterised by large to medium-scale fields under pasture, enclosed by strong tree-lined field boundaries. The essential rural character is affected by intrusion from the adjacent motorway;
- small-scale clusters of farm buildings and employment uses, mostly contained within disused quarries, well-vegetated boundaries or enclosed valley side locations within the southern part of the area.

VISUAL CHARACTERISTICS

The visual characteristics of this area are quite complex but its general visibility is relatively localised, with the most significant views obtained from roads and properties immediately around its periphery, rather than from further afield. The

most visually exposed part of this area is the triangle of land bounded by Boarhunt Road, Nine Elms Lane and Spurlings Road. This parcel of land is characterised by large, open arable fields with mainly open boundaries, or low-trimmed hedgerows and virtually no tree cover. There are consequently open views into this area from the immediate surrounding roads. However, the ridge that runs through the middle of this area prevents views across the whole extent of the 'triangle' and the rolling landform also interrupts views of much of this area, particularly the southern part of the triangle, from wider areas to the east and north. Similarly, there are open views into the more elevated land to the south of the Boarhunt Road from the road itself but the effects of landform and stronger boundary vegetation limit views into the lower slopes of this area from the motorway, higher ground to the east, and land to the north and west. The parcels of land around junction 11 and the lower-lying farmland to the west are relatively well-screened by landform and vegetation from views from the surrounding land to the north, west and east. However, the latter area is visually exposed to open views from the motorway which runs on embankment immediately alongside this area.

The key visual receptors are:

- users of the M27 motorway who have open views across the western end of the area between junctions 10 and 11;
- users of Boarhunt Road, Nine Elms Lane and Spurlings Road immediately surrounding the more elevated eastern parts of the area where there is no boundary vegetation to restrict views into adjacent fields;
- residents/occupants of the few local farms and properties within the area (e.g. North Fareham Farm, Spurlings Farm, Down Barn Farm);
- users of the Public Right of Way that crosses the motorway footbridge and links to Pook Lane who will have open views across the western end of this area;

DEVELOPMENT CONSIDERATIONS

Within the more elevated, open arable land at the eastern end of the area, development will be highly visible from the immediate surrounding area because of the lack of vegetation cover. This area is also sensitive in landscape terms as it forms an integral and continuous part of the rolling chalk downland landscape of Portsdown Hill and the Area of Special Landscape Character. A response involving substantial planting is not appropriate in this area but there are two existing characteristics of this open downland landscape that might be considered as appropriate 'devices' for integrating development:

- the 'encasement' of isolated buildings and structures within earth embankments and/or thick boundary vegetation (e.g. historic forts and monuments, gas compressor station);
- the containment of buildings and industrial activities

within excavated ground/disused quarries (e.g. Spurlings Industrial Estate, waste transfer station).

The partial ‘setting down’ of development into the ground, use of turf roofs or other ‘earth-sheltered’ design approaches, the construction of earth bunds (covered in grass or native scrub), and enclosure by strong boundary planting, would be sympathetic, appropriate responses to the visual exposure and distinctive character of the Portsdown Hill escarpment. The overall character of development should follow the ‘parkland’ model, i.e. comprise groups of buildings within a designed landscape setting, but with a distinctive downland ‘flavour’.

At the western end of the area, the response should reflect the pastoral, more enclosed, small-scale riparian character of the landscape, and the typical pattern and scale of farm buildings grouped around courtyards. Beefing-up of planting along the motorway embankment will be required to mitigate open views from the motorway into this area.

Key development considerations are:

- avoid development on the most visually exposed land within the triangle between Nine Elms Lane and Boarhunt Road, particularly to the north of the ridgeline adjacent to Nine Elms Lane;
- reinstate/repair dilapidated hedgerows along the ridgeline and field boundary along the Boarhunt Road, to minimise views into this area from the road and higher land to the east;
- retain and strengthen all existing internal and external field boundaries within this area to limit visibility from surrounding lanes and properties;
- substantially strengthen vegetation along the motorway embankment, to obstruct or filter views from the motorway and to reduce its intrusion on the landscape;
- within the eastern area, explore opportunities to integrate development within the landscape by low building heights, earth-sheltered structures (e.g. setting buildings into the ground with ‘green roofs’), and/or containment within earth banks or strongly vegetated boundaries;
- within western area, consider smaller-scale development forms that mimic the character of existing clusters of farm buildings;
- protect and strengthen existing structure of hedgerows, roadside trees, and vegetation within the Wallington River valley, which are important features in this pastoral landscape.
- use native broadleaved species, appropriate to the locality and soil conditions, in new tree and hedgerow planting and encourage development of chalk grassland in areas of open greenspace on chalk.

Figure 3.4 draws together the key development considerations and landscape responses recommended for each of the zones within the NCNF. It shows where existing vegetation will play an important role in restricting views and integrating new development within the landscape - these areas of vegetation should be reinforced and incorporated into a new landscape framework where possible. It also shows the recommended design response to be applied to new development in each area, in order to reflect local landscape character.

LANDSCAPE RESPONSE LEGEND:

-  EXISTING VEGETATION: REINFORCE AND INCORPORATE WITHIN NEW LANDSCAPE STRUCTURE WHERE POSSIBLE
-  WOODLAND MOSAIC: DEVELOPMENT SET WITHIN A FRAMEWORK OF LARGE-SCALE BLOCKS AND BELTS OF WOODLAND, WITH AN ENCLOSED, INTIMATE AND ‘ASSARTED’ CHARACTER.
-  DOWNLAND: DEVELOPMENT SET WITHIN A MORE OPEN FRAMEWORK OF LINEAR PLANTING AND LARGE-SCALE OPEN SPACE WITH AN EXPANSIVE ‘DOWNLAND’ CHARACTER.
-  PARKLAND: PARCELS OF DEVELOPMENT SET WITHIN A ‘DESIGNED’ LANDSCAPE OF GRASSLANDS, CLUMPS, BELTS AND AVENUES OF TREES SET WITHIN OPEN GRASSLAND, WITH A COUNTRY ESTATE OR ‘CAMPUS’ CHARACTER.
-  PARKLAND (WETLAND/RIPARIAN VARIANT): AS ABOVE BUT WITH A MORE COMPLEX AND SMALL-SCALE, ENCLOSED RIPARIAN/WETLAND CHARACTER.
-  PARKLAND (DOWNLAND VARIANT): CHARACTERISED BY PARCELS OF DEVELOPMENT CONTAINED BY BANKS OR PERIPHERAL PLANTING, SET WITHIN A SIMPLE, OPEN, DOWNLAND LANDSCAPE.

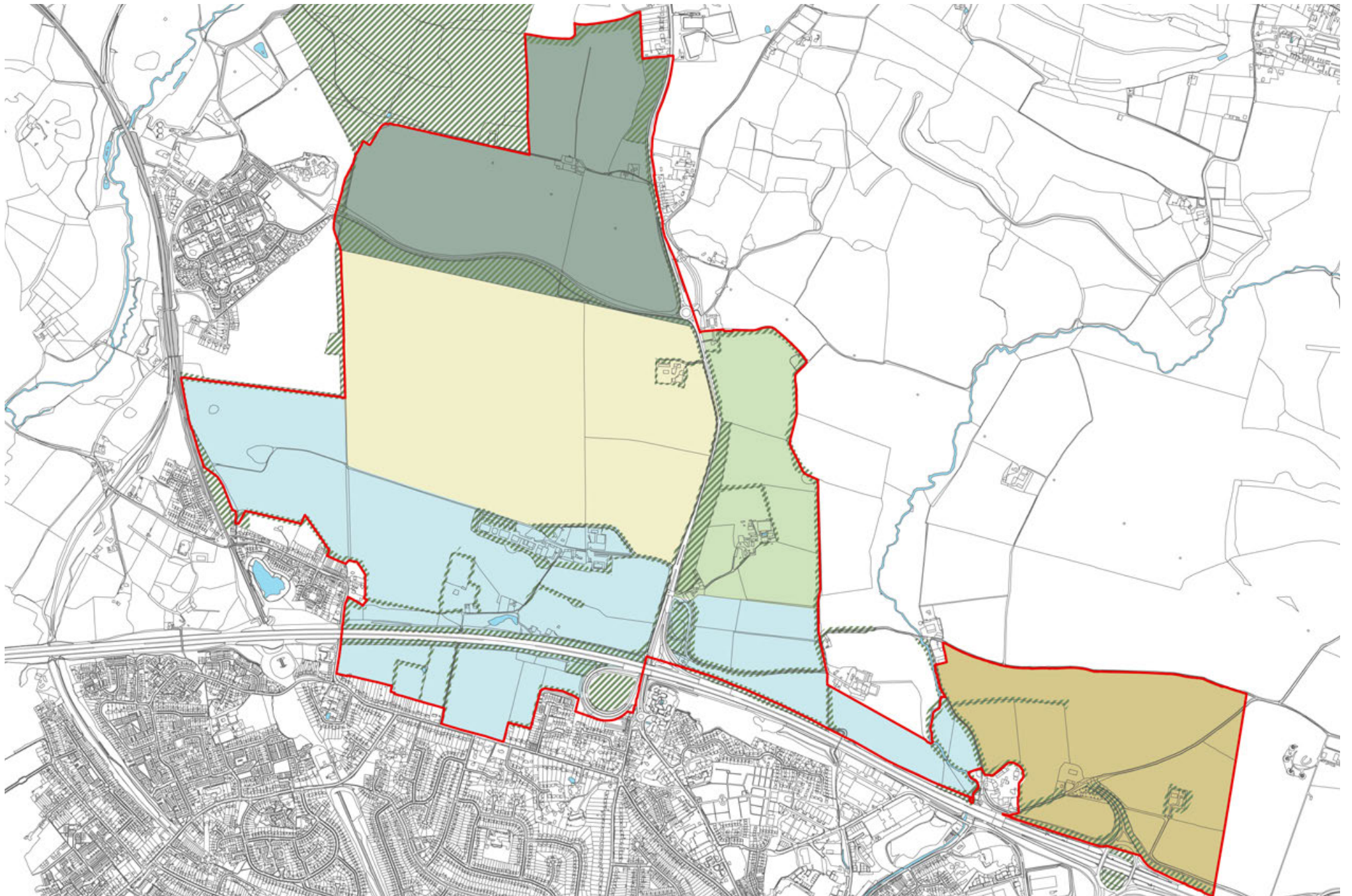
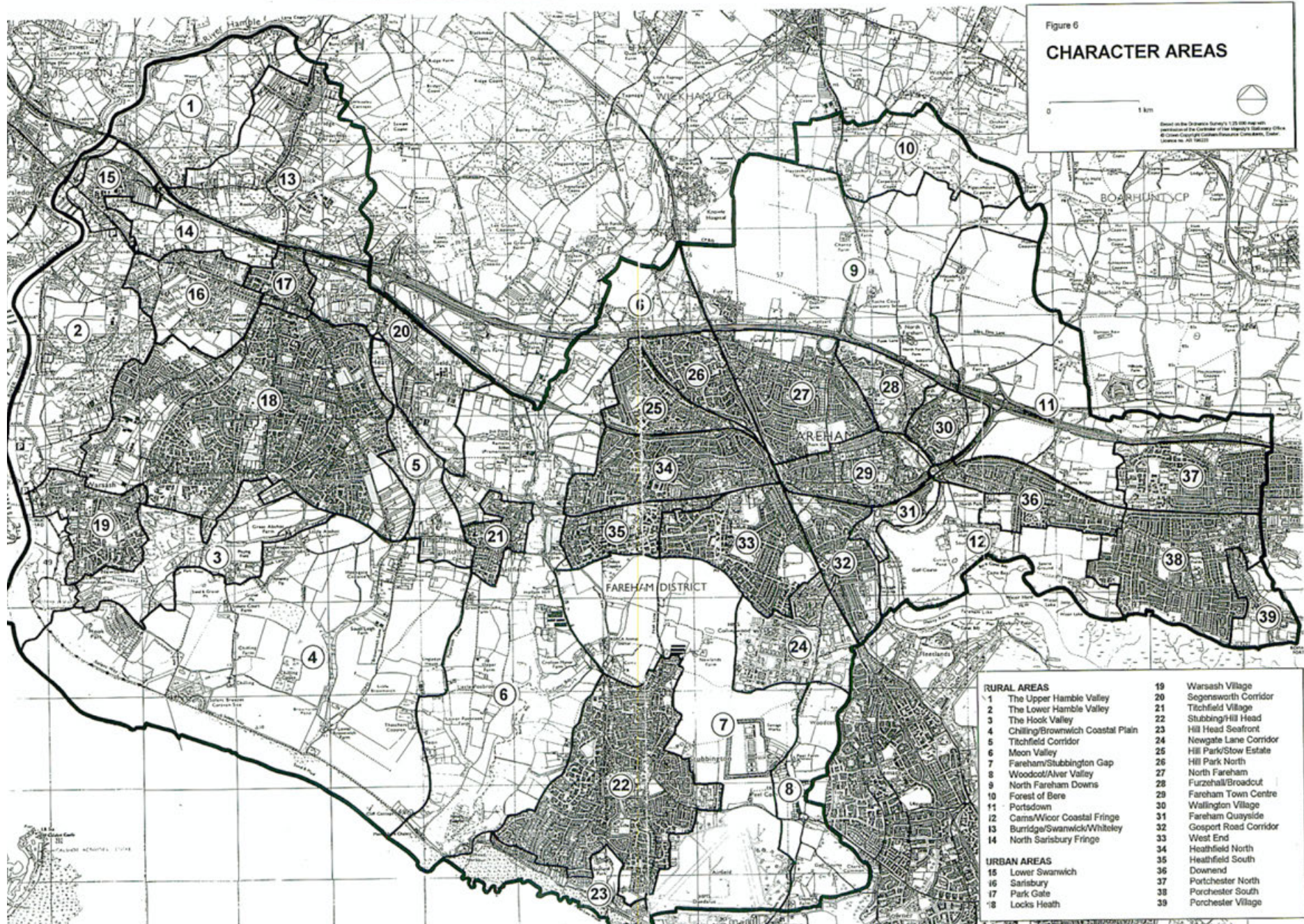


FIG 3.4 LANDSCAPE RESPONSE



LANDSCAPE CHARACTER AREAS PLAN FROM FAREHAM BOROUGH LANDSCAPE ASSESSMENT 1996

APPENDIX I: LANDSCAPE CHARACTER AREA DESCRIPTIONS

EXTRACTS FROM FAREHAM BOROUGH LANDSCAPE ASSESSMENT 1996: DESCRIPTIONS OF LANDSCAPE CHARACTER AREAS OCCURRING WITHIN AND AROUND THE NCNF.

NORTH FAREHAM DOWNS (AREA 9)

SUMMARY DESCRIPTION

The North Fareham Downs form part of an extensive tract of countryside to the north of the Borough which once extended right up to the fringes of Fareham but is now severed by the M27 motorway (the southern boundary of the area). To the north it is bounded by the wooded clay landscape of the Forest of Bere, to the east by the prominent ridge of Portsdown Hill, and to the west by the railway line near Funtley which marks a sharp change in character.

The essential characteristics of the North Fareham Downs are:

- distinctively rolling landform, typical of chalk downland;
- small-scale landscape features, such as the area of former parkland at Roche Court and the Wallington River valley, which have a distinctive and important local character but a localised influence on the wider arable landscape;
- a distinctively rural, agrarian character with scattered farmsteads and rural lanes but few other buildings or urban fringe influences within the landscape aside from the immediate M27 motorway corridor and intrusive pylons and transmission lines;
- dominance of intensive arable farmland with a large field pattern and an open, and denuded character to the south, with a very weak hedgerow structure and very few trees, but with expansive views and a sense of space and airiness;

- visual containment to the north by the strong woodland structure of the Forest of Bere character area.

FOREST OF BERE (AREA 10)

SUMMARY DESCRIPTION

The Forest of Bere character area lies in the extreme north of the Borough beyond the North Fareham Downs. It forms a distinctive area of large-scale, wooded farmland on clay soils that forms part of the wider landscape of the Forest of Bere that extends northwards across the Borough boundary into Winchester District.

The essential characteristics of the Forest of Bere are:

- a distinctive and attractive, enclosed character formed by large blocks of mixed woodland connected by mature hedgerows, including important remnants of ancient woodland;
- the woodland blocks form the southern edge of a much larger character area that extends to the north beyond the Borough boundary;
- the woodland edge is continuous and forms an attractive backdrop to the open arable farmland of the North Fareham Downs;
- the woodland blocks contains a matrix of medium scale farmland with a strong sense of enclosure.

PORTSDOWN HILL (AREA 11)

SUMMARY DESCRIPTION

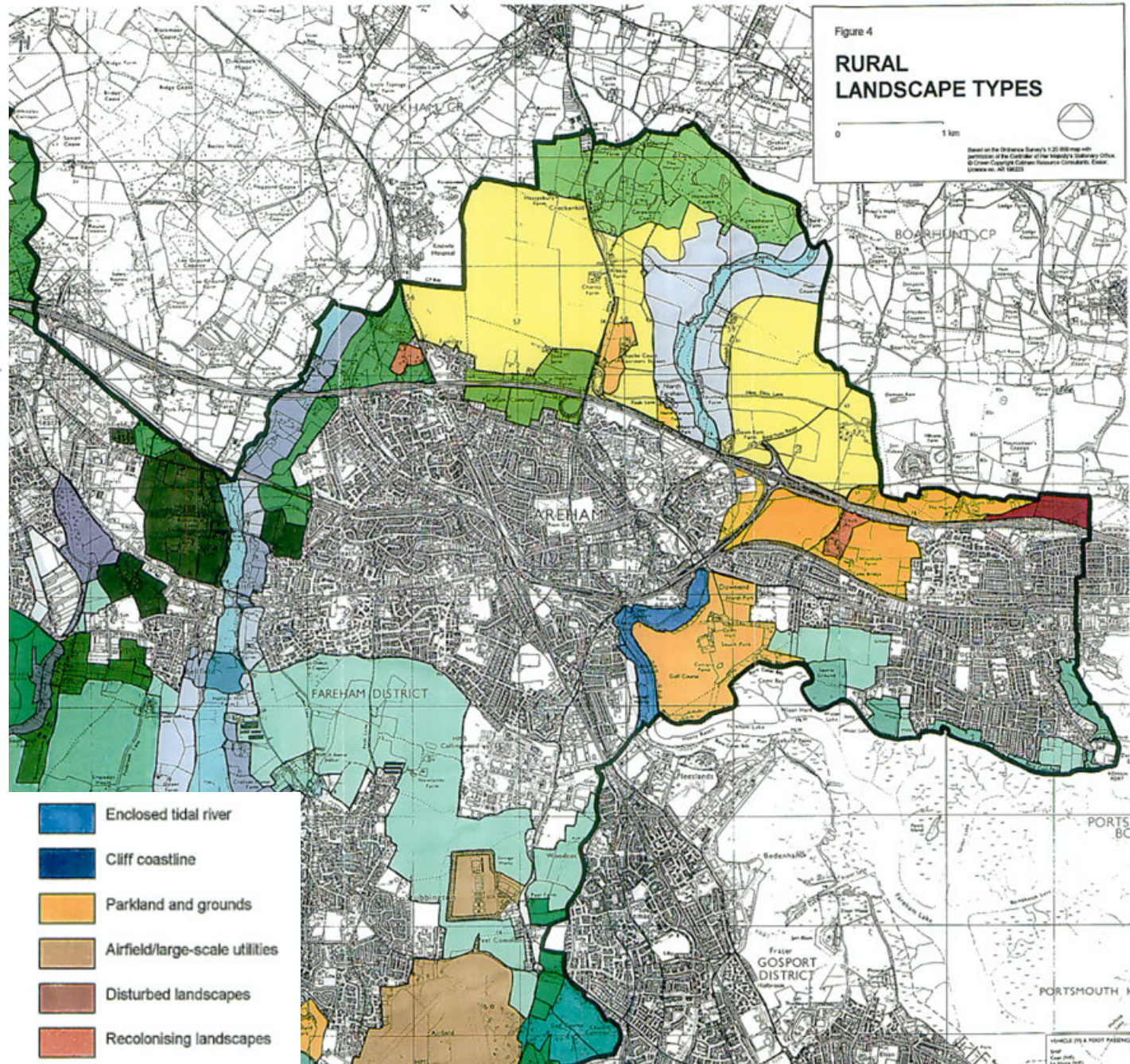
This character area embraces the distinctive scarp and downland landscape that forms the western flanks of Portsdown Hill, a landscape unit that extends beyond the Borough boundary into neighbouring Winchester District. It is defined on its western boundary by the minor valley of the Wallington River and to the south by the urban edge of Downend and Portchester. Although the scarp slopes form a single landscape unit, the lower slopes are severed from the upper by the M27, effectively dividing the area into two separate but associated parts.

The essential characteristics of the Portsdown Hill area are:

- large to medium-scale mosaic of pasture and arable fields with an open character and few hedgerows or trees;
- the distinctive chalk downland above the Wallington River valley and the dramatic landform ridge and steep, south-facing scarp of Portsdown Hill itself, which provides the setting for a number of landmark features such as Nelsons Monument and Fort Nelson (both outside the Borough boundary) and spectacular views over Portsmouth Harbour and the Solent;
- the prominence of a number of unsightly elements in the form of masts, fences and typical roadside clutter;
- the intrusion of the M27 motorway which cuts through the chalk scarp and divides its upper and lower slopes;
- the physical isolation of the lower slopes by roads, railways and urban development, and the impact of quarrying, all of which intrude upon its open, rural character.

RURAL LANDSCAPE TYPES

- Chalklands**
 - Open arable downs
 - Openable downs: fringe character
 - Scarp face
- Lowland mosaic**
 - Mixed farmland and woodland: large-scale
 - Mixed farmland and woodland: small-scale
 - Mixed farmland and woodland: fringe character
 - Horticulture and small-holdings: large-scale
 - Horticulture and small-holdings: small-scale
 - Small-scale enclosed valley
 - Wooded valley; heath associated
 - Enclosed valley side
 - Open valley side
 - Open floodplain farmland
 - Enclosed floodplain farmland
 - Reedswamp and brackish lagoon
 - Open coastal plain farmland: weak structure
 - Open coastal plain farmland: strong structure
 - Open coastal plain farmland: fringe character
 - Open coastal amenity land
 - Enclosed coastal amenity land
 - Open estuary
- Enclosed tidal river
- Cliff coastline
- Parkland and grounds
- Airfield/large-scale utilities
- Disturbed landscapes
- Recolonising landscapes



RURAL LANDSCAPE TYPES PLAN FROM FAREHAM BOROUGH LANDSCAPE ASSESSMENT 1996

APPENDIX 2: LANDSCAPE TYPE DESCRIPTIONS

EXTRACTS FROM FAREHAM BOROUGH LANDSCAPE ASSESSMENT 1996: SUMMARY DESCRIPTIONS OF LANDSCAPE TYPES OCCURRING WITHIN AND AROUND THE NCF.

OPEN ARABLE CHALK DOWNLAND

Smoothly rolling chalk landform; very open character with few trees or hedgerows; dominance of intensive arable cultivation with only occasional areas of pasture; exposed and elevated character with sweeping views; rural and generally unspoilt character; sparse settlement and road pattern.

MIXED FARMLAND AND WOODLAND: LARGE-SCALE

Mainly arable farmland with large fields; strong hedgerow and tree structure and backdrop of woodland blocks; contained views; absence of , heathy characteristics.

MIXED FARMLAND AND WOODLAND: FRINGE CHARACTER

As mixed farmland and woodland: large-scale above but with intrusive influences of roads, buildings and urban development; poorly maintained field boundaries; unkempt, somewhat neglected appearance.

OPEN FLOODPLAIN FARMLAND

Low-lying, flat floodplain farmland, dominated by pasture; generally weak hedgerow and tree structure; open character but with more extensive views contained by valley landform; rural, pastoral character; generally unspoilt and tranquil but with some intrusive influences from road crossings or valley side development.

OPEN VALLEY SIDE

Distinctive valley-side landform sloping, sometimes steeply, down to flat floodplain farmland or tidal creek; lack of woodland or strong hedgerow/tree cover creates a more open valley-side landscape with views out across the valley floor; generally pastoral and unspoilt character but with some intrusive influences of roads or built development.

PARKLAND AND GROUNDS

Landscapes with characteristics of formal parkland, or farmland and woodland with a managed, „estate character, forming the grounds of large houses and institutions; usually well-wooded but with areas of open grassland and individual or avenues of mature trees, often of exotic, ornamental species.

APPENDIX 3: PHOTOGRAPHIC RECORD FROM KEY VIEWPOINTS



VIEWPOINT 1



VIEWPOINT 3



VIEWPOINT 1 CONTINUED



VIEWPOINT 4



VIEWPOINT 5



VIEWPOINT 7



VIEWPOINT 8



VIEWPOINT 7 CONTINUED



VIEWPOINT 8 CONTINUED



VIEWPOINT 9



VIEWPOINT 12



VIEWPOINT 13 WEST



VIEWPOINT 9 CONTINUED



VIEWPOINT 13 EAST



VIEWPOINT 13 WEST CONTINUED



VIEWPOINT 14



VIEWPOINT 14 CONTINUED

LDĀ DESIGN

^A Kings Wharf, The Quay
Exeter EX2 4AN
United Kingdom

^T +44 (0) 1392 260 430

^F +44 (0) 1392 260 431

^W www.lda-design.co.uk

LDA Design Consulting LLP
Registered No: OC307725
17 Minster Precincts, Peterborough PE1 1XX