



Winchfield
Neighbourhood Plan
2022 - 2037

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Appendix A1
**Landscape Character
Assessment**



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Winchfield Landscape Character Assessment

Prepared for
Winchfield Parish Council

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1 INTRODUCTION

Introduction

- 1.1 Michelle Bolger Expert Landscape Consultancy (MBELC) have been commissioned by Winchfield Parish Council (WPC) to prepare a landscape character assessment of Winchfield Parish as part of the evidence base for the revised Neighbourhood Development Plan (NDP).

What is Landscape Character Assessment?

- 1.2 The European Landscape Convention¹ defines ‘landscape’ as: ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.’. Landscape character may be defined as ‘a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse’.² Landscape Character Assessment (LCA) is the ‘process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive’.³ See Plate 1 below for an extract of ‘What is Landscape?’



Plate 1: What is Landscape (An Approach to Landscape Character Assessment October 2014)

¹ Council of Europe (2000), European Landscape Convention, Council of Europe, Florence, October 2000

² An Approach to Landscape Character Assessment October 2014 by Natural England Page 8

³ An Approach to Landscape Character Assessment October 2014 by Natural England Page 8

Structure

1.3 This report is structured as follows:

- Chapter 2 outlines the methodology used to describe the landscape character of the Parish.
- Chapter 3 is a review of existing published landscape character assessments.
- Chapter 4 provides an overview of the character of the Parish.
- Chapter 5 outlines key risks to the character of the Parish.
- Chapters 6-12 are the descriptions of the six detailed landscape character areas that have been identified within the Parish.
- Chapter 13 is a description of Winchfield Hurst, Winchfield Court and Winchfield Station.

1.4 Appendix 1 is a supporting set of figures.

2 METHODOLOGY

Guidance

- 2.1 This assessment has been prepared in accordance with national guidance for the preparation of landscape character assessment, as set out in *An Approach to Landscape Character Assessment* October 2014 by Natural England.

Assessment Area & Scale

- 2.2 This assessment covers the entire Parish of Winchfield which is also the boundary of the NDP area. (Figure 1). The assessment has been carried out at a scale of 1:10,000 which is consistent with the recommended scale for local level assessments as set out in *An Approach to Landscape Character Assessment*.⁴

Describing Winchfield's Landscape Character

- 2.3 It was decided that the most efficient way of preparing a Parish-based assessment would be to use the Hart Landscape Capacity Study, 2016 (Capacity Study) as a basis. The Capacity Study forms part of the evidence base for the HDC Local Plan. It is a relatively recent, district-wide study, that looks at the capacity for residential change based on up-to-date landscape character information. The Capacity Study assesses 43 'Local Areas', across the district. The Local Areas are based upon the Hart District (HD) Landscape Assessment, 1997 and the Hampshire County Council (HCC) Integrated Landscape Character Assessment, 2012. They were defined to provide a finer grain of analysis upon which to make capacity judgements as the LCAs described above in the HD and HCC studies were considered to be too broad.
- 2.4 Six 'Local Areas' are found within Winchfield Parish: HO - 03; HW - 01; WI - 01; WI - 02; WI - 03; FL - 01. The boundaries of these areas and their descriptions were used to inform this assessment. The boundaries have been modified to reflect the findings of a more detailed desktop and fieldwork study (see below). The existing descriptions were refined and expanded upon using this assessment with input from Parish members (see below), and have been structured to describe:
- **Natural factors** (topography, geology, soils, hydrology, flora and fauna).
 - **Cultural factors** (land use, settlement, enclosure, time depth, associations).
 - **Perceptual/Experiential factors** (sights, sounds, senses such as tranquillity).

⁴ An Approach to Landscape Character Assessment October 2014 by Natural England Page 13

2.5 Based on these descriptions a list of the ‘key characteristics’ for each area were prepared. These are the characteristics which are considered to make the greatest contribution to the overall sense of place within each area and the Parish overall. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape.⁵ Each description is accompanied by photography from within the character area to illustrate its key characteristics.

2.6 The Capacity Study excluded from the Local Area descriptions the two settlements (those with defined settlement boundaries) within the Parish (Winchfield Hurst and Winchfield Court) and the largest of the residential clusters found outside of the defined settlements (Winchfield Station). These areas have been described separately to the six landscape character areas (see Chapter 13 of this assessment).

Desktop Review Exercise

2.7 The following key documents were studied as part of a desktop review:

- Winchfield Neighbourhood Development Plan Evidence Base (For the period 2015 through 2032).
- National Character Area 129: Thames Basin Heaths
- Hampshire County Council Integrated Character Assessment, 2012
- Hart District Landscape Assessment, 1997
- Hart Landscape Capacity Study, 2016
- Hampshire Historic Landscape Assessment, 1999
- Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals, 2009
- Basingstoke Canal Conservation Management Plan Third edition 2018-2028
- Hart Green Infrastructure Strategy, 2017

⁵ An Approach to Landscape Character Assessment October 2014 by Natural England Page 51

Fieldwork

- 2.8 Fieldwork to confirm the boundaries of the landscape character areas and describe their character was undertaken on the 9th and 10th December 2020. Fieldwork involved walking every public right of way within and around the immediate edge of the Parish and walking/driving roads through and surrounding the Parish. Fieldwork sheets were used to structure the assessment of the factors outlined in paragraph 2.4 above.

Involvement of Parish Working Group

- 2.9 To ensure that local opinions and experiences of the landscape were captured, a working group (WG) was established which helped shape the content of the assessment. The WG:
- Inputted into the descriptions of each character area with a focus on experiential factors.
 - Provided descriptive names for each character area, reflecting names that they considered captured a sense of place.
 - Provided the photography used within the landscape character assessment.
 - Reviewed the draft report.

3 EXISTING LANDSCAPE CHARACTER ASSESSMENTS

3.1 The landscape of Winchfield is described in the following published landscape character assessments:

- **National Level** - National Character Area 129: Thames Basin Heaths.
- **County Level** - Hampshire County Council Integrated Character Assessment, 2012
- **District Level** - Hart District Landscape Assessment, 1997, and Hart Landscape Capacity Study, 2016

3.2 This Parish level assessment complements the higher order assessments and provides a more detailed account of the factors which contribute to the character and sense of place within Winchfield. The characteristics described within the existing studies, and summarised below, have been considered as part of this assessment.

National Character Area 129: Thames Basin Heaths

3.3 At a national level the entire Parish is located within National Character Area (NCA) 129: Thames Basin Heaths. NCA 129 is described as a heavily wooded landscape which reflects a predominance of low-grade agricultural land.⁶ Beyond areas of heathland is a patchwork of small to medium-sized fields with woods.⁷ In areas with acidic soils, farming is limited to rough pasture and alternative land uses including forestry and horse paddocks.⁸

Hampshire County Council Integrated Character Assessment, 2012 (Figure 3)

3.4 At a county level, the Parish has been assessed as part of the Hampshire County Council Integrated Character Assessment, 2012 (HICA, 2012). Within that study, the majority of the Parish falls within Landscape Character Area (LCA) 2C: Loddon Valley and Western Forest of Eversley West and is predominantly a 'Lowland Mosaic Medium Scale' Landscape Type (LT). This is a wooded agricultural landscape type, with occasional heath habitat.⁹ It is locally low lying and gently undulating, and areas of higher ground reflect where sand and gravel outcrops occur in the landscape.¹⁰ LCA 2C specifically is described as having '*a secluded intimate feel, and a sense the landscape has had a long history of small settlement and farms by the presence of timber framed and old brick small farm buildings*'.¹¹

⁶ National Character Area 129: Thames Basin Heaths Page 3

⁷ National Character Area 129: Thames Basin Heaths Page 6

⁸ National Character Area 129: Thames Basin Heaths Page 6

⁹ Hampshire County Integrated Character Assessment Lowland Mosaic Medium Scale Page 4

¹⁰ Hampshire County Integrated Character Assessment Lowland Mosaic Medium Scale Page 2

¹¹ Hampshire County Integrated Character Assessment Loddon Valley and Forest of Eversley West Page 3

3.5 The northernmost parts of the Parish are within LCA 1B: North East Hampshire Plantations and Heath and are part of the ‘Lowland Mosaic Heath Associated’ LT. This landscape type occurs on *‘a varying geology of sands, sandy clays and gravels, occasionally with narrow valleys underlain by the clay’* and comprises typically grazed pasture in small enclosures and with well wooded settings.¹² LCA 1B specifically is described as having an *‘enclosed often intimate character with limited outward views and a sense of remoteness and seclusion despite proximity to populated areas’*.¹³ The very eastern parts of the Parish, alongside the River Hart, are part of the River Valley Floor LT.

Hart District Landscape Assessment, 1997 (Figure 4)

3.6 At a district level, the Parish has been assessed as part of the Hart District Landscape Assessment, 1997 (HDLA, 1997). Within that study, the majority of the Parish is within Character Area 9: Winchfield. This area is described as comprising *‘a mosaic of farmland and woodland which contain strong heathy characteristics’* but where roads including the M3, and the railway line, *‘intrude upon its essentially rural character’*.¹⁴

3.7 The southernmost parts of the Parish are located within Character Area 10: Dogmersfield. This area is described as comprising *‘a patchwork of mixed farmland and scattered blocks of woodland’* with the historic parkland landscape of Dogmersfield Park occupying the core of the area and defining its overall character. There is said to be a *‘a strong landscape structure of woods and hedgerows which provide a backdrop to open fields and contain views’*. The Basingstoke Canal is specifically referenced for its attractive wooded setting. The area has *‘an essentially quiet, rural character with few, scattered settlements’*.¹⁵

Hart Landscape Capacity Study, 2016 (Figure 5)

3.8 The Hart Landscape Capacity Study, 2016 (Capacity Study) is part of the evidence base for the HDC Local Plan and assesses the capacity of the landscape to accommodate residential development. Local Areas were defined and described for the basis of the capacity assessment. These Local Areas have formed the basis of this assessment. An overriding characteristic, which is identified throughout the Capacity Study and the other studies above, is the presence of a ‘mosaic’ or ‘patchwork’ of woodlands which provide structure to agricultural fields. Another common observation is that this is a landscape that has retained a rural character despite fragmentation by the M3 and railway, and the proximity to populated areas.

¹² Hampshire County Integrated Character Assessment Lowland Mosaic Heath Associated Page 2

¹³ Hampshire County Integrated Character Assessment North East Hampshire Plantations and Heath Page 4

¹⁴ Hart District Landscape Assessment Page 65

¹⁵ Hart District Landscape Assessment Page 69

4 PARISH CHARACTER OVERVIEW

Development Pattern

- 4.1 The *Adopted Winchfield Neighbourhood Plan (2015-2032)* explains that Winchfield was mentioned in the Domesday Book, then named Winesflet, and “*was later documented as ‘Winchelefeld’ meaning ‘open country’*”.¹⁶
- 4.2 Winchfield has an unusual development pattern. Development is infrequent and dispersed in clusters across the Parish and there is no clear ‘village centre’. Where it is found it is small in scale, well defined and typically characterised by a rural setting. The lack of a large village or town is significant to the Parish’s rural character. HDC identifies two Settlement Boundaries within Winchfield Parish (as recorded by HDC Local Plan 2032, adopted 2020) at Winchfield Hurst and Winchfield Court. Outside of these two defined ‘settlements’, the largest residential cluster is found around Winchfield Station and this includes the 17th C Winchfield Inn and more recent development at Beauclerk Green, however this is not identified by HDC as a ‘settlement’ and it does not have a settlement boundary. There are several other residential clusters, notably at Shapley Heath, Potbridge, Sprats Hatch Lane, London Road (A30), and near St Mary’s Church, which all lie outside the settlement boundaries. This unusual, dispersed development pattern is a distinctive feature of the local landscape and is identified as such in the existing County and District level landscape character assessments.
- 4.3 North and south of Winchfield Parish are three villages with historic cores. To the south lies Dogmersfield and Odiham, and north of the Parish is Hartley Wintney. All have large conservation areas. In recent years, Hartley Wintney has expanded to the south via the St Mary’s Park development¹⁷ (**Figure 1**) which abuts Winchfield’s northern boundary at Winchfield House. Due to the topography of the St Mary’s Park site the resulting development is prominent from within areas around the M3 and has had the effect of increasing the visibility of Hartley Wintney from the wider landscape, making its southern limits visible in areas where they were not previously.
- 4.4 East and west of the Parish are the larger more recent towns of Hook (west) and Fleet (east). Both have experienced considerable growth over recent years, with the Edenbrook Village development (**Figure 1**) having extended Fleet immediately up to Winchfield’s eastern Parish

¹⁶ Adopted Winchfield Neighbourhood Plan (2015-2032).

¹⁷ St Mary’s Park Phase 2 (12/02427/MAJOR) approved by Committee in 2013. St Mary’s Park Phase 1 (06/00487/MAJOR) was appealed for non-determination, it was allowed at appeal (APP/N1730/A/04/1170984, APP/N1730/A/06/1199382, APP/N1730/A/06/1199440, APP/N1730/A/06/1199383) as recovered by SoS, inspector recommended dismissal of appeals, HDC challenged to High Court, but dismissed [2008] EWHC 1204.

boundary. New development has also occurred in the eastern parts of Hook e.g., at Green Hart Park. With settlements on all sides, the mostly open countryside of Winchfield Parish not only serves an important function in separating the surrounding villages and towns, but it also provides a strategic green infrastructure function for people and wildlife within and outside of the Parish (see also Green Infrastructure, below). Notably, Winchfield is one of the first areas of open countryside accessible via train heading west from London on the South Western Mainline.

- 4.5 Most buildings within the Parish follow a vernacular style based on the use of an attractive mid-red brick that was dug and kilned in the north of the Parish around the edges of Shapley Heath. An original kiln is now a pet crematorium off the B3016. Similar old brickworks are found on Odiham Common, just over the Parish's western boundary. Roofs are mainly of local red tiles although slate, often brought in by the canal, was also used.

Transport Corridors

- 4.6 Two key interventions in the landscape during the past 180 years that have influenced the landscape of Winchfield Parish and its surroundings, are the construction (and later extension beyond Winchfield) of the South Western Mainline (railway) in 1838, and the construction of the M3 motorway (M3) in 1971. The railway required the construction of a substantial embankment within the eastern part of the Parish. It forms a significant visual and physical barrier in the landscape and there is a noticeable change in character between land to the south of the railway embankment, which has retained a more tranquil rural character, and land to the north which has been subject to greater development.
- 4.7 The M3 runs roughly parallel to the railway line except that it crosses it from the north side to the south side, just west of Winchfield Station; together they form a double transport corridor. These two features have physically, and in character terms, separated the land that lies to the north of both features from land that lies to the south of both features. It has also created two narrow areas, sandwiched between the two features, which are isolated from the wider countryside. The Parish includes land on both sides of this double corridor plus land sandwiched between the railway and the M3.
- 4.8 A third and earlier transport feature in the area is the Basingstoke Canal which lies along the south eastern boundary of the Parish. The canal is a sinuous feature which takes a circuitous route around the northern extent of Dogmersfield Park, one of two Parks in the surrounding landscape that are on the Historic Parks and Gardens Register. A Conservation Area extends along the entire length of the canal where it is adjacent to/within Winchfield Parish. This Conservation Area lies adjacent to other areas of historic importance, such as the village of Dogmersfield and Odiham, both of which have their own Conservation Areas. The canal also has

the national designation of a Site of Special Scientific Interest (SSSI) (see Biodiversity Designations & Habitats below).

Tree Cover

- 4.9 Woodland cover is one of the prevailing and distinguishing characteristics of the Parish. It provides a framework to the landscape, enclosing open fields to create a mosaic of farmland and woodland across the Parish; as visible on aerial photography (**Figure 15**). In other places it flanks the rural lanes connecting overhead to create attractive tunnels of vegetation. Within this woodland framework is a high occurrence of Ancient Woodland and Sites of Importance for Nature Conservation (SINC). Of particular note is a sequence of small-medium sized Ancient Woodland blocks that extend in a north-west to south-east alignment through the centre of the Parish (**Figure 13**) (e.g., Mabs Copse, Tossell Wood, Furzy Moor, Blacklands Copse, Round Copse, Hellet's Copse). This sequence is a highly valuable habitat network for local wildlife.
- 4.10 A number of woodland areas as well as individual trees around Winchfield are designated with Tree Preservation Orders (TPO). Those shown on **Figure 12** are the TPO 'Areas' (as opposed to individual trees) designated by HDC. These include a cluster of TPOs which extend from south of Winchfield Station to Winchfield House in the north of the Parish. These trees are particularly important in providing a rural wooded context to Winchfield Station, which is a distinctive characteristic of this residential cluster, and one which reinforces the sense for railway passengers of arrival into the countryside. Winchfield is one of the first areas of open countryside accessible via train heading west from London on the South Western Mainline. Although development has occurred within part of a TPO (99/00538/HDC) to the north of the station, as a result of St Mary's Development (Phase 2), the remaining area to the south of the M3 is unaffected by built development. Woodland immediately south of Winchfield Station is also an area TPO.

Historic Landscape Character (Figure 7)

- 4.11 The Parish is included within the Hampshire Historic Landscape Characterisation (HLC) study prepared by Scott Wilson and Oxford Archaeology (South), 2013. This study characterised the modern landscape at the time it was undertaken during the 1990s. The mapping reproduced on Figure 7 was intended to '*give an impression of an area's historic landscape character rather than very precise field by field categorisation. It does not map the chronological change or time depth in the landscape as is the tendency for more modern HLCAs*'.¹⁸ The majority of the Parish is characterised as either Medium Irregular Assarts (land converted from woodland to farmland) and Copses with Wavy Boundaries (predominantly through the centre of the Parish)

¹⁸ Hampshire Historic Landscape Characterisation Scott Wilson, Oxford Archaeology (South) (2013)

or Medium Regular Fields with Straight Boundaries (Parliamentary Type Enclosure) (in the eastern parts and north western parts of the Parish). An assarted character is one the distinctive characteristics found across the central and western parts of the Parish.

Geology, Soils & Topography (Figures 8, 9 & 10)

- 4.12 The Parish has an elevation of between 60m and 98m above ordnance datum. The most elevated point is Shapley Hill, which is a local sandy outcrop (shaded orange on **Figure 16**). A band of sandy formation wraps around Shapley Hill and the western parts of the Parish which gives rise to generally nutrient poor, free draining acidic soils which support localised areas of heathland. Extending south east from Shapley Hill is an arc of elevated ground which marks the threshold between the River Hart catchment to the east and River Whitewater Catchment to the west. The River Hart passes through the north eastern part of the Parish and a tributary to the River Whitewater runs along the western boundary. Around these watercourses are loamy and clayey floodplain soils with naturally high groundwater. The majority of the Parish has clayey soils with impeded drainage. These poorly draining waterlogged soils resulting in areas prone to groundwater flooding. Natural England's Provisional Agricultural Land Classifications (ALC) suggests that most land within the parish is either Grade 3 or Grade 4.

Hydrology (Figure 11)

- 4.13 The *Hart District Council Strategic Flood Risk Assessment*, December 2016 (Flood Risk Assessment) describes different sources of flooding that affect Hart. The Parish is located between two main rivers corridors: River Whitewater to the west and the River Hart to the east. Flood Risk Zones 2 and 3 (3 having the highest probability of flooding) are identified across the catchments of the aforementioned rivers and land within these zones is identified in the north-easternmost corner of the Parish, around Pale Lane and Taplins Farm Lane, and the south-western parts of the Parish, north and east of Odiham Wood.
- 4.14 Parts of the Parish are also identified in the Flood Risk Assessment as being susceptible to ground water flooding; with areas most at risk identified in Figure 11. This includes a large swathe of land along the westernmost aspect of the Parish and extending to the north-east towards Tossell Wood. Land within the north-western parts of the Parish is also identified as being within the middle category of risk (potential for flooding of property below ground).
- 4.15 Drains alongside hedgerows and field boundaries are a common feature across the Parish. Particularly within the central to eastern parts where soils are more clayey with impeded drainage, and around the floodplain of the River Hart. The network of small watercourses is highlighted on Figure 11.

Cultural Heritage (Figure 12)

- 4.16 The prevalence of heritage assets is a valuable characteristic of the Parish landscape, which contributes in particular to a strong sense of place. The Parish is surrounded on three sides by Conservation Areas. These include Basingstoke Canal (which is included within the southern part of the Parish); Dogmersfield (abuts southern Parish boundary and a small area is within Parish); Hartley Wintney (abuts northern Parish boundary); Church House Farm (east of Hartley Wintney); and further south is Odiham.
- 4.17 Many of the listed buildings in the Parish are within dispersed farms, have a rural setting and a strong association with the countryside. Close to the Parish are two Registered Parks and Gardens (RPG): Elvetham Hall (Grade II), approximately 1km north-east of the Parish, and Dogmersfield Park (Grade II), which runs along the southern side of Sprats Hatch Lane immediately south of the Parish. A small part of the Dogmersfield Park RPG extends into the Parish along Sprats Hatch Lane immediately west of Barley Mow Cottage which has now reverted to its original name of 'Pepper Box'. This castellated structure was believed to be a folly built in the grounds of Dogmersfield Park, much changed over the years it is not listed but appears in 'Hampshire Treasures'. The Arch Plantation, which forms the southern boundary of the Parish, was part of Dogmersfield Great Park and now belongs to The Dower House Estate in Dogmersfield. Mentioned in the Domesday Book is a palace belonging to the Bishop of Bath and Wells in 13C which probably stood on the site where the Four Seasons Hotel is now. The Park was sold off in lots in 1933 and the Dower Estate owns Tundry Pond which is believed to have been a fish pond for the Palace and gives rise to the name Sprats Hatch Lane. Visited by many species of birds and geese Tundry Pond is now an important site for wildlife and flocks are regularly seen over Winchfield.
- 4.18 Of outstanding heritage value is the Grade I listed Norman Church of St Marys, the oldest Grade I listed building in Hart, which together with the nearby Grade II listed Court House, the former Manor House and the Old Rectory (also Grade II), is located centrally within the Parish near Bagwell Lane. All have a rural setting and are visible from the Three Castles Path, a promoted long-distance route which passes through the churchyard and open countryside to the east. The church tower is also visible from the north along Bagwell Lane and in views from the south near Lousey Moor where it is seen in the context of a cluster of Grade II listed buildings at Swan's Farm. The WNP states that "*there are 21 Domesday villages in Hart, six of which were important settlements with churches. Today only two of these remain and only Winchfield's St*

*Mary's church, Grade I listed, still stands alone in the fields as it did when it was built about 1150".*¹⁹

- 4.19 The Basingstoke Canal, which is the focus of the Basingstoke Canal Conservation Area, runs along the southern boundary of the Parish and has a publicly accessible towpath along its northern side. Walking the towpath, users are afforded close up views of listed canal structures such as Sandy Hill Bridge as well as more distant listed buildings within their countryside setting to the north (e.g. Swan's Farm). The attractive setting of the conservation area is described in the 2009 Character Appraisal for the Basingstoke Canal Conservation Area: "*the canal's picturesque surroundings made it a notable leisure resource in the mid 19th century, a role it continues to fulfil to the present day*".²⁰
- 4.20 Although not mapped in this assessment, the General Headquarters (GHQ) Defence Line - which is represented by nine Pillboxes in the Winchfield Parish²¹ - is a feature of the local landscape. Other non-designated heritage features, which make a positive contribution to the character and interest of the Parish landscape are eighteen standing stones known as the Sarsen Stones, which are believed to have once marked the carriage way from Chatter Alley to Dogmersfield and later moved to mark the Winchfield/Dogmersfield boundary. Remnant milestones (Grade II listed), marking an historically important route between London and Winchester, are also found within the Parish along the B3016 and London Road. Further detail on the GHQ line, Sarsen Stones, and the milestones is contained in the NDP.

Biodiversity Designations & Habitats (Figure 13)

- 4.21 The entire Parish falls within the Thames Basins Heath Special Protection Area (SPA) 5km Zone of Influence. The Parish includes part of the Basingstoke Canal SSSI, which "*together with associated 'flashes' and heathland, is nationally important for aquatic plants and invertebrates*".²² The canal is said to be, botanically, the most species-rich aquatic system in Britain²³. Impact Risk Zones²⁴ associated with these SSSIs extend into the Parish. The Parish also includes parts of the Odiham Common with Bagwell Green and Shaw SSSI. The Parish and its immediate context include a network of Ancient Woodland and 32 designated Sites of Importance for Nature Conservation (SINC). This number includes 3 SINC on the parish boundary. A number of areas are noted locally for their bird populations which include

¹⁹ 1.4, Adopted Winchfield Neighbourhood Plan (2015-2032).

²⁰ Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals, December 2009.

²¹ Page 11, Winchfield Neighbourhood Development Plan, Evidence Base.

²² Description and Reasons for Notification, Basingstoke Canal SSSI, Natural England.

²³ Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals, 2009, Paragraph 2.4

²⁴ A tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to SSSIs.

kestrels, common buzzards, red kites, barn owls, tawny owls, little owls and short eared owls.²⁵

Public Rights of Way (Figure 14)

- 4.22 The Parish features a network of public rights of way (PRoW) which includes the promoted routes of the Three Castles Path and the Brenda Parker Way. King Alfred's Way is another promoted route (cycle route) which uses some of the rural lanes within the Parish and includes an alternative option along part of the Basingstoke Canal towpath. There is a higher concentration of PRoW within the central part of the Parish and fewer PRoW within the eastern part. Many of the routes through the Parish offer a high level of amenity through the tranquillity and sense of escape which they offer. In particular, the towpath alongside the Basingstoke Canal (which also forms part of the Three Castles Path), is a highly valued recreational asset, along with the canal itself. Similarly, the Brenda Parker Way follows a restricted Byway Open to All Traffic (BOAT), along a narrow ancient pathway enclosed by an avenue of mature trees and flanked by fields on either side, which is a particularly characterful countryside route. Less appealing to walkers is the section of the Three Castles Path which runs along parts of Bagwell Lane and Station Road. Although attractive rural lanes, these roads do not have footways. Opportunities are being sought to re-align this section to take it through adjacent countryside. Quieter rural lanes across the Parish are valued for their attractive character and are used for walking, cycling and horse riding. The triangle formed by The Hurst and Pale Lane and the circuit formed by Sprats Hatch Lane, the bridlepath from the end of Sprats Hatch Lane to Bagwell Lane through Swans Farm, Bagwell Lane and along Station Road to the Hurst are popular areas where horse owners like to hack out.
- 4.23 The Parish Council has produced a leaflet which documents all of the integrated network of walking routes within the Parish for use by locals and visitors (Winchfield Walks). Supporting this project is a network of wooden signposts which mark the start of each walk, and helpfully provide walkers with the footpath number, its length and a QR code. The QR code enables a smart phone to link directly to the Parish Council website and access a copy of the map for the user to view on the phone.

Green Infrastructure

- 4.24 The countryside within the Parish serves a valuable green infrastructure function, particularly for residents nearby. **Figure 1** shows that the Parish forms part of a wider tract of countryside which is encircled by settlements. It is 'bookended' by the towns of Fleet and Hook to the east and west respectively, with smaller, historic villages such as Dogmersfield and Odiham to the

²⁵ Pages 28 and 29, Winchfield Neighbourhood Development Plan, Evidence Base.

south and Hartley Wintney to the north. The distance from the eastern edge of Hook to the western edge of Fleet is approximately 5km. At present, the surrounding settlements have had little impact upon the availability of, and sense of being within, an extensive area of attractive rural countryside.

- 4.25 The value of this countryside area and proximity to the surrounding more populated areas, is a point which is acknowledged within the HCLA, 2012. A key quality of LCA 2c is: “*Very local countryside to large centres of population to the east and south served by a dense footpath network...*”.²⁶ Likewise, a key quality of LCA 1b is: “*Varied local open space and trail access network, including river valleys, rights of way, and Basingstoke canal, forming important green corridors through settlement to heathy commons and parks giving access to very rural landscapes close to urban areas*”.²⁷

Built Infrastructure (Figure 16)

- 4.26 The Parish features five infrastructure and utility corridors. Most noticeable are the M3 and the railway as these present significant barriers to movement and amenity. The M3 is audible in some parts of the Parish. Other significant infrastructure includes two separate high voltage transmission corridors which cross the Parish in an approximately north-south direction. The pylons and associated wirescape form prominent features within nearby parts of the Parish. A high-pressure gas pipeline corridor also runs through the north-western part of the Parish and although not a visible feature it represents a constraint to development.
- 4.27 Two solar farms are located within the Parish. One is located at Hungerford Farm and has a generating capacity of 5MW. (Granted permission in 2015, LPA Ref 15/01777/FUL). The other is on land east of Taplins Farm Lane and has a generating capacity of 5MW (Granted permission in 2014, LPA Ref 14/00998/MAJOR). The eastern parts of this solar farm are within Hartley Wintney Parish.
- 4.28 Historically, land around Beggars’ Corner was used as landfill (as identified by the Environment Agency and shown in **Figure 16**).

Landscape Character Analysis (Figure 16)

- 4.29 Based on the information above, a landscape character analysis plan has been prepared which provides a visual overview of the factors which make the most important contributions to the character of the Parish landscape.

²⁶ 7.4, Page 12, Loddon Valley and Forest of Eversley West, Hampshire County Integrated Character Assessment, 2012.

²⁷ 7.5, Page 11, North East Hampshire Plantations and Heath, Hampshire County Integrated Character Assessment, 2012.

5 LANDSCAPE ISSUES

5.1 The landscape character within the Parish is considered to be at risk due to the factors outlined below.

New Settlement

5.2 An Area of Search for a new settlement within the Parish was proposed in the draft Local Plan but was deleted following the Local Plan Examination due to the Inspector's concerns with regard to the soundness of the corresponding policy. However, it is understood that an ambition by HDC for a new settlement remains. There are a number of significant issues associated with a new settlement at Winchfield, or any large-scale development:

- A new settlement has the potential to result in physical and/or visual coalescence between the existing residential clusters at Winchfield Station, Winchfield Hurst and Winchfield Court. This would erode the dispersed development pattern which is a locally distinctive feature of Winchfield.
- There is a risk of actual / visual coalescence with settlements outside of the Parish. Including with Hartley Wintney (e.g., St Mary's Park) and Edenbrook Village development (west of Hitches Lane, Fleet).
- Development within the south-western parts of the Parish has the potential to directly impact upon the two adjacent SSSIs. Major development within either SSSI and / or its context is likely to be inappropriate from an ecological perspective. There is also potential for indirect impacts resulting from recreational demands placed upon Odiham Common and the canal by an increased population.
- A new settlement could lead to fragmentation of the woodland network, potentially harming the ecological values associated with ancient woodlands and disrupting the wildlife corridors running between woodlands, many of which are SINCS.
- Changes to the landscape character of the Basingstoke Canal's setting could harm the significance of the heritage assets within the Conservation Area, and the attractiveness of the Canal as a recreational resource.
- Changes to surrounding landscape character could harm the significance of other heritage assets across the Parish, many of which have a strong rural connection. Of particular note is the Grade I Church of St Mary, whose immediate rural setting is unchanged - standing alone as it has for 850 years.

- Potential loss of a predominantly rural parish character experienced when arriving at Winchfield via the train and from the local PRow network, historic rural lanes network and promoted routes.

Road Network / Traffic

- 5.3 The narrowness of roads (e.g. Bagwell Lane) and underbridges within the Parish (e.g. Station Road, Taplin's Farm Lane and Pale Lane) are physical constraints to development. The narrowness of these roads, their grassy verges and ditches, and the hedgerows and trees which line them all make important contributions to local character (as does the lack of streetlights and footways) and are vulnerable to irreparable change if roads are upgraded or widened. Increases in traffic movements risk harming the character of the lanes within the Parish, many of which are valued for their quiet, rural character.

Renewable Energy Development

- 5.4 Additional solar farms to those located at Hungerford Farm and Taplins Farm Lane could result in cumulative impacts upon the character of the landscape. Particularly if located around Hungerford Farm, as the existing solar farm there is already visible from a number of public vantage points.

6 LANDSCAPE CHARACTER AREAS

Introduction

6.1 **Figure 17** illustrates the location of the six landscape character areas described in this assessment. These areas are based on the Local Areas identified in the Hart Landscape Capacity Study, 2016, and have been refined through detailed desk study and site survey.

6.2 Generally, an area of transition and overlap exists between neighbouring character areas and certain characteristics, such as the prevalence of a rural wooded character, are found throughout the Parish. For each area a number of key characteristics are described. Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape.²⁸

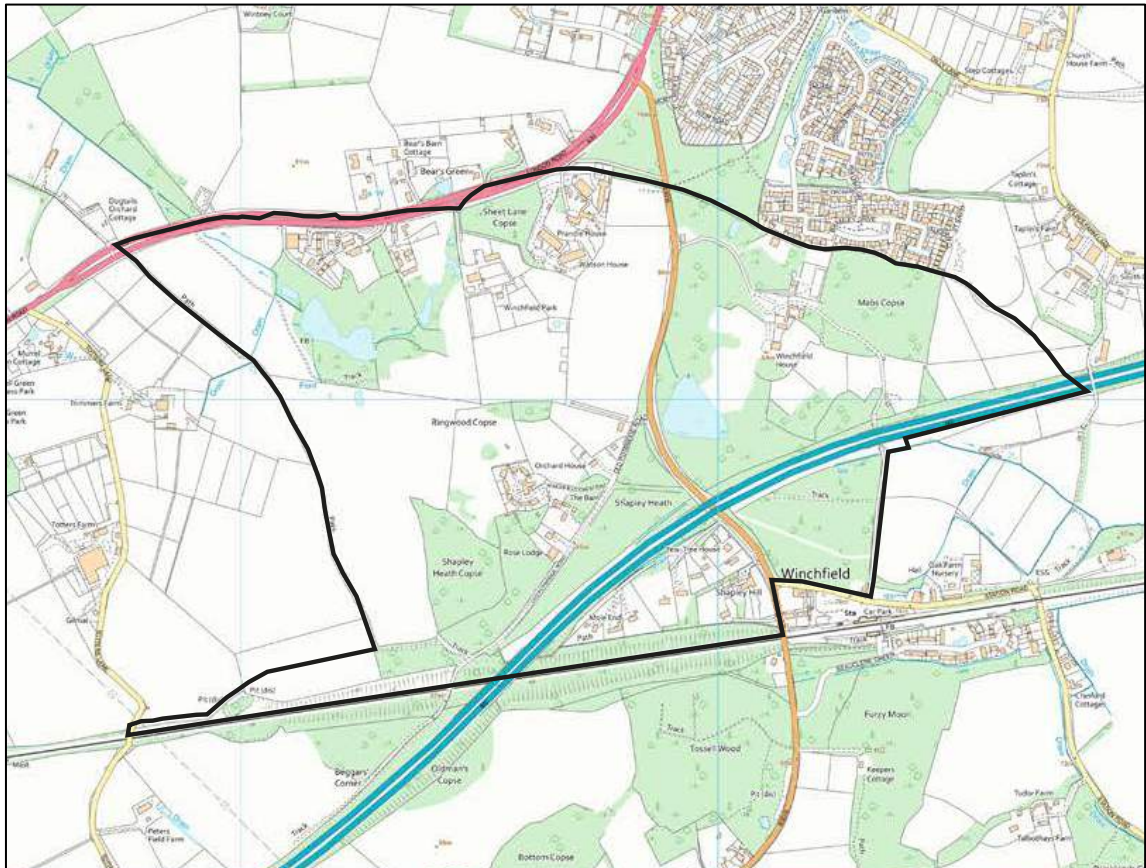
- LCA 1: Winchfield House & Shapley Heath
- LCA 2: Winchfield Northern Corridor
- LCA 3: Potbridge to Tossell Wood
- LCA 4: Winchfield Hurst & Winchfield Court Setting
- LCA 5: St Mary's Church & Wooded Farmland
- LCA 6: Basingstoke Canal & Dogmersfield Edge

6.3 The two settlements within the Parish (Winchfield Hurst and Winchfield Court) and the largest of the residential clusters found outside of the defined settlements (Winchfield Station), were excluded from the Local Area descriptions within the Hart Landscape Capacity Study, 2016. The character of these areas is described separately in Chapter 13.

- Winchfield Hurst
- Winchfield Court
- Winchfield Station

²⁸ An Approach to Landscape Character Assessment October 2014 by Natural England Page 51

7 LCA 1: WINCHFIELD HOUSE & SHAPLEY HEATH



Overview

- 7.1 Based around the historical extent of parkland associated with Winchfield House and nearby Shapley Heath. The area features a high level of woodland cover which encloses the more open areas of pasture west of the B3016, and where plant species signal localised variations in soils and land management.

Key Characteristics

- A complex landscape with localised differences but a uniting and prevailing wooded character and sense of history.
- Land falls from a locally distinctive area of heathland at Shapley Heath to the north west where views open up across former parkland and, around the western edge of the area, across to the agricultural landscape in neighbouring Hook.
- A robust framework of historic woodlands, some ancient, which provide enclosure to the landscape and valuable habitat, as recognised through numerous SINC designations.

- A strong sense of history associated with the area's former parkland use and remnant parkland/ estate features including parkland fencing and the Grade II listed North and South Lodges which mark entrances to the Grade II* listed Winchfield House.
- The Winchfield House Estate is covered by a TPO and is a locally listed park and garden. It is characterised by a multi-species woodland perimeter, including Rhododendron.
- PRoWs on land west of the B3016 which include the Brenda Parker Way. This promoted route travels along an ancient treed sunken lane which marks the western edge of the Parish. It also marks a change from the parkland character to the east (within Winchfield Parish) to the wider farmland character found in Hook Parish to the west.
- B3016 is the main vehicular approach into Parish from the north. The wooded edge to Winchfield House, the Northern Lodge and the views across open pasture (formerly parkland) west of the road, all contribute positively to the character of this entrance/ approach into the Parish.
- Development is limited and characteristically dispersed across discrete clusters, often enclosed by woodland and / or trees. Some care facilities and business uses along the southern side of the A30 as well as residential uses at King William Court and Shapley Grange.
- Disturbance from noise generated by the M3 which bisects the southern part of the area, the railway which forms its southern boundary and the busy B3016.

LCA 1 - Natural Factors



Top left: Areas of former parkland
 Top right: Shapley Heath Copse
 Bottom left: Sunken lane (Brenda Parker Way)
 Bottom right: Wooded character along B3016

- 7.2 This character area has an elevation of between 68m and 97m AOD. Shapley Heath includes the northern half of Shapley Hill, which is a sandy outcrop. Land drains from Shapley Hill to the north west into the Whitewater valley. A smaller outcrop, probably also sandy, is found in the north eastern part of the area and is marked by Winchfield House (located at 94m AOD). The mostly sandy formation gives rise to generally nutrient poor, free draining acid soils which support localised areas of heathland and woodland characterised by bracken and self-seeded birch, most notably around Shapley Heath. Shapley Heath is a SINC and Shapley Heath Copse is Ancient Woodland and a separate SINC. Some localised areas of waterlogged ground are associated with areas of more clayey soils, notably around the north western corner of the area where there are a series of ponds amongst the woodland near Sheet Lane Copse (an area referred to as 'Shapley Ponds Copse', identified on **Figure 16**).
- 7.3 The majority of this area was once part of the Winchfield House Estate. Remnant features and patterns associated with this historic land use are integral to the character of this area. The former extent of the open parkland shown on the 1897 OS map (Figure 6) is still legible, as is

the strong framework of woodland, many former coppices, which enclose it to the south (Shapley Heath Copse and Ringwood Copse), north (Sheet Lane Copse, which is an area TPO) and east of the B3016 road (which includes the wooded western edge of the Winchfield House Estate; all of which is an area TPO). The dominance of an understorey of rhododendron is a feature of this woodland, as is the historic estate fishpond which is understood to be a habitat for Canada Geese.²⁹ Mabs Copse, immediately north east of Winchfield House is also a SINC. This Copse has an ancient character, with mature oak trees contributing positively to the immediate setting of the St Mary's development (in Hartley Wintney).

²⁹ Winchfield Neighbourhood Development Plan Evidence Base (For the period 2015 through 2032) Page 39

LCA 1 - Cultural Factors



*Top left: View from Fp1 towards 'Winchfield Park'
 Top right: Towards Winchfield Crescent development from Fp14
 Bottom left: North Lodge to Winchfield House
 Bottom right: Orchard House on Old Potbridge Road*

- 7.4 Development is limited and dispersed across five discrete areas (at Shapley Heath, Shapley Hill, around Winchfield Lodge, along the A30 and at Winchfield House). Development is often integrated by enclosing woodland, which helps to obscure or soften the development edge.
- 7.5 The southern part of the character area is severed by the M3, which, when constructed in 1971, also dissected Shapley Heath and Potbridge Road. The B3016 is a busy road which runs north south and divides the area into eastern and western parts. Land immediately east of the B3016 is within the Winchfield House Estate, a locally listed park and garden. The Estate features the Grade II* listed Winchfield House with some private residential rental properties. A stable block immediately north of the House is Grade II listed as are the North and South Lodges. These lodges make a positive contribution to the area's character by signalling the location of the historic estate and marking its historic entrances both from the B3016 and immediately opposite Winchfield Station. Remnant parkland fencing is a further reminder of the area's historic use.

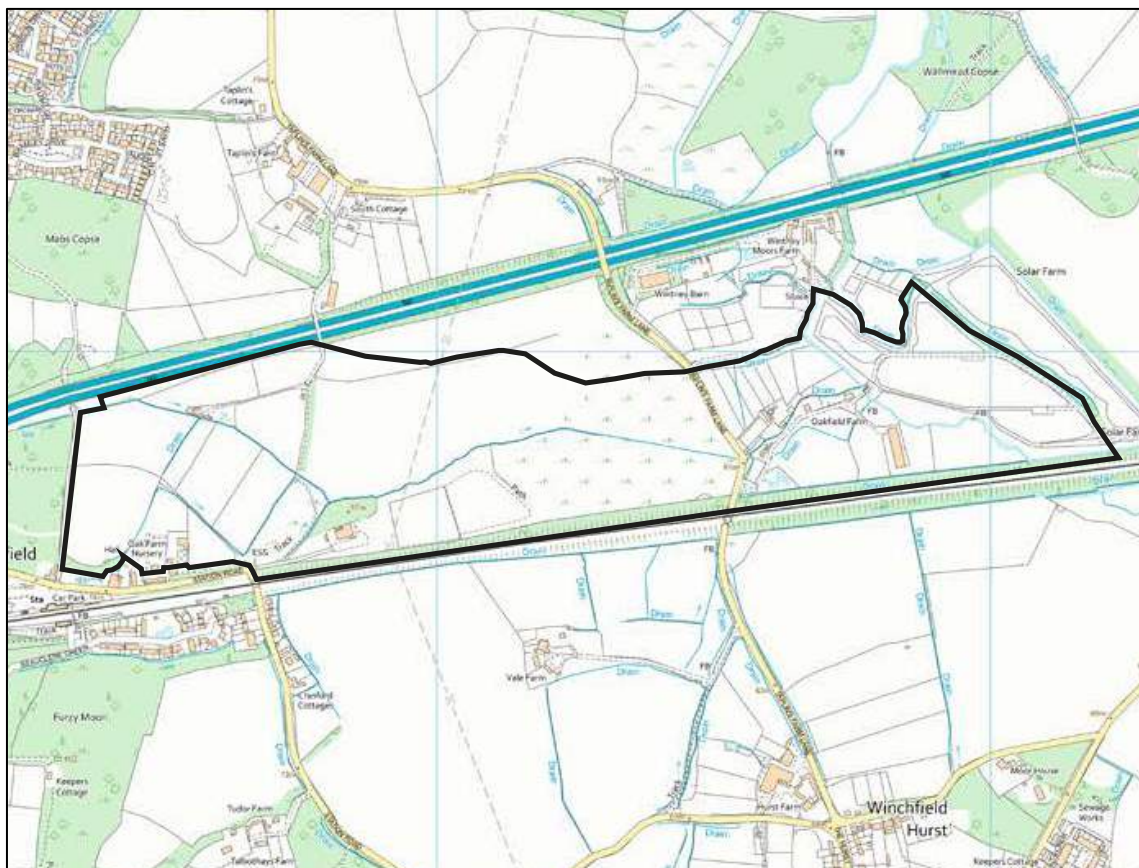
- 7.6 The area identified as Shapley Heath on the 1897 OS map was developed for housing in the late 20th Century. It consists of several large properties sandwiched between the motorway and the railway. A separate residential cluster is found along Old Potbridge Road (west off the B3016) and features several properties accessed directly from the road. Some of the houses, such as Orchard House which is locally listed in Hampshire Treasures, are older and vernacular in style but there are also a number of newer houses. Winchfield Crescent is a recent development of sixteen dwellings clustered around and including Winchfield Lodge. This development extends beyond the enclosure provided by the woodland around Potbridge Lane and consequently is visible from the countryside to the north and west. Existing mature trees within the grounds of Winchfield Lodge include lime, ash, oak and yew trees which provide some maturity to the development. These trees are all subject to TPOs.
- 7.7 The character area is bound to the north by the A30. Directly south of the A30, within the Parish, is a mixture of land uses which include King William Court (a cluster of eight new dwellings), and Shapley Grange (a cluster of 7 new dwellings) and separately the Mildmay Oaks and Ashley Lodge rehabilitation and care facilities. Located at the northern limits of the Parish amongst woodland, these developments are physically and visually detached from the rest of the Parish.
- 7.8 While some enclosure of the land has occurred, notably around ‘Winchfield Park’ (a business holding), substantial tracts of open pasture remain directly west of the B3016 and north west of Shapley Heath Copse; these areas have retained a distinctive parkland character which contrasts with the more intensely agricultural landscape west of the Parish. The change between the parkland and farmland west of the Parish is abrupt and is marked by a distinctive and attractive ancient sunken lane which is part of the Brenda Parker Way and is bordered with mature oaks, beech and ash. A pillbox, a remnant of the Second World War GHQ Line, is located along this route.
- 7.9 Immediately north of the Parish is the Hartley Wintney Conservation Area which includes an area of Open Access Land immediately abutting the northern boundary of the Winchfield House Estate.

LCA 1 - Perceptual Factors

- 7.10 Transport corridors (the M3, A30 and B3016) add noise and movement to the landscape. In particular, noise from the M3 is present in parts of the character area. Despite this, localised areas, particularly within the woodland at Shapley Heath Copse have a secluded feel, which contributes to a sense of isolation and tranquility. The varied colours and textures of the heathy vegetation within this area are a distinctive characteristic.

- 7.11 PRowS crossing the area are Fps 1 and 2 and restricted BOAT 1 (Byway Open to All Traffic) also known as Hook 1. When arriving at Fp 1 after walking from Fp 2 via Old Potbridge Road, the land begins to fall away, and an awareness of this change is apparent due to the more open character presented by the pasture. In contrast, Fp 2 which also forms part of the Brenda Parker Way is squeezed between the rear boundaries of properties at Shapley Heath and the railway line. Barbed wire fencing, noise from the M3 and the need to use an underpass to cross the M3 are detractors along this well used route. Once west of the motorway, there is a stronger sense of having entered the countryside.
- 7.12 The high proportion of woodland within and adjoining this character area creates a strong sense of enclosure, with longer views out of the Parish only available from the western parts of the area.
- 7.13 The B3016 is the main vehicular approach into Winchfield Parish from the north. The wooded edge to Winchfield House, the Northern Lodge and the views across open pasture (formerly parkland) west of the road, all contribute positively to the character of this entrance and approach into the Parish.

8 LCA 2: WINCHFIELD NORTHERN CORRIDOR



Overview

- 8.1 Land which is sandwiched between the M3 and the railway. These barriers to movement contribute to a sense of being cut off from the rest of the Parish. The sense of an edgeland character is strengthened through the occurrence of marshy ground and a high voltage transmission corridor. Despite detractors, countryside in this area has a role in the setting of Winchfield Station, the Winchfield House Estate and two promoted routes (The Brenda Parker Way and the Three Castles Path).

Key Characteristics

- Sandwiched between major transport corridors of M3 and railway which have a significant impact upon the amenity of the area and are barriers to movement.
- Sense of isolation together with the occurrence of rough pasture/ marshy ground and the high voltage transmission corridor contribute to an overall edgeland character.
- The soils are clayey and close to the river corridor, naturally high ground water result in waterlogged soils with marshy areas present. A network of drains criss-crosses the

landscape to manage surface water flows, directing it towards the River Hart in the east of the area, which is also prone to flooding.

- Belts of woodland, such as that alongside the railway embankment, riparian tree corridors alongside the drainage ditches, hedgerow trees, and occasional mature field trees, are important habitat and contribute to a high occurrence of trees across the landscape.
- Housing is very limited and consists of two properties on Taplins Farm Lane and Oak Farm Nursery on Station Road. Footpath 3 is the only PRoW, and it runs north south through the area close to Oak Farm Nursery; it is also the route of the Three Castles Path and Brenda Parker Way.

LCA 2 - Natural Factors*Top left: Fields west of Footpath 3**Top right: Fields east of Footpath 3**Bottom left: Fields west of Taplins Farm Lane**Bottom right: Fields east of Taplins Farm Lane*

8.2

This LCA has an elevation of between 65m and 75m AOD. Land slopes from higher ground in the west towards the River Hart corridor which bisects the eastern part of the area north to south. The underlying geology is a mixture of sand, silt and clay with alluvium deposits around the River Hart. The soils are clayey and the naturally high ground water level results in waterlogged soils close to the river corridor. Localised marshy areas are present, notably west of Taplin's Farm Lane, which itself is prone to flooding after heavy rain, particularly around the railway underpass. A network of drains criss-crosses the landscape to manage surface water flows, directing it towards the River Hart in the east of the area, which is also prone to flooding (Flood Zone 3). Belts of woodland, such as that alongside the railway embankment, riparian tree corridors alongside the drainage ditches, hedgerow trees, and occasional mature field trees, all contribute to a high prevalence of trees across the landscape, this is despite an absence of any named woodland blocks. A small, unnamed copse located east of Fp 3 and shown on the 1897 mapping (Figure 6) is a SINC (Small Copse, Winchfield). Woodland along the

northern side of the railway embankment is identified as being an important area for birds and bats.³⁰

³⁰ Winchfield Neighbourhood Development Plan Evidence Base (For the period 2015 through 2032) Page 29

LCA 2 - Cultural Factors



Top left: Greenacre Stables

Top right: Stables west of Footpath 3

Bottom left: M3 and landscape south of overbridge

Bottom right: Railway bridge over Taplins Farm Lane

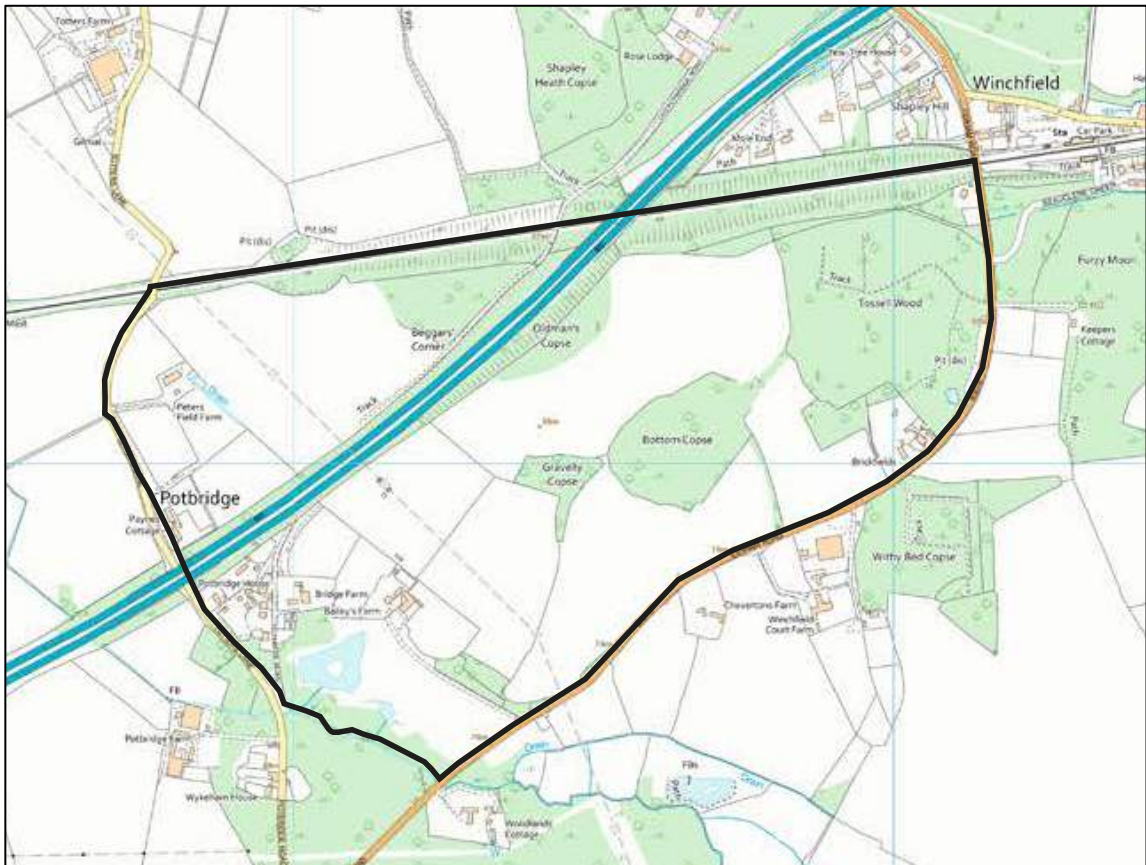
- 8.3 The only dwellings within the LCA are found at Oakfield Farm and Greenacres Stables to the east and Oak Farm Nursery to the west of the area. Oak Farm Nursery, to the west, has several small independent business units operating on the old nursery site. Fp 3 is the only PRow in the LCA, and it runs north south through the area close to Oak Farm Nursery; it is also the route of the Three Castles Path and Brenda Parker Way. Taplin's Farm Lane, the only road in the LCA, is a narrow rural lane, enclosed by high hedgerows on either side. It is a characterful lane, representative of the rural routes which weave between the major transport corridors. The lane passes beneath the railway via a narrow underpass but crosses the M3 via an overbridge, Fp 3 similarly crosses the M3 via an overbridge. The landscape east of Taplin's Farm Lane is complex. It features a denser network of drains leading towards the River Hart and a network of equestrian paddocks. Perhaps due to the waterlogged soils, equestrian uses have been established as an alternative to agriculture, characterised by post and rail enclosure. This orderly enclosure contrasts starkly with the wilder, unmanaged character found west of the road. Immediately east of, and alongside, the River Hart is a 5MW solar farm, which was

constructed within Flood Zone 3. North of this LCA, immediately alongside the M3, is a large car dealership.

LCA 2 - Perceptual Factors

- 8.4 The LCA is sandwiched between the M3 (north) and the high railway embankment (south). Noise from the M3 in particular is a significant detractor to tranquility. The M3 and railway corridors are substantial barriers to movement and result in a sense that this is a landscape cut off from the wider area. The sense of isolation, the rough pasture/ marshy ground and the high voltage transmission corridor which runs through the area, contribute to the overall sense of an edgeland character.

9 LCA 3: POTBRIDGE TO TOSSELL WOOD



Overview

- 9.1 This LCA is focused on the southern half of Shapley Hill, which is the most elevated point in the Parish. The area has been disrupted by infrastructure, most notably by the M3. While in places this results in a sense of incoherency, the area overall continues to have an important ecological role. The more elevated parts feature a network of Ancient Woodland and SINCs and the lower ground along a tributary of the River Whitewater is part of the Odiham Common with Bagwell Green and Shaw SSSI. The woodland in particular also makes a very positive contribution to the wooded character and appearance of the Parish, notably in views from the B3016 road.

Key Characteristics

- Based around sandy outcrop of Shapley Hill which is the most elevated point in the Parish and is visible throughout the Parish.
- The more elevated and steeper northern parts feature a high coverage of Ancient Woodland, many of which are SINCs. The density and enclosing form of the woodland gives some fields an assorted character.

- Land falls towards the southern part of the area and a tributary of the River Whitewater which is included within the Odiham Common with Bagwell Green and Shaw SSSI.
- The small residential cluster of Potbridge is located on the edge of the Parish and feels tucked away. Development within Potbridge abuts the SSSI and illegal activity occurring around it has previously resulted in partial destruction of habitat within the SSSI. This illegal activity has now terminated following successful legal action by HDC and HCC
- Farms located off the steeper ground include Bailey's Farm which features a Grade II listed farmhouse in the vernacular style set within a rural context.
- Former brick kiln (Grade II, c. 1860), now a pet crematorium, at Brickfields, next to Tossell Wood, and the former pit. This kiln supplied attractive mid-red brick used in the construction of houses across the Parish.
- Separated from the rest of the character area by the M3 is a triangular shaped piece of land known as Beggars' Corner which is also bounded by the railway to the north. The area is crossed by the high-power overhead transmission corridor and part has been used historically for landfill. A gas pipeline also runs through this area.
- Area around Potbridge is very disturbed by the M3 but disturbance decreases moving away from Potbridge on Fp 502 around Bailey's Farm.

LCA 3 - Natural Factors



Top left: Beggars Corner

Top right: Totters Lane

Bottom left: View from B3016 towards Tossell Wood and Furzy Moor

Bottom right: View from B3016 towards Gravelly Copse and Bottom Copse

- 9.2 This LCA is focused on the southern half of Shapley Hill, which is separated from the northern half (and LCA 1) by the railway. The M3 also bisects the southern half of Shapley Hill through this area. The LCA has an elevation of between 70 and 98m AOD, (which is the most elevated point in the Parish). Although not always obvious, the sandy outcrop comprising Shapley Hill and the trees upon it are visible across the Parish and assist with legibility. Steeper ground associated with the more elevated northern parts of the area have retained a high coverage of woodland, which includes Oldman's Copse, Gravelly Copse, Bottom Copse and Tossell Wood. All are SINCs and all except Gravelly Copse are Ancient Woodland. The 1897 map shows how these woodlands are part of a large historic network of woodland surrounding smaller fields, which were likely assarts (Figure 6). This assarted character remains in places, especially where the field / woodland edges are more irregular and sinuous.
- 9.3 The predominantly sandy formation of Shapley Hill gives way to clay with alluvium deposits in the southern part of the area, which is where a tributary of the River Whitewater runs. This tributary also marks the Parish boundary. The land alongside the tributary is in Flood Zone 3

and is known as being susceptible to groundwater flooding at the surface. A large pond is located immediately east of Potbridge Road. This pond and land immediately north of the tributary is part of the Odiham Common with Bagwell Green and Shaw SSSI, which covers all of Odiham Wood and Common to the south. The area is designated as a SSSI for a variety of habitats, including wood pasture and lowland meadow, and the species which it supports, which include nationally rare deadwood invertebrates, reptiles, and birds such as woodcock and wood warbler. Unfortunately, a meadow area within the SSSI on the southern side of Totters Lane has been assessed as having been partly destroyed by previous storage of vehicles, vehicles parts and tyres, which were once part of an illegal scrap operation, now closed down following legal proceedings brought by HDC and HCC.

LCA 3 - Cultural Factors



Top left: M3 crossing railway
 Top right: Bailey's Farm
 Bottom left: Houses within Potbridge
 Bottom right: Old kiln at Brickfields

- 9.4 There is a small residential cluster at Potbridge, which consists of about ten properties located between Totters Lane and Potbridge Road, and a few in neighbouring Odiham. Fp 15 runs between these two roads and passes Valley End, a 17th C Grade II listed house constructed in the vernacular style (timber frame, painted brick infill and a red tile, hipped roof). Away from this cluster are a number of farms which are all located off the steeper ground (including Peters Field Farm, Bridge Farm, and Bailey's Farm). Bailey's Farm features a Grade II listed farmhouse, also in the vernacular style (but with a gable roof, and red brick infilling). This characterful historic building is seen within a rural context when viewed from Fp 502 which passes immediately south of it, partly along a willow lined track. A further listed building is a former brick kiln (Grade II, c. 1860) which is located away from Potbridge, at Brickfields, next to Tossell Wood, and the former pit. It is one of the local kilns which supplied the attractive mid-red brick which has been used in the construction of buildings across the Parish. Brickfields is now a pet crematorium.

9.5 Separated from the rest of the character area by the M3 is a triangular shaped piece of land known as Beggars' Corner which is also bounded by the railway to the north. The area is crossed by the high-power overhead transmission corridor and has been used historically for landfill. An area of woodland at Beggars' Corner is protected by a TPO. Fp 501 utilises the old brick-built railway overbridge which formed part of Old Potbridge Road, prior to its severance by the M3. Fp 501 continues through Beggars' Corner alongside the M3, which is in cutting after it crosses above the railway. Fp 501 comes out onto Totters Lane. A gas pipeline also runs through this area.

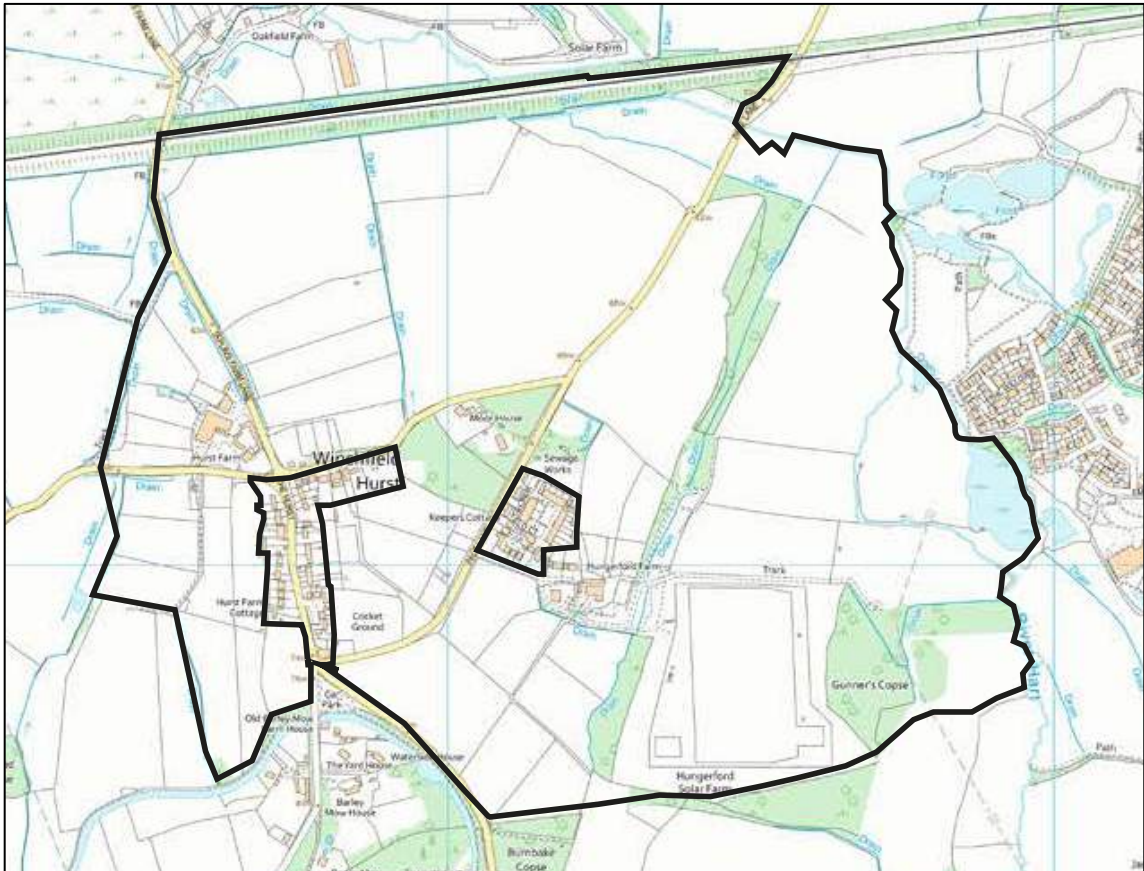
9.6 Part of the illegal scrap operation was within an area of Open Access Land which extends from Odiham Common into Potbridge and is the only Access Land within the Parish.

LCA 3 - Perceptual Factors

9.7 Potbridge is located on the edge of the Parish and feels tucked away, as it is enclosed by the M3 to the north, woodland within Odiham Wood to the south and higher wooded ground to the north east. There is a lack of coherence around Beggars' Corner, where infrastructure dominates the senses; visually (via the transmission corridor and movement from the M3) and aurally (via the M3). The area around Potbridge is very disturbed by the M3 but disturbance decreases moving away from Potbridge on Fp 502 around Bailey's Farm. Remnants from the former scrap operation add a sense of untidiness to the landscape.

9.8 The B3016 road marks a change between the higher wooded grounds to the west and the rolling landscape to the east (LCA 5). Woodlands within this area are an attractive feature, particularly as experienced from the B3016. Gravelly Copse and Bottom Copse are seen across farmland, lining the horizon and enclosing the landscape. Further north, Tossell Wood abuts the road corridor and, together with other woodland nearby at Furzy Moor (LCA 5), contributes positively to the Parish's wooded character and appearance. Especially for people driving along the B3016 and accessing the train station via Beauclerk Green.

10 LCA 4: WINCHFIELD HURST & WINCHFIELD COURT SETTING



Overview

- 10.1 Land which slopes towards the River Hart and is criss-crossed by a network of small drains and watercourses feeding the River Hart, and a network of attractive rural lanes which centre on Winchfield Hurst. Equestrian activities are commonplace and the countryside enclosing the two settlements is characterised by this use.

Key Characteristics

- Mixed field pattern with larger fields north of Pale Lane used for arable farming, and a predominance of smaller paddocks defined by post and polytape fencing surrounding the settlements of Winchfield Hurst and Winchfield Court which are used for horse grazing and are associated with two large commercial livery yards (at Hurst Farm and Hungerford Farm).
- Open fields have an important role in maintaining separation between Winchfield Hurst and Winchfield Court and separate settlement identities.

- Reflecting the poor natural drainage, the area is criss-crossed by a network of drains and areas of flood meadow are found, notably alongside the River Hart which crosses the northernmost part of the area.
- Riparian vegetation is found alongside drains, including substantial belts of woodland, notably alongside the drain east of Hungerford Farm, the northern part of which is a SINC (Hungerford Farm Meadow & Copse). Other woodland includes Gunner's Copse which is a SINC and the area's only Ancient Woodland.
- Network of characterful rural lanes which centre on Winchfield Hurst. Includes Pale Lane and Taplins Farm Lane which feature attractive 'tunnels' of tree canopies overhead.
- Hurst Farm which includes a Grade II listed barn built in the vernacular style with a red tile roof and black timber weather boarded walls has been converted to accommodate a range of small-scale business uses.
- Railway defines the northern edge, and its high embankment encloses the landscape to the north. In the northern part of the area passing trains are seen high in the landscape and contribute noise and movement to the countryside.
- The River Hart corridor provides a strong and definitive limit to the urban parts of Fleet, and its treed context helps to emphasis this separation from rural Winchfield.
- 5MW Hungerford Solar Farm which is visible from Fp 4 which passes through the area and from outside of the area alongside the canal.

LCA 4 - Natural Factors



Top left: Pale Lane

Top right: Fields north of The Hurst towards the railway line

Bottom left: Fields east of Pale Lane

Bottom right: Fields west of Barley Mow looking towards Shapley Hill

- 10.2 The LCA includes the southern side of the broad shallow valley associated with the River Hart, which crosses the northernmost part of the area. Land gently slopes to the north west, north and north east from a high point of 76m AOD alongside Chatter Alley down towards the River Hart corridor (62m). The area has a formation of sand, silt and clay. Clayey soils impede drainage and waterlogged floodplain soils around the River Hart corridor are within Flood Zone 3. Reflecting the poor natural drainage, the area is criss-crossed by a network of drains and areas of flood meadow are found, notably alongside the River Hart. Surface water flooding is also present within the surrounding fields. Riparian vegetation is found alongside these drains, including substantial belts of woodland, notably alongside the drain east of Hungerford Farm, the northern part of which is a SINC (Hungerford Farm Meadow & Copse). Seasonally wet woodland habitat is found within these woodland areas. Other woodland includes Gunner's Copse which is a SINC and the area's only Ancient Woodland. Land immediately south of the railway embankment, including beyond the River Hart has meadow habitat which supports

hares, barn owls and water birds.³¹ Fields east of the Barley Mow pub are also understood to support owls.

- 10.3 The enclosure pattern in this LCA has changed significantly over the past 180 years with boundaries both removed and created. The most substantial tracts of vegetation tend to be found alongside the features which pre-date these changes, such as the drains and tributaries and the network of lanes. Fields in the northern part of the area reflect the enclosure pattern shown on the 1897 map (albeit with subdivision for equestrian use) and hedgerows here are of good quality and clearly long-established (**Figure 6**). Mature hedges and oak trees alongside Taplin's Farm Lane, The Hurst and Pale Lane, contribute significantly to the ancient character of these narrow countryside lanes. A particularly characterful feature of Pale Lane is the connection overhead of the tree canopies either side of the road, which creates an attractive tunnel effect. Adding to the treed character of The Hurst and Pale Lane is a small woodland on the corner of The Hurst and Pale Lane, which is protected by a TPO and a substantial area of woodland to the west and south of this junction.

³¹ Winchfield Neighbourhood Development Plan Evidence Base (For the period 2015 through 2032) Page 29

LCA 4 - Cultural Factors



Top left: Hurst Farm Grade II listed barn
 Top right: Hungerford Farm field equestrian enclosures
 Bottom left: Solar farm
 Bottom right: Edge of Winchfield Hurst from Station Road

- 10.4 This LCA includes the landscape setting to the separate settlements of Winchfield Hurst and Winchfield Court (described separately in Chapter 13) and has an important role in maintaining separation between them. There is a mixed field pattern across the area, with larger fields north of Pale Lane used for arable farming, and a predominance of small paddocks defined by post and polytape fencing surrounding the settlements of Winchfield Hurst and Winchfield Court. These paddocks are used for horse grazing and are associated with two large commercial livery yards (at Hurst Farm and Hungerford Farm). The predominance of this land use across the area is one of its unifying characteristics. The change in scale between these paddocks and the larger arable fields creates an appropriate transition between the immediate countryside setting around the settlements and the wider countryside.
- 10.5 The triangle formed by The Hurst and Pale Lane is an area where horse owners like to hack out. There is one PRoW within the LCA (Fp 4) which passes through fields used for horse grazing before connecting with Fps 8 and 9 which run outside of the Parish. North of the junction of these footpaths is the 5MW Hungerford Solar Farm. The panels associated with the solar farm

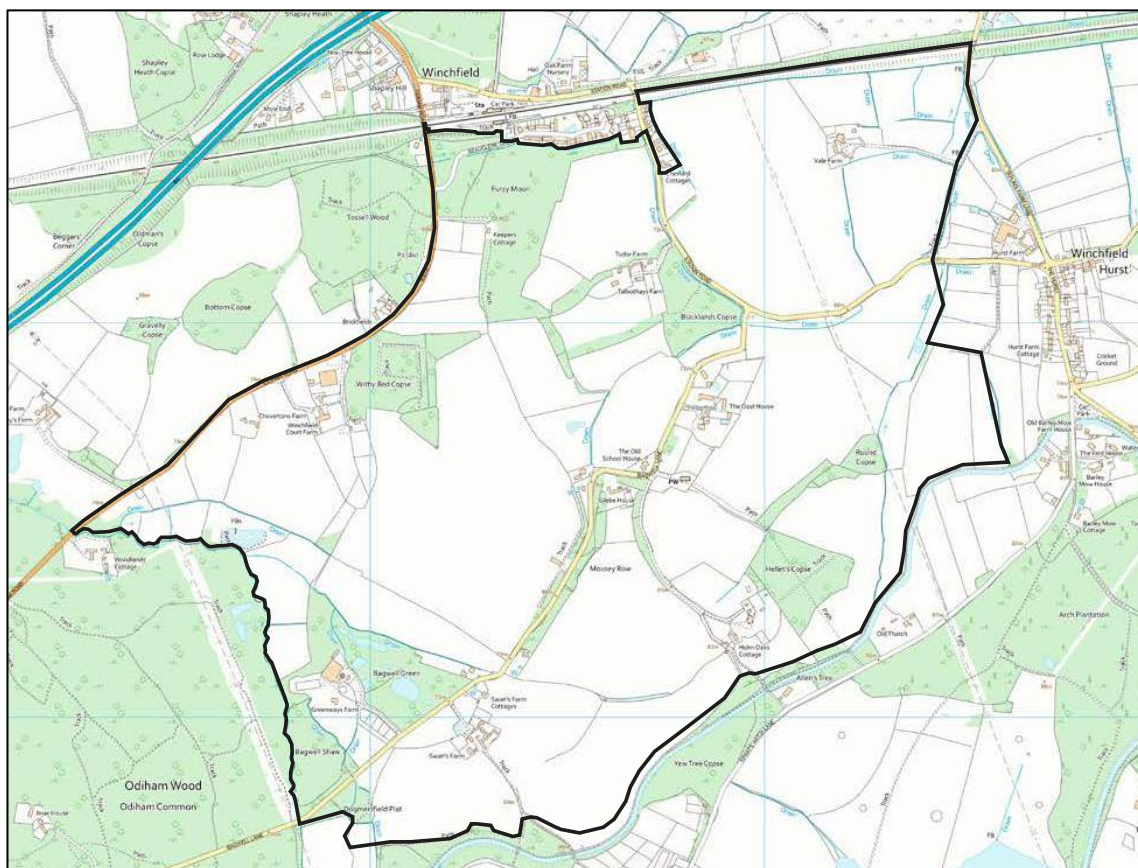
are seen from the PRoW network and during winter from alongside the canal in LCA 6. Also, in winter and summer, the new edge of Fleet (at Edenbrook Village) is visible from parts of Pale Lane. Immediately north east of this LCA, and the Parish, is Edenbrook Country Park which is set within the high flood risk areas associated with the River Hart. This park includes a BMX track and planned allotments immediately east of Pale Lane and is intended to serve as a SANG (to ease pressures created by recent housing development on the fragile Thames Basin Heaths SPA).

- 10.6 One Grade II listed building is located at Hurst Farm. This building and others enclosing the adjoining courtyard have been converted to accommodate a range of small-scale business uses. The listed barn has the vernacular style of a red tile roof and black timber weather boarded walls and is an attractive feature visible from Taplin's Farm Lane.

LCA 4 - Perceptual Factors

- 10.7 The railway defines the northern edge of this LCA, and its high embankment separates this LCA from the landscape further to the north. In the northern part of the LCA, passing trains are seen high in the landscape and contribute noise and movement to the countryside. Whilst most of the area retains a rural tranquillity, there is a stronger sense that this is a more developed landscape than other parts of the Parish due to the visibility, albeit often limited, of the settlement edges of Winchfield Hurst and Winchfield Court and the intensity of the equestrian operations which surround and relate to them. The River Hart corridor provides a strong and definitive limit to the urban parts of Fleet, and its treed context helps to emphasis this separation from rural Winchfield. During winter, filtered views of the new edge of Fleet (at Edenbrook Village) are possible from parts of Pale Lane and serve as a reminder of the close proximity of Fleet.

11 LCA 5: ST MARY'S CHURCH AND WOODED FARMLAND



Overview

- 11.1 The rural heart of Winchfield. An established network of Woodland across the area and on its periphery together with locally elevated parts provides enclosure and give it a hidden and in places secret quality. This is enhanced by the ‘discovery’ of outstanding historic buildings such as the Church of St Mary and the Old Rectory along the PRoW network. Parts feel isolated from any development and offer some of the strongest tranquillity within the Parish, notably around Bagwell Green, Swan’s Farm and the area around Round Copse and Hellet’s Copse.

Key Characteristics

- A gently undulating landscape with an area of elevated ground marking the threshold between the River Hart and River Whitewater catchments. Higher ground is distinguished by three broad rounded landforms which are distinctive within the landscape due to the low, near and un-treed horizons which they create.
- Timeless feel due to an historic landscape pattern featuring an ancient network of woodlands and hedgerows intermixed with an historic pattern of clustered farms, historic buildings, and interconnecting rural lanes and PRoWs.

- An extensive network of robust hedgerows and Ancient Woodlands which in places gives the fields an assarted character.
- Important area for wildlife with large parts designated as SINC and including parts of the Odiham Common with Bagwell Green and neighbours the Basingstoke Canal SSSI.
- A number of listed buildings which maintain a strong relationship with the countryside, including the outstanding Grade I Norman Church of St Mary which is located within a cluster of other historic and characterful buildings at a distinctive dog leg in Bagwell Lane.
- Swan's Farm is a particularly good example of an historic farm and features six Grade II listed buildings built in the vernacular style with red brick and red tile roofs, with timber frames barns with black weather boarding.
- Ability to experience rural tranquillity with highest concentration of PRowS within the Parish. Includes the promoted route of the Three Castles Path.
- Southern parts form the open countryside setting to the Basingstoke Canal Conservation Area.

LCA 5 - Natural Factors



Top left: Station Road

Top right: Fields on rising contour viewed looking north from Fp8

Bottom left: Fields enclosed by woodland viewed from Fp7

Bottom right: Fishponds on Fp8 near B3016 adjacent to Odiham Wood

- 11.2 This is a gently undulating landscape with a sand, silt and clay formation and an elevation between 65m and 85m AOD. An arc of higher ground runs north west to south east through the area along the line between the Windlesham Formation and the sandy Bagshot Formation. The soils reflect this change and are generally more clayey within the northern part of the area and sandier and more freely draining in the southern part, before reaching the floodplain north of Odiham Wood. The elevated ground is the threshold between the River Hart catchment (north east) and River Whitewater catchment (south west). This higher land is distinguished by three broad rounded landforms, each of which are used for arable farming, and are distinctive within the landscape due to the low and close horizons which they create. The absence of trees on these arable horizons is distinctive in what is otherwise a landscape defined by woodland enclosure.
- 11.3 Contributing to the wooded character of this area is an extensive network of robust hedgerows and Ancient Woodlands which comprise Withy Bed Copse (also an area TPO), Furzy Moor, Blacklands Copse, Round Copse and Shaw, Hellet's Copse, and Bagwell Shaw. In places, the

coverage of woodland gives the fields an assorted character. All except Bagwell Shaw are SINCs in addition to a number of other SINCs (including Bagwell Shaw (South)). Bagwell Shaw together with Bagwell Green are part of the Odiham Common with Bagwell Green and Shaw SSSI. The Basingstoke Canal SSSI is found in the neighbouring LCA (6) to the south.

- 11.4 This LCA contains a number of areas which are identified as being important areas for birds. Rough pasture and hedgerow alongside a stream which runs from Stacey's Bridge (the canal) to the Hurst is understood to be home to breeding owls and kestrels. Slightly further west, Hellet's Copse and Round Copse, and to the north, Blacklands Copse, are habitat for common buzzards and a number of owl species.³²

³² Winchfield Neighbourhood Development Plan Evidence Base (For the period 2015 through 2032) Page 29

LCA 5 - Cultural Factors



Top left: Church of St Mary
 Top right: Swans Farm
 Middle left: The Old School House
 Middle right: Court House
 Bottom left: Old Rectory

- 11.5 There is a timeless quality to the area due in part to its landscape pattern which broadly reflects that shown on the 1897 OS (**Figure 6**). This pattern features an ancient network of woodlands and hedgerows intermixed with an historic pattern of clustered farms, historic civil/religious buildings, and interconnecting rural lanes and PRoWs. Of particular note is the Grade I Church of St Mary. This is an outstanding example of a Norman church and is the oldest Grade I listed building in Hart (c. 1150). The church is seen alone within an attractive treed context on approach from Fp 6 where the red tiled roofed tower forms a distinctive landmark. This footpath is part of the Three Castles Path and continues through the church yard, where the church's Norman architecture and the exceptional detailing of decorative zig-zag motifs and

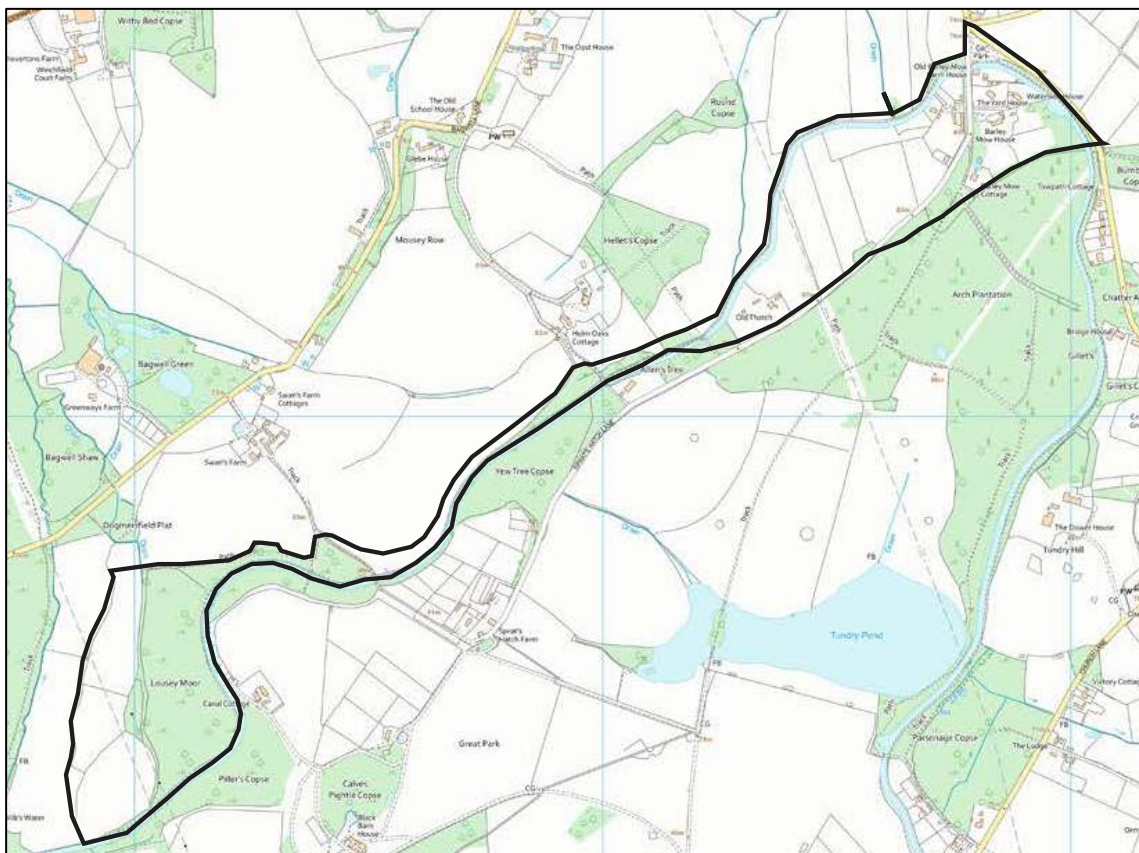
ornate southern doorway can be appreciated. Land south of the church (church meadow) is the site of the Winchfield Festival for a week every two years. The Church is accessed by road from Bagwell Lane, at a corner where the lane dog legs through two ninety-degree corners. In addition to the church, this part of Bagwell Lane features The Old School House (closed as a school in 1935) and the entrance to the Old Rectory. Just north of the dog leg is the 17th C Court House (Grade II) (the former manor) which has a vernacular red tile roof and white painted brickwork. The lane and nearby buildings are covered by areas of Archaeological Potential and High Archaeological Potential.

- 11.6 This LCA has a coherent and attractive historic character which is complemented by the tranquillity of the surrounding countryside. Away from Bagwell Lane the countryside is dotted with other historic buildings. The Old Rectory (Grade II) is an imposing gothic house which is visible from Fp 10. Swan's Farm is a particularly good example of an historic farm and features six Grade II listed buildings built in the vernacular style with red brick and red tile roofs, with timber frames barns with black weather boarding. Bw 11 (also the promoted cycling route of King Alfred's Way) passes through the farm and part of this historic route is lined by mature oak trees. Vale Farm and Chevertons Farm also feature Grade II listed farm buildings.
- 11.7 This is a landscape characterised by a mosaic of mostly woodland and farmland. Equestrian use is limited compared with LCA 4, an exception being Bagwell Green Farm which is a private training yard. Enclosure varies in scale, with an irregular pattern of mostly medium sized fields with sheep pasture, and some larger arable fields upon the higher ground. The exception to which is the lower lying land at Vale Farm, which includes one of the largest fields in the area owned by Hurst Farm, albeit it is bisected by the high voltage transmission corridor which runs south through the eastern part of the area close to Round Copse. The countryside in this area plays an important role in the setting of the local PRoWs network. This area has the greatest concentration of PRoWs, which include Fps 5, 6, 7, 8, 10 and Bw 11 and the promoted Three Castles Path. Land north of Station Road/ The Hurst however does not have any public access.
- 11.8 Southern parts form the open countryside setting to the Basingstoke Canal Conservation Area.

Perceptual Factors

- 11.9 The woodland within the LCA and on its edges together with the high points provide enclosure in the landscape giving it a hidden and in places secret quality. This is enhanced by the 'discovery' of outstanding historic buildings such as the Church and Old Rectory along the PRoW network. Parts feel isolated from modern development and offer some of the strongest tranquillity within the Parish, notably around Bagwell Green, Swan's Farm and the area around Round/ Hellet's Copse.

12 LCA 6: BASINGSTOKE CANAL & DOGMERSFIELD EDGE



Overview

- 12.1 This LCA is focused on the Basingstoke Canal, a SSSI and Conservation Area, and its immediate setting which includes Dogmersfield Park RPG and Lousey Moor. The character of the canal is influenced by its setting. Views across countryside provide a connection with the rural surroundings. Where the canal passes through cuttings or is surrounded by dense woodland there is an even greater sense of isolation and tranquillity; qualities which are likely to be highly valued by the many people who use the canal and its towpath for recreation.

Key Characteristics

- Cuttings were created for the canal and these sections of the canal have a greater sense of enclosure. Land falls away from the canal to its north, east of Hellet's Copse and around Lousey Moor, and along these sections there are views out of the LCA, across adjacent countryside.
- Trees and historic woodland make a significant contribution to the setting of the canal and its towpath. Lousey Moor, Piller's Copse and Yew Tree Copse are all Ancient

Woodland and SINCs. Arch Plantation within the Dower Estate also contributes to the area's wooded character, especially along the northern parts of Sprats Hatch Lane.

- The canal is said to be, botanically, the most species-rich aquatic system in Britain and is designated as a SSSI.
- Canal and its towpath are a recreational asset highly valued by locals and visitors alike. The Three Castles Path follows part of the towpath.
- The canal is the focus of the Basingstoke Canal Conservation Area. Historic buildings alongside the canal and characteristic structures associated with the canal provide special historic interest. Of note are the Grade II listed red brick cambered arch bridges which regularly span the canal and towpath.
- Dogmersfield Park RPG covers 320ha of mostly parkland south of the character area. A small part of the historic park at Arch Plantation abuts the Parish boundary and extends into the character area along Sprats Hatch Lane around the historic former northern entrance into the park.
- Pillboxes alongside the canal serve as reminders of the canal's use as part of the GHQ Line during the Second World War.

LCA 6 - Natural Factors



Top left: Wooded character along the canal
Top right: Open views across fields north of canal
Bottom left: Fields west of Lousey Moor
Bottom right: Sprats Hatch Lane & edge of Arch Plantation

- 12.2 This character area is focused on the Basingstoke Canal and its immediate setting. There are no locks within the Parish, and the canal follows a sinuous course at around 80m AOD. Land rises to the south of the canal, including within the Parish, along Sprats Hatch Lane (the lane leading to Tundry Pond where fish were once bred ('sprats')) and immediately north of the canal around Swan's Farm and the Rectory. To cross these areas of higher ground, cuttings were created for the canal and these sections of the canal have a greater sense of enclosure. East of Hellet's Copse and around Lousey Moor, land falls away from the canal to the north, and along adjacent sections of the towpath there are views out of the LCA, across adjacent countryside.
- 12.3 The canal is said to be, botanically, the most species-rich aquatic system in Britain³³ and is designated as a Site of Special Scientific Interest (SSSI) in recognition of the range of aquatic plant life and is notable for supporting important populations of dragon and damsel flies.

³³ Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals, 2009, Paragraph 2.4

12.4 Trees and historic woodland make a significant positive contribution to the setting of the canal and its towpath. Lousey Moor is the largest woodland within the area but woodland immediately south of the canal (outside of the Parish) also contributes to its character, including Piller's Copse and Yew Tree Copse. All three woodlands are Ancient Woodland and are SINCs. The area around Lousey Moor and the meadow to its west support buzzards, kestrels, and a number of owl species.³⁴ Arch Planation within the Dower Estate also contributes to the LCA's wooded character, especially along the northern parts of Sprats Hatch Lane. Unlike the other woodlands which are mostly broadleaf, Arch Planation consists mostly of coniferous species with some mature deciduous trees including beech, oak and chestnut.

³⁴ Winchfield Neighbourhood Development Plan Evidence Base (For the period 2015 through 2032) Page 29

LCA 6 - Cultural Factors



*Top left: Barley Mow Bridge
 Top right: Old Thatch
 Bottom left: Pillbox once part of former GHQ Line
 Bottom right: Canal being used for recreation*

- 12.5 The Basingstoke Canal, completed 1794, was originally conceived to transport agricultural produce from central Hampshire to London and its markets via the river Thames, however it was never a commercial success and fell into disuse even before the construction of the railway. Today the canal is managed by the Basingstoke Canal Authority on behalf of Surrey and Hampshire CCs. Volunteer projects to maintain the canal are organised and undertaken by The Basingstoke Canal Society.
- 12.6 The canal and its towpath are a recreational asset highly valued by locals and visitors alike. The towpath is used for walking, cycling and exercising, and the canal waters are used for fishing, boating, canoeing and stand-up paddle boarding. The towpath acts as a spine route connecting with PRoWs which cross the surrounding countryside. The Three Castles Path follows part of the towpath. A public car park for visitors to the canal is located immediately north of the Barley Mow Bridge.
- 12.7 The canal is the focus of the Basingstoke Canal Conservation Area (designated 1977). One of the key positive characteristics of the Basingstoke Canal Conservation Area (as stated in the

Character Appraisal) are the historic buildings alongside the canal and characteristic structures associated with the canal which provide historic interest. Of note are the late 18th C red brick cambered arch bridges which regularly span the canal and towpath; all are Grade II listed (Sandy Hill Bridge, Sprats Hatch Bridge, Baseley's Bridge, Stacey's Bridge, and Barley Mow Bridge). Also within the character area along Sprats Hatch Lane is Old Thatch, a Grade II listed 17th C cottage which features a characterful hipped thatched roof.

- 12.8 Dogmersfield Park RPG covers 320ha of mostly parkland south of the character area. A small part of the historic park at Arch Plantation abuts the Parish boundary and extends into the character area along Sprats Hatch Lane around the historic former northern entrance into the park. Pepper Box, a locally listed building, was a folly. There is a small cluster of dwellings along the northern part of Sprats Hatch Lane which are physically and visually separate from the nearby settlement of Winchfield Hurst.
- 12.9 During the Second World War the canal formed part of the GHQ Line and evidence of this use is seen in the five pillboxes between Baseley's Bridge and Sandy Hill embankment.

Perceptual Factors

- 12.10 The character of the canal is influenced by that of its setting. Where available, views out across surrounding countryside e.g. west of Lousey Moor and west of Barley Mow Bridge provide a sense of openness and a connection with the rural surroundings. Where the canal passes through cuttings or is surrounded by dense woodland there is a greater sense of isolation and tranquillity.

13 WINCHFIELD HURST, WINCHFIELD COURT & WINCHFIELD STATION

Introduction

- 13.1 On the following pages is a description of the character of the two settlements (those with defined settlement boundaries) within the Parish (Winchfield Hurst and Winchfield Court) and the largest of the residential clusters found outside of the defined settlements (Winchfield Station).

Winchfield Hurst

Top left: Barley Mow pub marking entrance to village

Top right: Rose Cottage

Bottom left: Looking north along The Hurst

Bottom right: Looking south along The Hurst

- 13.2 Winchfield Hurst (or The Hurst) is a small linear settlement bookended north and south by small junctions in the historic network of rural lanes. To the south is the junction of The Hurst, Pale Lane, Chatter Alley and Sprats Hatch Lane. This junction and the southern end of Winchfield Hurst is marked by the Barley Mow pub. The northern junction is a crossroads where the Hurst becomes Station Road to the west, to the north Taplins Farm Lane passes Hurst Farm and The Hurst turns right to the east where it joins Pale lane creating an attractive triangle around the houses and fields on the eastern side of The Hurst. The only listed building in The Hurst is Rose cottage (Grade II) which is the last cottage seen leaving The Hurst towards the station. Just beyond the settlement boundary is Hurst Farm, which gave its name to this area of the village. The farmhouse is dated as 1768 carved on a chimney stack and has a Grade II listed barn, described in LCA4.
- 13.3 The settlement comprises a single row of properties along either side of The Hurst and a shorter run of properties along the southern side of the section of the Hurst which runs east to meet Pale Lane. Many of the cottages on the western side of The Hurst are attractive 18th C

and 19th C farm workers cottages set back from the road and looking onto open fields. A small number of infill houses have been built on this western side, mostly detached, post-war houses set back from the road. On the eastern side of the road there are two terraces of small cottages and some post-war detached houses, all have large gardens and back on to a field and the cricket pitch. Ten homes were built in Barley Mow Close on the east side, next to the Barley Mow pub, in 1985. This development, which is clustered around a small parking area, diverged from the linear roadside form which is characteristic of the settlement. The Hurst has no footways (pavements) aside from a very short section between Barley Mow Close and the pub and every home has off road parking. Land west of The Hurst, to the north and west of Hurst Farm and 'Trimmers' is in an area shown as being of High Archaeological Potential (Figure 12).

Edges & Landscape Setting

- 13.4 The settlement is surrounded by fields on all sides and Hurst Farm to the north. The southern and north western parts of the settlement include open views across the surrounding countryside. The northern end of the settlement feels more enclosed due to a tree belt along The Hurst and Hurst Farm. Most of the surrounding fields are used for equestrian activities as described in LCA 4. Fields east of Winchfield Hurst form an important area of separation between it and Winchfield Court, east on Pale Lane.
- 13.5 The legibility of the Barley Mow pub as a marker at the southern end of the settlement is enhanced by its connection to the surrounding countryside. The pub is seen within a setting of open grassy fields, which include those on the western side of The Hurst, south of Pale Lane and immediately 'behind' / north of the pub. The latter is a cricket pitch. These fields allow distant views over the surrounding countryside and in combination with the pub make a positive contribution to the character of the southern entrance into the settlement.
- 13.6 South of the Barley Mow is a public car park associated with the Canal.

Architectural Style

- 13.7 A mix of architectural styles are found within the settlement. Buildings constructed in the local vernacular style with red brick, tiled roofs and tiled second storeys include the cottages along the eastern side of The Hurst, Trimmers and Rose Cottage. Rose Cottage in particular represents the attractive vernacular style. It is constructed with red brick walling, red tile roof, low eaves, and brick arched headed windows with casements and stone cills.

Distinctive Features

- Houses set back from the road with boundaries marked by hedgerows close to the road carriageway and an absence of footways, street lighting and kerbing, consistent with the look and feel of a rural hamlet.
- Barley Mow pub (an identified Asset of Community Value) clearly marks the southern end to the settlement and has a rural setting.
- Grade II listed Rose Cottage located at the northern end of the settlement.
- Distant views across countryside west of the Barley Mow pub which feature Shapley Hill and Tossell Wood.
- Western side of The Hurst identified as having Significant Archaeological Features.

Winchfield Court



Top left: Main block with bell tower
 Top right: Former entrance block
 Bottom left: Modern housing within development
 Bottom right: Internal central courtyard

- 13.8 Winchfield Court is a housing development centred around buildings which were originally part of the Hartley Wintney Union Workhouse (completed c. 1871) and later Winchfield Hospital (founded c. 1894). The re-development works were completed in 1986. It consists of mostly terraced houses set around a central courtyard. Several modern detached houses, south of the original Victorian buildings, and a northern row of seven terraced houses, were built as part of the redevelopment. Winchfield Court has a single point of access off Pale Lane.

Edges & Landscape Setting

- 13.9 The northern setting to Winchfield Court comprises the site of a former morgue, once part of Winchfield Hospital, and a single dilapidated building (the old pumping station) associated with that former use. The morgue site is recorded on the HER record as a monument. East and south of Winchfield Court are open fields and immediately south east is Hungerford Farm. Both the northern and southern edges to Winchfield Court are relatively open but it is the southern edge which is most noticeable from the wider countryside. This edge is visible from Chatter Alley

road and Fp 4. In these views it is the modern detached housing that is visible with the bell tower rising behind.

Architectural Style

- 13.10 Winchfield Court has followed the style of the original Victorian redbrick workhouse sympathetically, with brick construction, large sash windows with stone surrounds and slate roofs. Buildings within the Court are subject to a legal covenant intended to ensure that any external changes are not out of character.

Distinctive Features

- Distinctive and coherent architecture associated with former Victorian institution.
- Imposing entrance off Pale Lane, flanked by single storey former entrance blocks, with front elevation of the former main workhouse block seen directly ahead with centralised bell tower.
- Tightly defined block footprint.
- Outside of the settlement to the north is the site of the former morgue and pumping station associated with Winchfield Hospital.

Winchfield Station

*Top left: Cedar tree in car park of Winchfield Station
 Top right: Winchfield Station
 Middle left: Beauclerk Green
 Middle right: Cranford's Farm
 Bottom left: Old Royal Mail Post and Distribution Office
 Bottom right: Winchfield Inn*

- 13.11 This residential cluster is split into two parts by the railway line. North of the railway the cluster is dominated by the station car park and features current and historic community/ railway buildings. Immediately south of the railway is Beauclerk Green a modern 20th C housing development accessed from the B3016. Along the eastern side of Station Road is ribbon

development which consists of infill between an historic cottage and barn and the railway bridge.

- 13.12 The railway from London arrived at Winchfield in 1838 and the station was constructed c. 1838-40. As the only station in a large area, Winchfield became a focus for the distribution of mail, goods, and, until 1840 (when the rest of the line west was completed), the terminus for passengers travelling from/ on to the South West & West of England. A small cluster of buildings grew up around the Station north of the railway (on the 'Up' side). The pattern of development on the up side is largely unchanged in over 120 years and includes the former Royal Mail post and distribution office, the 19th C South Lodge (Grade II) to Winchfield House, which is located north and directly opposite the Station. The traditional 17th C pub adjacent to Winchfield railway station, the Winchfield Inn, listed in Hampshire Treasures, was originally named the Beauclerk Arms after the local landowner, Lord Frederick Beauclerk. Modern development includes the large station car park and the village hall, which is located next to the Winchfield Inn. Neighbouring the village hall to the north east is Oak Farm Nursery.
- 13.13 South of the railway (the 'Down' side) is a 48-home 20th Century development called Beauclerk Green located on the site of the former railway goods yard. This development has a limited presence in the landscape as it is set back from the B3016 by a long access road and is enclosed by woodland to its west and south and trees alongside the railway to the north.
- 13.14 East of Beauclerk Green is a small area of ribbon development along either side of Station Road. This development includes two buildings once part of Cranford's Farm shown on the 1897 OS (Cranford's Barn (Grade II) & Cranford Cottage) (**Figure 6**). Cranford Cottage marks the southern extent of the development. Development north of the cottage (up to the railway overbridge) includes four late 20th C houses and four on the western side of the road.

Edges & Landscape Setting

- 13.15 The landscape setting is characterised by a high coverage of woodland and tree cover. South of Beauclerk Green is Furzy Moor wood and north of the railway station is dense tree cover associated with the remnant parkland at Winchfield House. There is an absence of woodland east of Station Road and development along the eastern side of the road backs on to agricultural fields. The connection between buildings here and farmland has a legacy dating back to the 19th C Cranford's Farm.

Architectural Style

- 13.16 Buildings close to the station, and the station itself, are built in the local mid red brick. The station and the former post office have slate roofs. White painted eaves are a feature of the station and are replicated in the style of the building immediately north of the car park. South Lodge (built after the North Lodge) has a distinctive style typical of 19th C lodges. It is a single-storeyed rectangular block with a 1/2-hexagon east end with slate roofing and white painted rendered walls. The 1/2 hexagonal frontage on the lodge is understood to replicate the frontage of Winchfield House itself. Winchfield Inn also has a distinct style, finished in a cream render.
- 13.17 Cranford's Barn is built in the vernacular style for local barns. It is timber framed, with weather boarded walls painted black, sitting on a low red brick base wall. It has a red tile roof with half-hipped ends and a fully hipped extension. Cranford Cottage is built in an attractive mid red brick, with red tile roof which is articulated with front gables and dormer. Windows follow the traditional North Hampshire style, with a brick arched head above casement windows of six panes per window. Timber framing detailing adds to the historic character. Certain architectural elements from Cranford Barn and Cottage have been reflected in modern development elsewhere along Station Road.
- 13.18 Beauclerk Green is a 20th Century suburban development which has employed a number of vernacular details in order to create a style which is sympathetic to the 'rural village' feel. These include red brick construction, red tiles with distinctive use on second storeys, white painted and occasional decorative eaves, and brick arched headed windows. There is no development over two storeys in height.

Distinctive Features

- Buildings with historic / current community use and / or associated with the railway, including station, former post office, inn, and modern village hall.
- Large cedar tree in car park of Winchfield Station (subject to a TPO).
- Line of tall parkland / coniferous trees seen on the horizon in views looking west from the station car park.
- South Lodge to Winchfield House.
- Density of tree cover which encloses the area in almost all directions.
- Tunnel of canopy foliage overhead from roadside trees, followed by the historic Cranford Cottage marks the entrance to this residential cluster along Station Road.

APPENDIX 1: SUPPORTING FIGURES

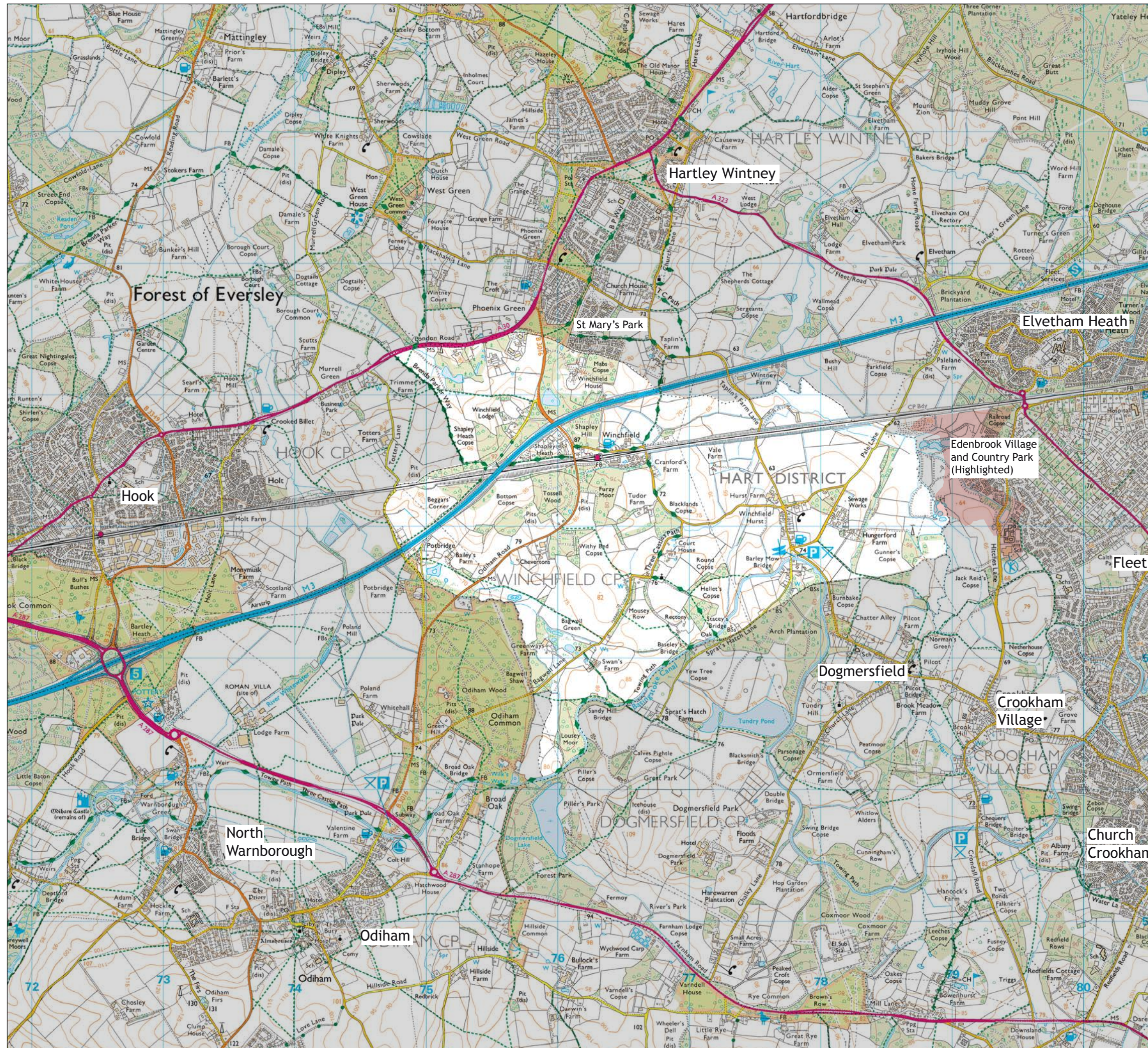


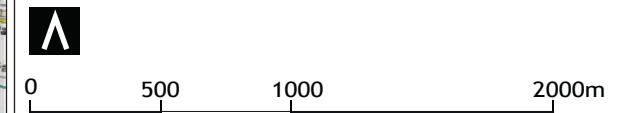
FIGURE 1
Parish Location - Wider Context



PROJECT
1064
Winchfield Landscape Character Assessment

CLIENT
Winchfield Parish Council

DATE
January 2021



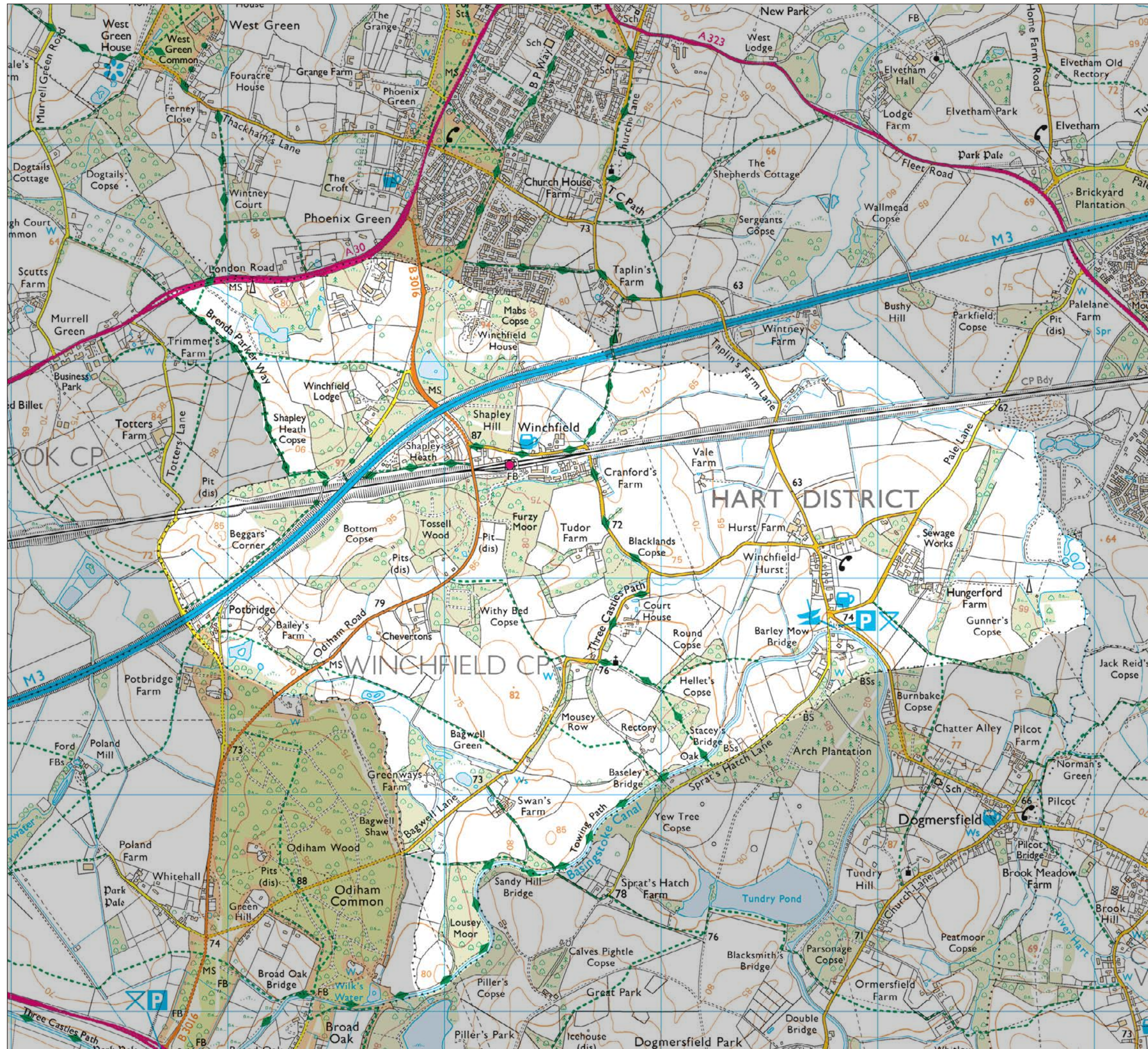


FIGURE 2
Parish Location - Detailed



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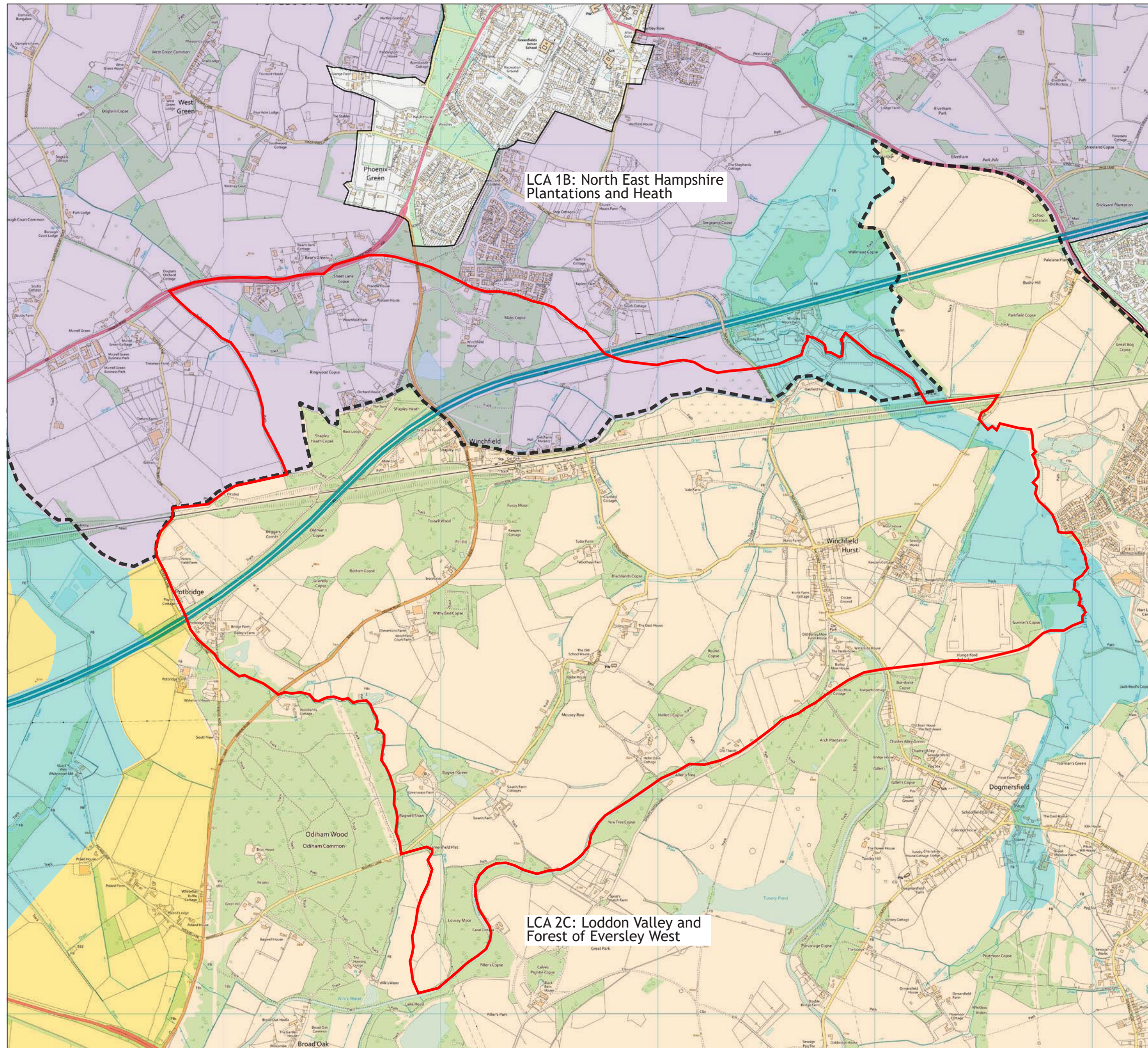


FIGURE 3
Hampshire Assessment, 2012



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Winchfield Parish Boundary

Hampshire County Integrated Character Assessment 2012

Landscape Character Area (LCA) Boundary

Landscape Character Types

Lowland Mosaic Heath Associated

Lowland Mosaic Medium Scale

Lowland Mosaic Open

River Valley Floor

Settlement



0 250 500 1000m

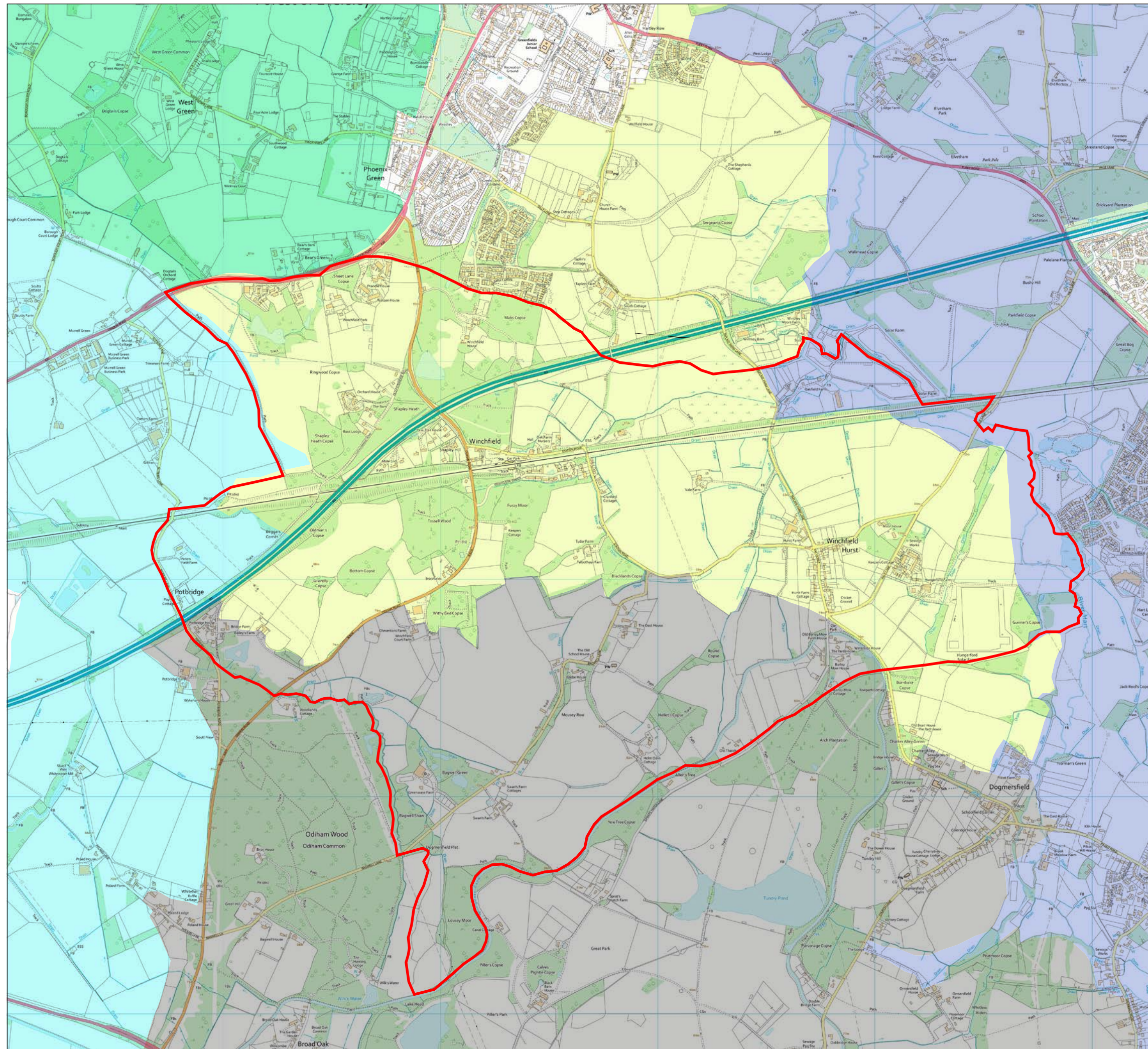


FIGURE 4
Hart Assessment, 1997



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Winchfield Parish Boundary

**Hart Landscape Assessment, 1997
Landscape Character Areas (LCA)**

- LCA 4: Whitewater Valley
- LCA 8: Hazeley/West Green
- LCA 9: Winchfield
- LCA 10: Dogmersfield
- LCA 11: Hart Valley



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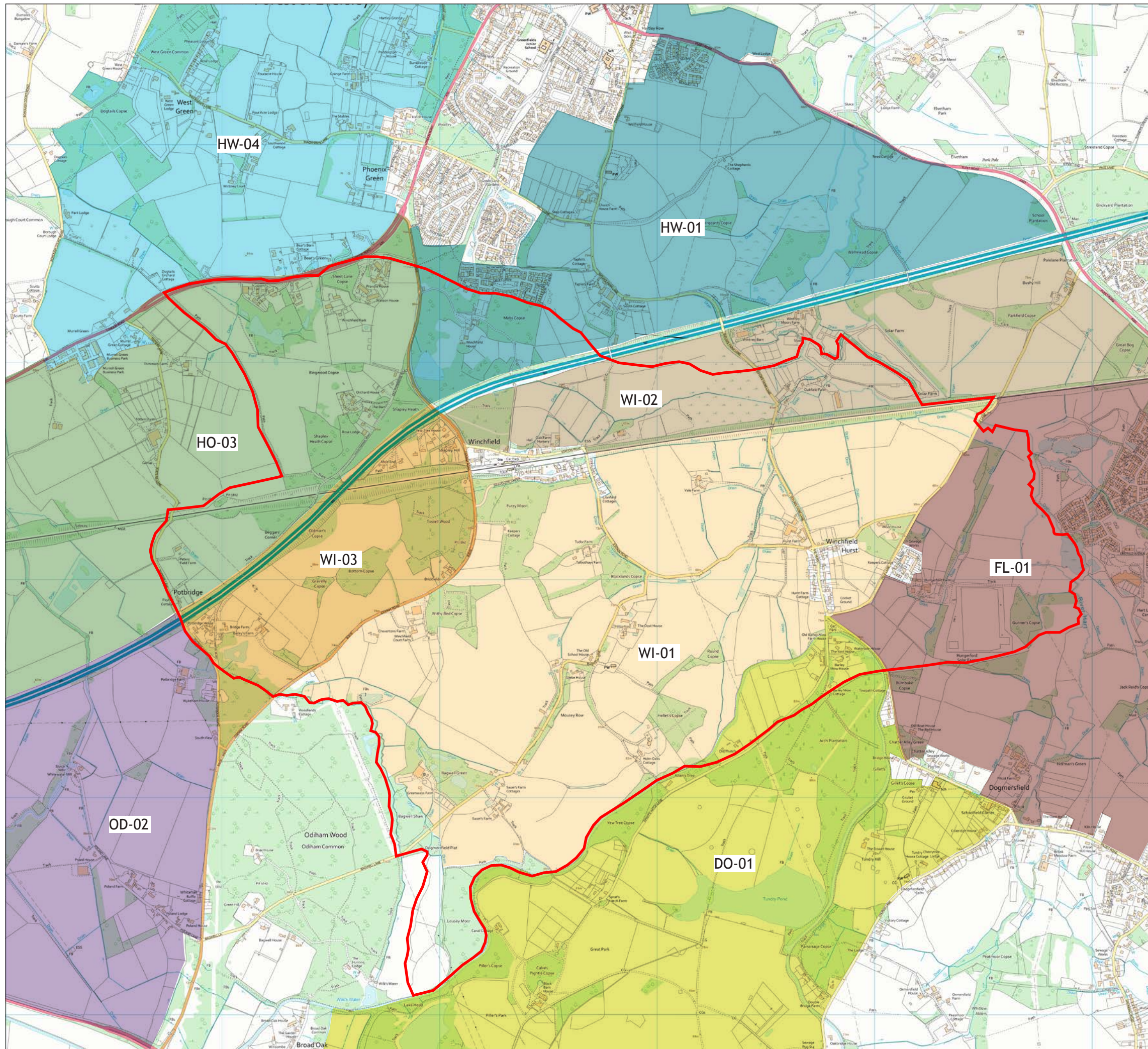


FIGURE 5
Hart Capacity Study, 2016



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Winchfield Parish Boundary

Local Areas from Hart Landscape Capacity Study, 2016

- DO-01 Dogmersfield Area I
- FL-01 Fleet Area I
- HO-03 Hook Area III
- HW-01 Hartley Wintney Area I
- HW-04 Hartley Wintney Area IV
- OD-02 Odiham Area II
- WI-01 Winchfield Area I
- WI-02 Winchfield Area II
- WI-03 Winchfield Area III

Odiham Common was excluded from the study.



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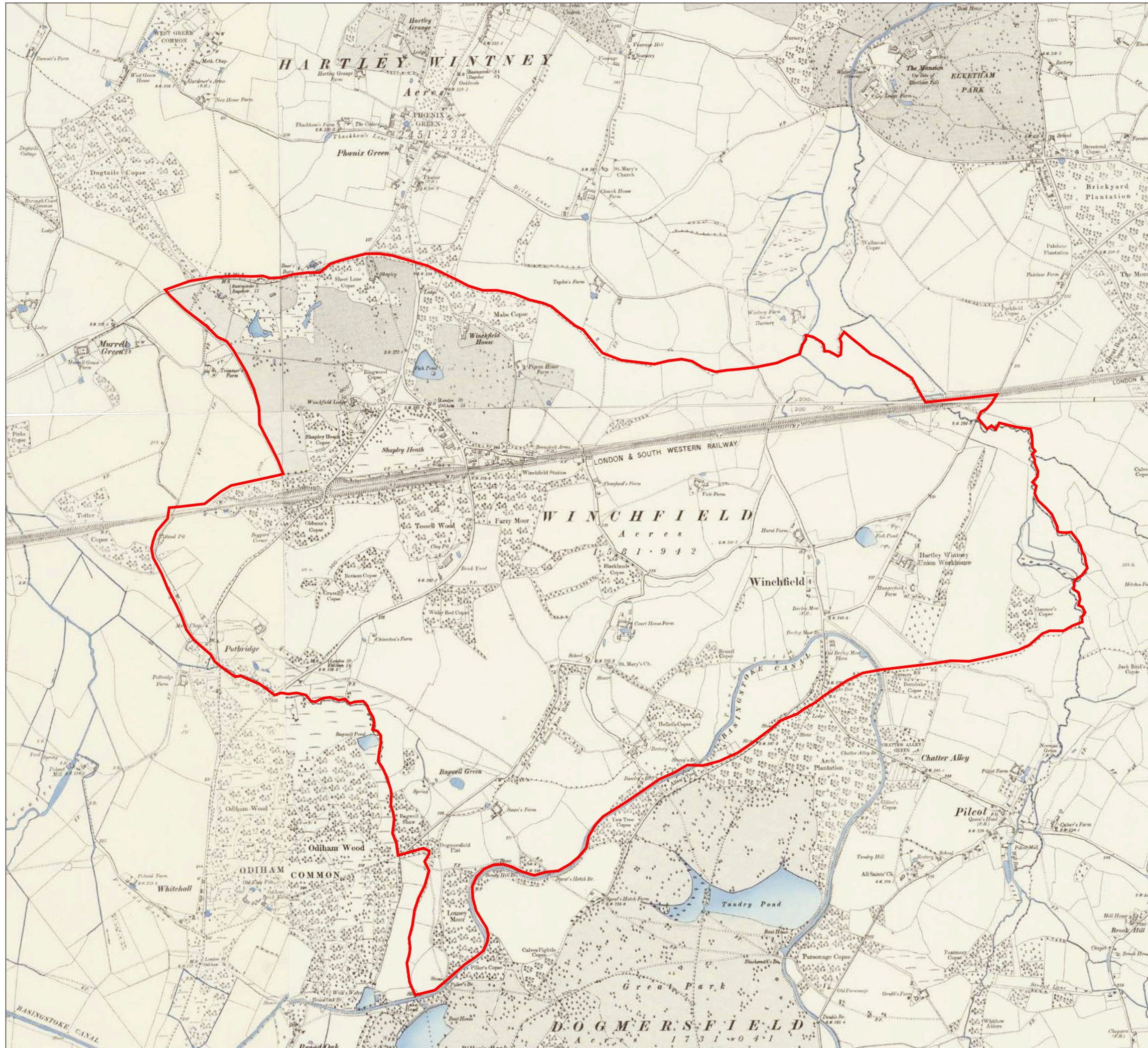


FIGURE 6
Historic OS 2nd Edition, 1897



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 Winchfield Parish Boundary

OS Maps Second Edition
 Hampshire & Isle of Wight XIX.NE
 Hampshire & Isle of Wight XX.NW
 Hampshire & Isle of Wight XI.SE
 Hampshire & Isle of Wight XII.SW
 Revised: 1894 to 1895
 Published: 1897



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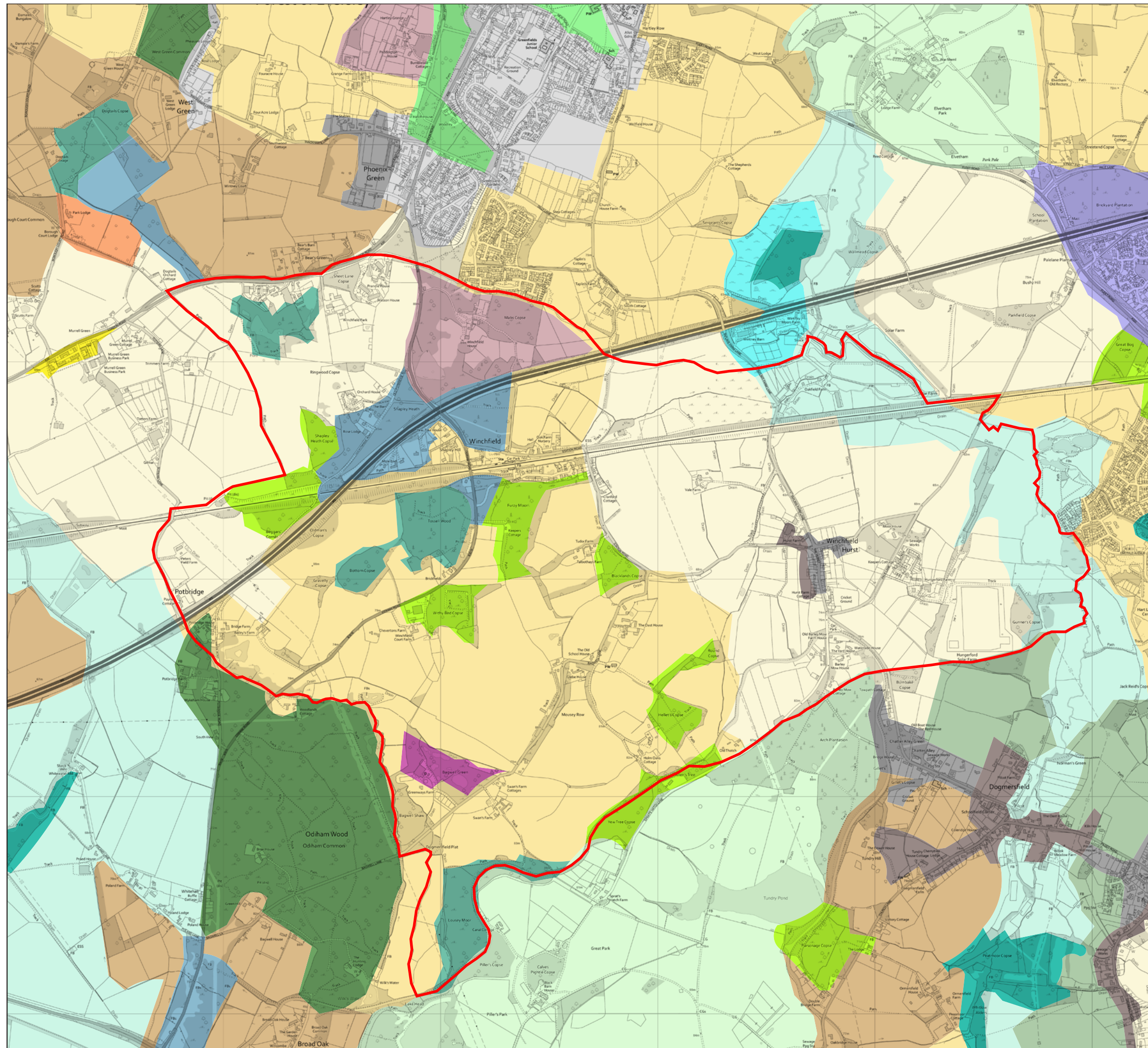


FIGURE 7
Hampshire Historic Landscape Characterisation



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- Winchfield Parish Boundary
- Hampshire Historic Landscape Characterisation (HLC) study, 2013
- 19th Century and Later Parkland
- 19th Century Heathland Plantations
- 19th Century Plantations (General)
- Common Edge Settlement
- Common Heathland
- Deer Parks
- Industrial Complexes and Factories
- Marsh and Rough Grazing
- Medium Irregular Assarts and Copses with Wavy Boundaries
- Medium Regular Fields with Straight Boundaries (Parliamentary Type Enclosure)
- Miscellaneous Valley Bottom Paddocks and Pastures
- Orchards
- Other Commons and Greens
- Post 1810 Settlement (General)
- Note Winchfield Court is not shown in data set
- Pre 1810 Wood Pasture
- Replanted Assarted pre-1810 Woodland
- Small Rectilinear Fields with Wavy Boundaries
- Small Regular Fields with Straight Boundaries (Parliamentary Type Enclosure)
- Valley Floor Woodlands
- Village/Hamlet 1810 Extent
- Wooded Over Commons



0 250 500 1000m

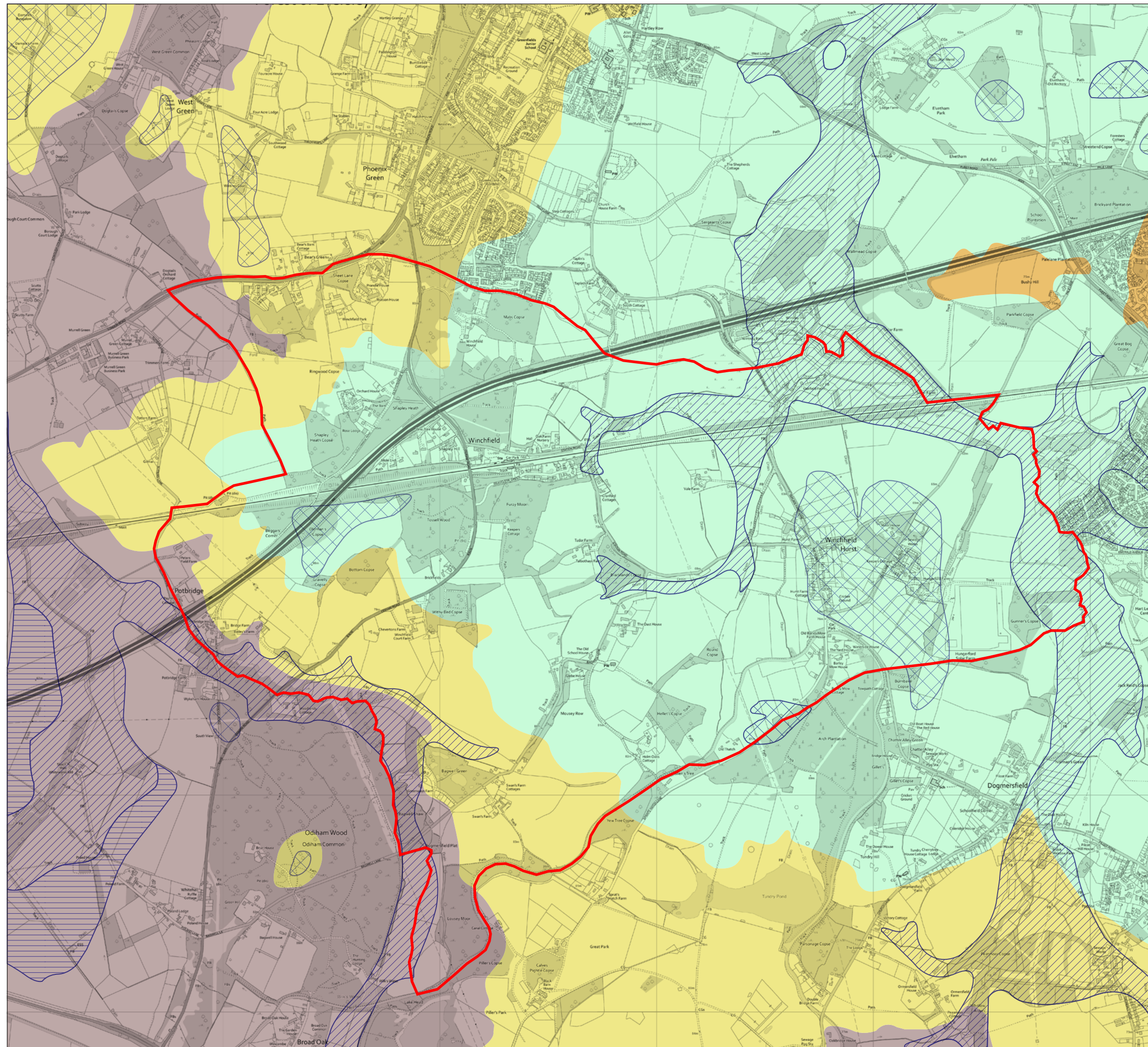


FIGURE 8
Geology



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Winchfield Parish Boundary

Bedrock Geology

- Sand, Silt And Clay (Windlesham Formation)
- Sand, Sedimentary Bedrock (Bagshot Formation)
- Clay, Silt And Sand (London Clay Formation)
- Sand (Camberley Sand Formation)

Superficial Deposits

- Sand And Gravel (Surrey Hill Gravel Member)
- Clay, Silt, Sand And Gravel (Alluvium)
- Sand And Gravel (River Terrace Deposits, undifferentiated)

1:50,000 scale geological information obtained from BGS Geology of Britain viewer.



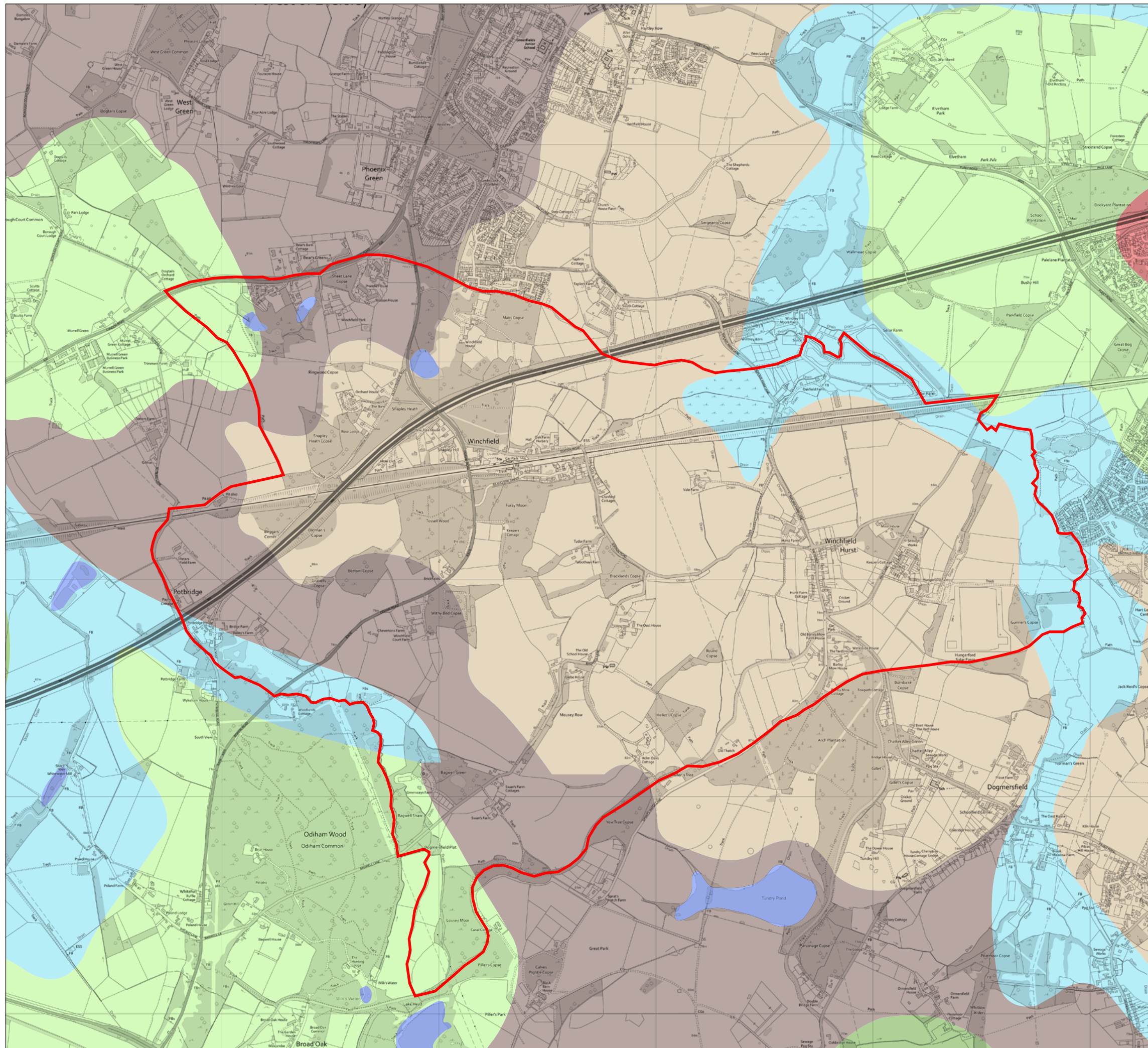


FIGURE 9

Soils



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Winchfield Parish Boundary

Soilscapes

Slightly acid loamy and clayey soils with impeded drainage (Soilscape 8)

Freely draining slightly acid sandy soils (Soilscape 10)

Naturally wet very acid sandy and loamy soils (Soilscape 15)

Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soilscape 18)

Loamy and clayey floodplain soils with naturally high groundwater (Soilscape 20)

Water (Soilscape 28)

Soilscapes is a 1:250,000 scale, simplified soils dataset covering England and Wales. Data obtained through online Soilscapes Soil Type Viewer.



0 250 500 1000m

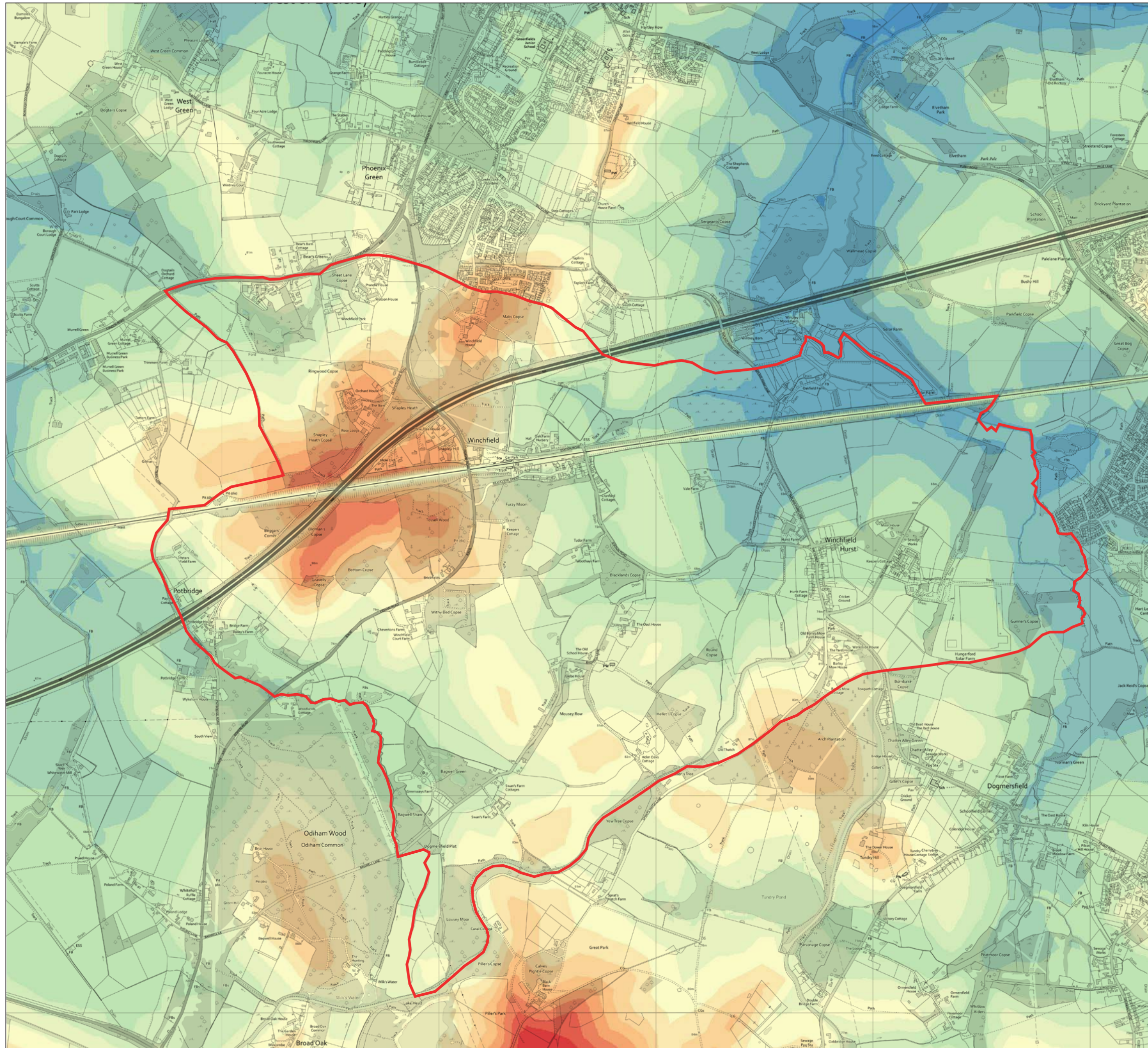


FIGURE 10
Topography



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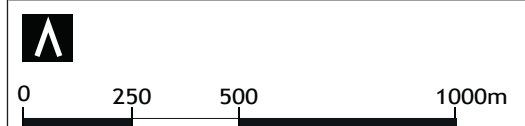
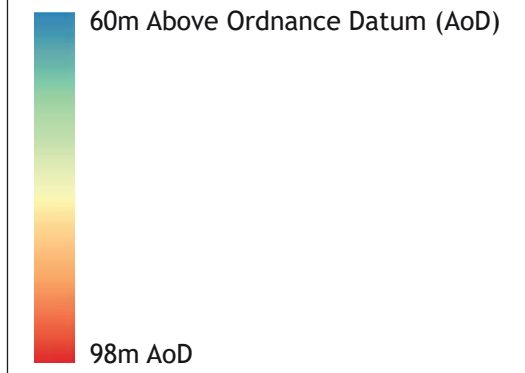
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 Winchfield Parish Boundary

Topography
(Colour bands represent 2m contour intervals)



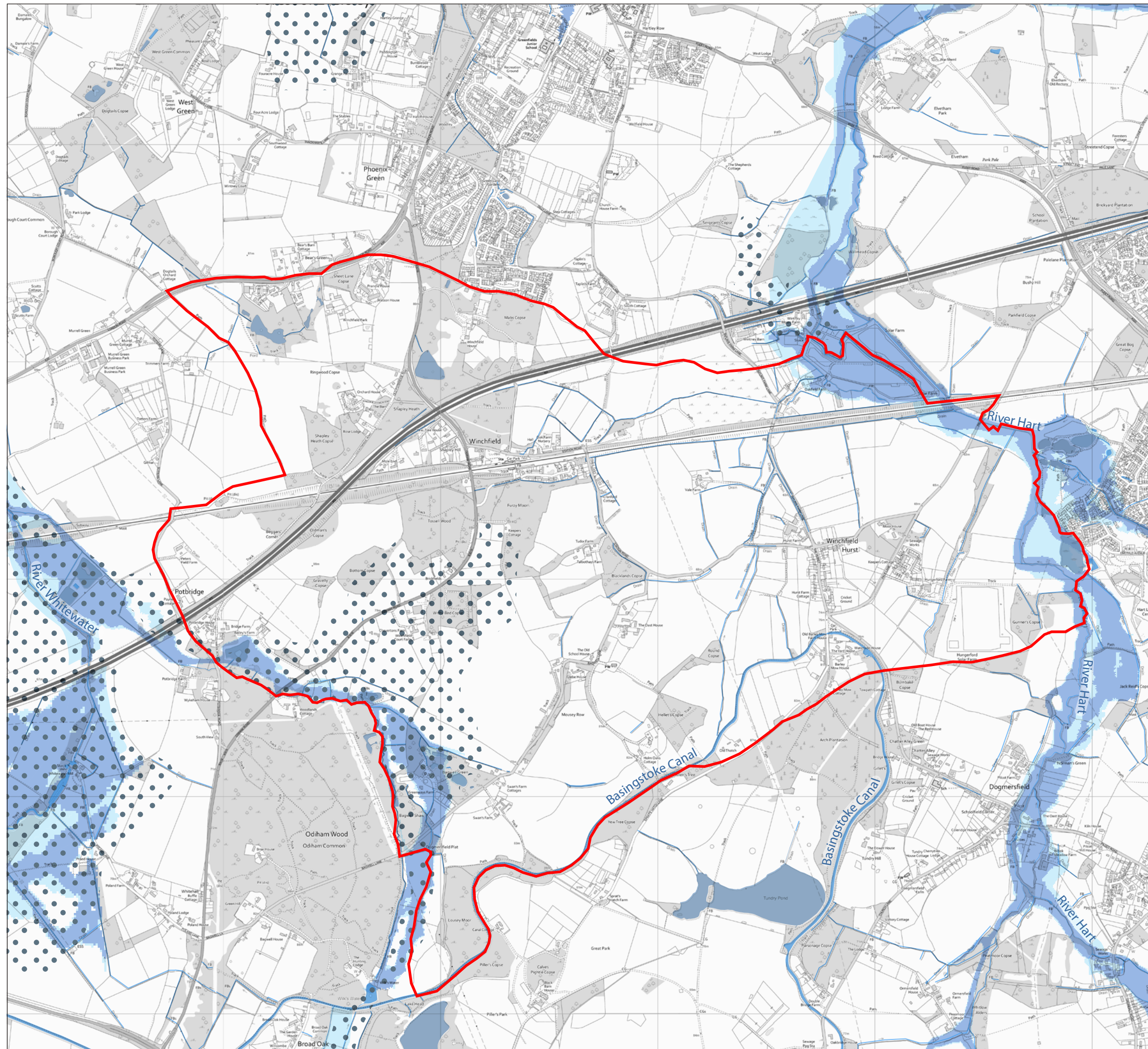


FIGURE 11
Hydrology



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- Winchfield Parish Boundary
- Land Susceptible to Groundwater Flooding at Surface
- Flood Zone 2
- Flood Zone 3
- Surface Water

A number of ponds are found throughout the Parish including at:
 - Winchfield House
 - Old Court House Farm
 - Bagwell Green Farm
 - Within the area known as Shapley Ponds Copse



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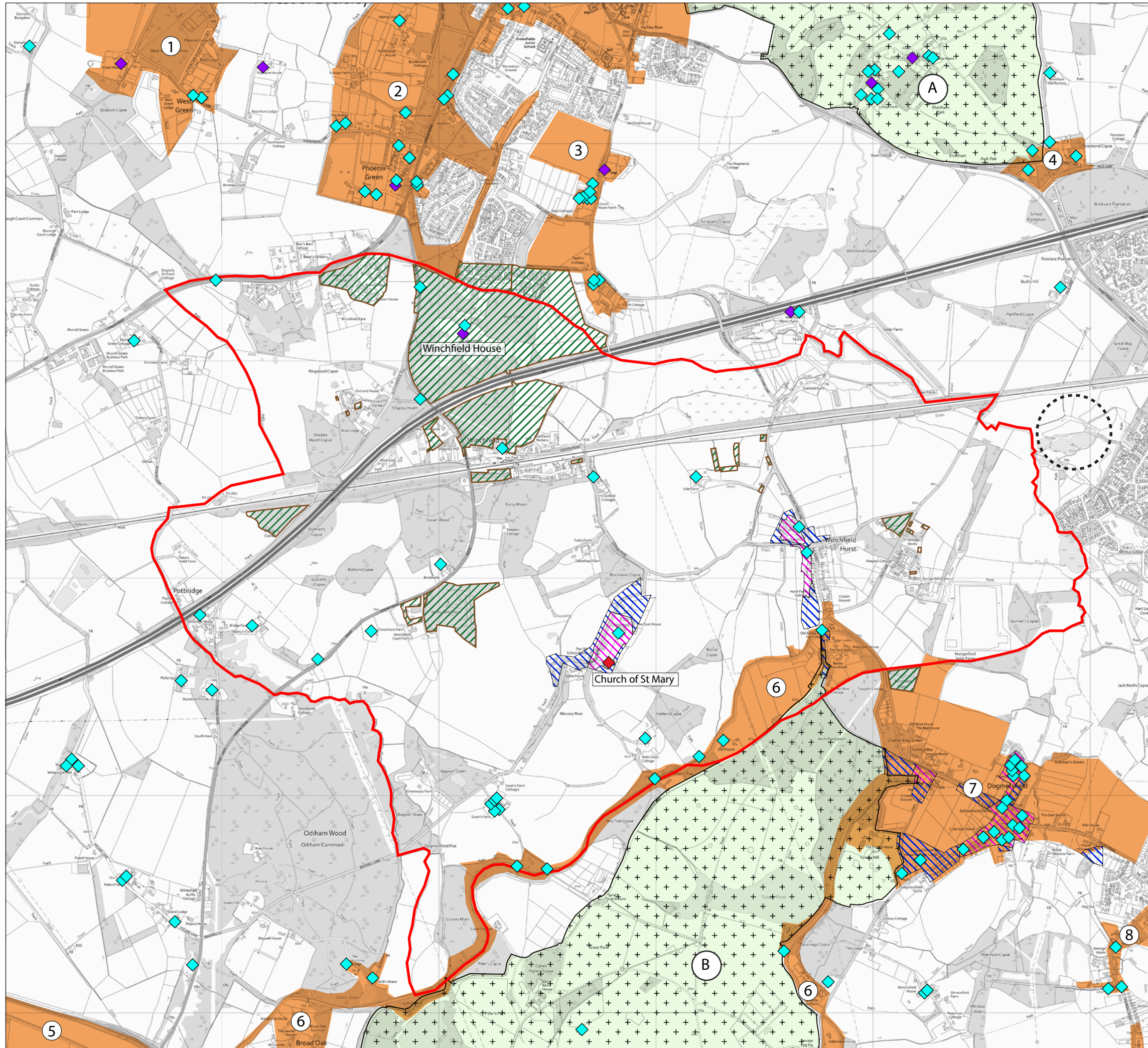


FIGURE 12
Cultural Heritage & Amenity Assets



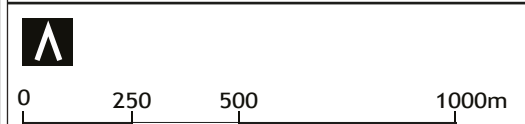
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- Winchfield Parish Boundary
- Conservation Areas
 - ① West Green
 - ② Hartley Wintney
 - ③ Church House Farm
 - ④ Elvetham
 - ⑤ Odiham
 - ⑥ Basingstoke Canal
 - ⑦ Dogmersfield
 - ⑧ Crookham Village
- Area of Archaeological Potential
- Area of High Archaeological Potential
- Tree Preservation Order Areas (largest areas within/ next to Parish)
- Registered Park and Garden
 - Ⓐ Elvetham Hall (Grade II)
 - Ⓑ Dogmersfield Park (Grade II)
- ◆ Grade I Listed Building
- ◆ Grade II* Listed Building
- ◆ Grade II Listed Building
- Edenbrook Country Park



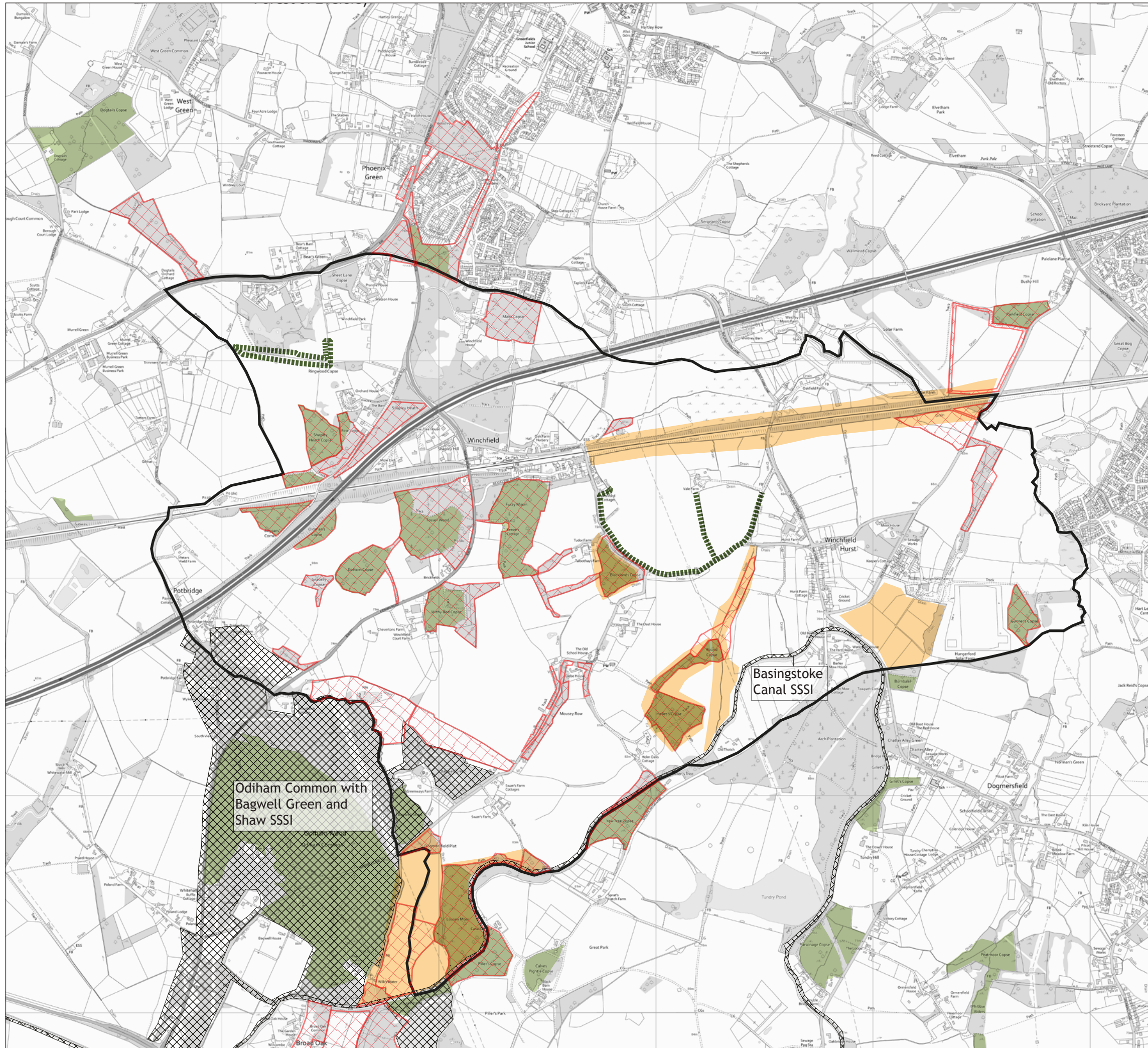


FIGURE 13
Biodiversity Designations & Habitats



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 Winchfield

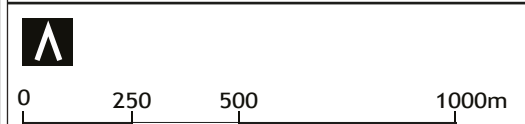
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- Winchfield Parish Boundary
 - Ancient Woodland
 - Sites of Special Scientific Interest (SSSI)
 - Sites of Importance for Nature Conservation (SINC) (within Parish & on/immediately adjacent to Parish boundary)
- Winchfield Neighbourhood Development Plan Evidence Base
- Important Areas for Birds and Bats
 - Notable Hedgerows

The entire Parish is within 5km 'Zone of influence' of the Thames Basin Heaths Special Protection Area



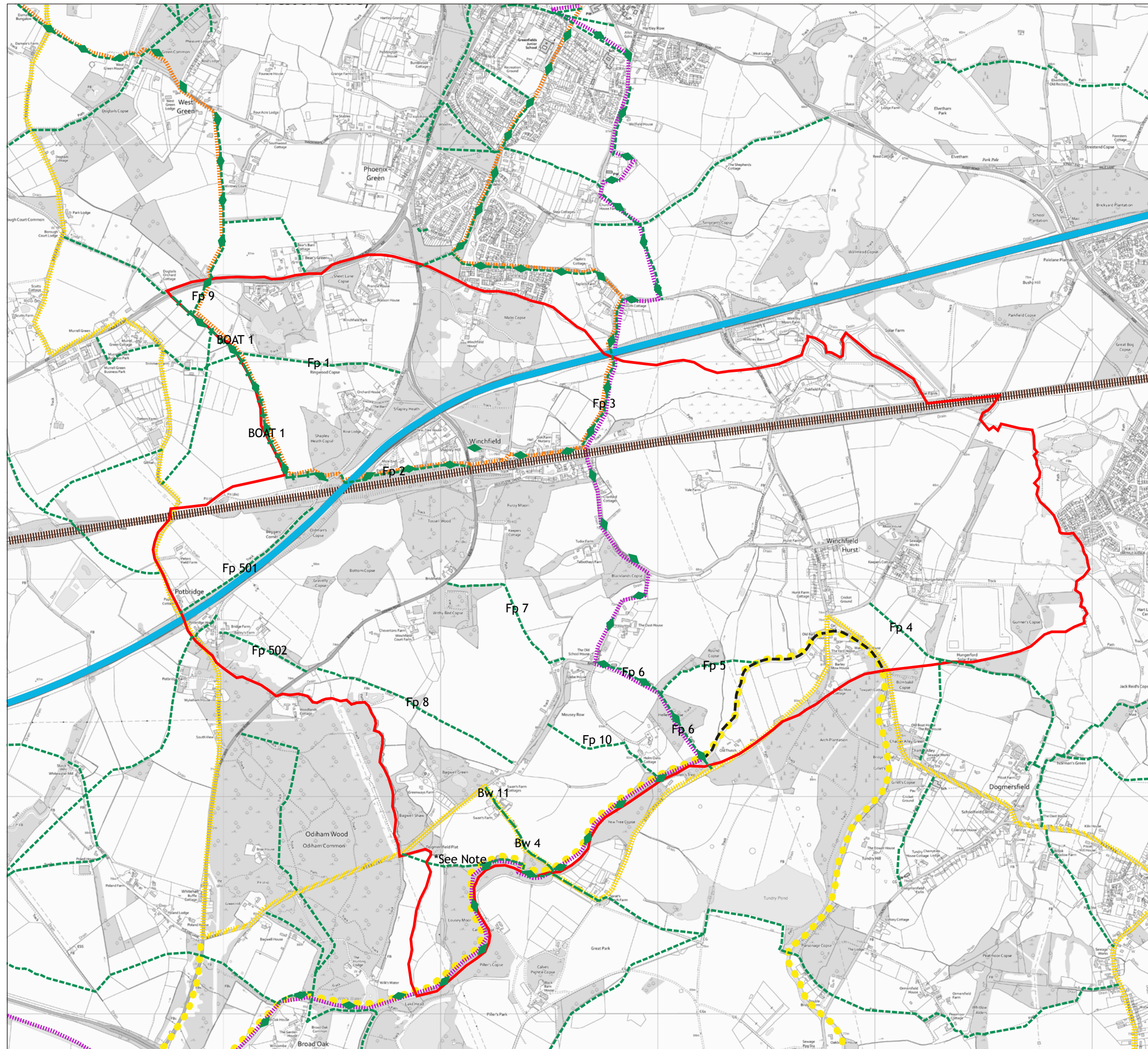


FIGURE 14
Movement



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- Winchfield Parish Boundary
- Public Rights of Way**
- Public Footpath (Fp)
- Public Bridleway (Bw)
- Byway Open to All Traffic (BOAT)
- National Trail/Long Distance Route
- Three Castles Path (Includes Canal Towpath)
- Brenda Parker Way
- King Alfred's Way
- King Alfred's Way Alternative Option Along Canal
- Canal Towpath (Remaining Section in Parish Not Part of Three Castles Path)
- Main Transport Routes**
- Railway
- M3 Motorway

* This footpath is currently labelled by HCC as part Dogmersfield 10 & part Odiham 45.



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FIGURE 15
Aerial Photograph



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 Winchfield Parish Boundary

Aerial Image Source: Google Maps



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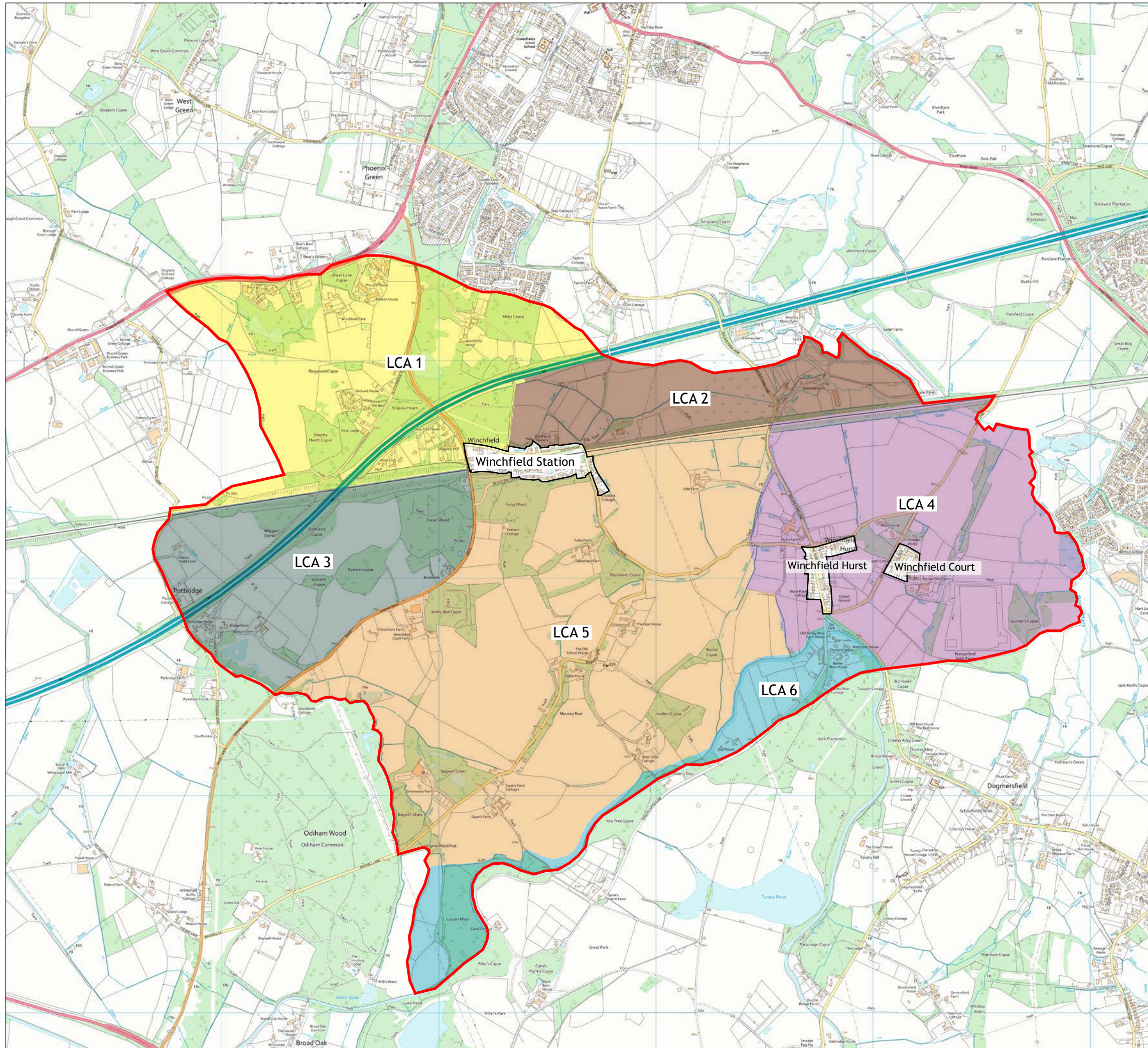


FIGURE 17
Winchfield
Landscape Character Areas



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- Winchfield Parish Boundary
- LCA 1: Winchfield House & Shapley Heath
- LCA 2: Winchfield Northern Corridor
- LCA 3: Potbridge to Tossell Wood
- LCA 4: Winchfield Hurst & Winchfield Court Setting
- LCA 5: St Mary's Church & Wooded Farmland
- LCA 6: Basingstoke Canal & Dogmersfield Edge
- Main residential clusters which are described separately in Section 13 of the report



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