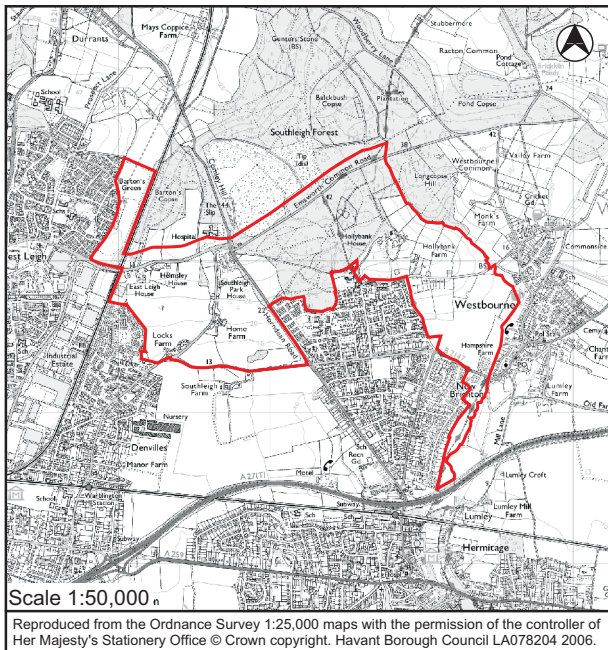




LCA21

Southleigh Forest



Bartons Green



Farmed landscape to the south of Bartons Road



River Ems landscape



South front of Southleigh Park

LCA21 Southleigh Forest

Introduction

The area contains one landscape character type: Lowland Settled Wooded Farmland LCA B. A full description of the characteristics common to this type is set out in Section 4. The area is composed of fifteen historic landscape character types: Small Regular Fields with Straight Boundaries (Parliamentary Type) (1.9); Medium Regular Fields with Straight Boundaries (Parliamentary Type) (1.10); Wooded over Commons (2.4); Assarted Pre-1810 Woodland (4.1); Early and Mid-Victorian Settlement (9.6.1); Late Victorian Settlement (9.6.2); Pre-War Residential (9.6.4); Late 20th Century Residential (9.6.7); Pre 1810 Village/Hamlet (9.7); Small Farmsteads (9.13); Manor House/Estate (9.14); Large-Scale Commercial (9.15); Post 1810 Parkland (10.2); Sports Fields (11.3); and Railway (13.5.1) (Figure 1).

Location

Located towards the north east of the Borough, including the woodland of Hollybank Wood which forms the southern part of Southleigh Forest. To the east this LCA also includes the remnant parkland of Southleigh.

Relationship to adjacent character areas

LCA17 West Leigh: Good visual relationship with housing on Wakefords Way that fronts the recreation ground which forms part of LCA21. Small woodland copses within LCA17 connect across to the wooded character of LCA21.

LCA18 West Leigh Industrial Estate: Tree and shrub planting along Bartons Road and the railway line provide a visual buffer and a connection to the adjacent industrial estate.

LCA19 Denvilles: The new housing to the north is visually prominent from adjacent areas within LCA21. Due to the high density of development this limits any landscape connections to the wider rural landscape of LCA21.

LCA22 Southleigh agricultural plain: Some intervisibility exists between these two LCAs although there is a dense hedgerow along the southern boundary road. The open predominantly treeless fertile agricultural plain of LCA22 contrasts with the wooded landscape of LCA21, although hedgerows within LCA21 connect across to poor intermittent hedgerows within LCA22.

LCA23 New Brighton: To the north the urban edge is hard up against Hollybank Wood, while in the east the relationship is more transitional with clusters of trees found within the urban landscape of LCA23. Along the western edge the hedgerow planting adjacent to Redlands Road and Westbourne Road provides some screening of the adjacent built form.

Beyond the Borough boundary: To the north is an extraction site which is now being filled with waste. Adjacent this site and within the Borough is a wide band of trees (part of Southleigh Forest), these screen and filter views into this waste site. Hollybank Wood forms part of the woodland which extends into Southleigh Forest to the north.

Historic development

Historically, an interesting mix of gentlemen's houses in parkland settings, and isolated farmsteads, lying along the southern edge of the Havant Thicket. The early 19th century houses of East Leigh and Hollybank House, together with the mid 19th century Southleigh Park (formerly 'Woodlands') (and West Leigh House in LCA17 to the west), are all situated on or above the 100 ft contour, and therefore commanded fine views across the lower harbour plain to the sea beyond. The south-west quadrant of the LCA was occupied by the parkland settings of East Leigh and Southleigh Park, while the agricultural land down the east side of the LCA was managed from the two isolated farms of Hollybank Farm and Hampshire Farm. Historically, the junction of Southleigh Road and Eastleigh Road lay immediately to the south west of Emsworth Common, and early maps show a small cluster of buildings here, presumably taking advantage of the common land. Another small cluster of buildings are shown just to the north by 1810, along the western boundary of what became the parkland to Southleigh Park, marking the enclosure of the common land.

Key characteristics of *Southleigh Forest*

Physical: landform, soils and land cover

- The landform gently slopes down from Comley Hill to the north in a southerly and westerly direction, with the upper levels forming part of Southleigh Forest and Hollybank Wood and the lower slopes becoming more open with the designed parkland to the south of Southleigh House and the open arable landscape to the west
- The underlying geology for this LCA is London Clay with periglacial drift deposits of Head found in a band to the north and to the south. River terrace deposits align along the southern boundary
- The soils to the north overlying the London clay and periglacial deposits are composed of slowly permeable seasonally wet slightly acidic but base rich loamy soils, this have produced a range of poorer grade agricultural land ranging from Grade 3 to Grade 4. Further to the south west, the soils are loamy with a naturally high water content producing fertile plains (grade 1) under arable production
- The parkland at Southleigh House consists of small woodland copses and individual trees within an area of grassland
- The open area of farmland to the east, consists of medium sized fields of pasture in the north predominantly used for horse grazing with some hedgerow division leading to larger open arable fields to the south.

Biodiversity

- The north east of this area consists of a large area of broadleaved woodland, none of which is ancient semi-natural woodland. Within the broadleaved woodland there are smaller patches of coniferous plantation and a patch of forestry scrub as well as three patches of grassland, one of which is quite large
- In the north west of the area there is a large sports field with broadleaved woodland at its southern extent
- A habitat mosaic adjoins the woodland at the southern edge and extends to the east with grassland adjoining a large patch of arable land. There is a small area of residential development associated with this mosaic providing habitat

through gardens. The patch of arable land is large, with some commercial buildings on its south eastern edge

- The arable land is bordered by improved grassland which is associated with a thin strip of broadleaved woodland that runs up to the larger patch of woodland in the north.
- In the south east of the area, below the woodland there is further agricultural land consisting of improved grassland and arable land.

Historic and built environment

- This is one of the few areas in the Borough where the sparseness of the historical settlement pattern survives with only few later additions, and contains a number of important listed buildings
- Small regular parliamentary type fields define the historic landscape in the north west corner and eastern quarter of the LCA. Recent hedgerow loss in both areas has degraded this historic landscape although where field boundaries survive the character is still traceable
- The north eastern part is dominated by woodland which includes pre-1810 woodland north of Southleigh Park and plantation woodland in areas of the historic woodland of Emsworth Common
- The central area retains the designed parkland character associated with Southleigh House
- South of East Leigh House the historic landscape is defined by medium sized regular parliamentary type fields. However, extensive boundary loss has degraded this character and it is hardly recognisable in the current landscape.
- Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character
- Individual farmsteads with farm house, outbuildings and adjacent small paddocks
- The 16th century timber-framed and thatched house of 'East Leigh', at the junction of Southleigh Road and Eastleigh Road is one of the very rare surviving examples of the early local vernacular building tradition of the Borough
- To its north, though of somewhat later date, the small cluster of flint and brick buildings at Home Farm demonstrate the later vernacular building materials of this area, including the decorative use of tabular flint in the Victorian period
- Southleigh Park retains a number of flint and brick ancillary buildings including stables and a model dairy, which together comprise a fine group, though their setting has been seriously compromised by the modern tinted glass office building to the north
- Line of gentlemen's houses built in the early 19th century within parkland estates, following the enclosure of parts of the Forest of Bere
- Interesting group of buildings focussed on Home Farm now constitutes one of the rural hamlets in the borough
- The entrance to the sand quarry is busy however the good quality boundary vegetation filters views reducing the impact.

Experiential: tranquillity, visual perceptions and access

- Road located along the wood's northern boundary is busy and detracts from the tranquil quality within adjacent areas

- The accessibility to this LCA is mixed, with the Hollybank Wood accessible with numerous footpaths and the Sussex Border Path. The parkland area of Southleigh House is private. Further to the west, the large arable fields are inaccessible as well as the mixed range of fields to the east.

Visual: openness/enclosure, prominence and visibility

- The woodland provides an enclosed landscape with a variety of vegetation types, including a high density of holly, areas of coppice and yew
- Eastleigh Road due to its thick hedgerows is predominantly enclosed, while further to the north views along the elevated Bartons Road focus down across the landscape to the A27 (T) and beyond. Farmsteads are seen as individual clusters within this open rural scene
- Hollybank Wood is a prominent feature
- Views from the road out towards Westbourne across the open agricultural plain.

Specific local key issues

- Loss of boundary hedgerows leading to large fields and poor edge treatment adjacent New Brighton
- Encroachment of urban character into adjacent rural areas
- Increased use of farmland for horse grazing
- Views eastwards from Eastleigh Road are now dominated by the industrial area of LCA18
- Potential loss of settings of historic buildings.

Designations

8 listed buildings

7 unlisted historic buildings

Southleigh Forest (South) SINC

Southleigh Forest (North of Emsworth Common) SINC

Landscape and built form strategy and guidelines

The landscape strategy is *conserve* and *enhance* the local character. The following guidelines apply:

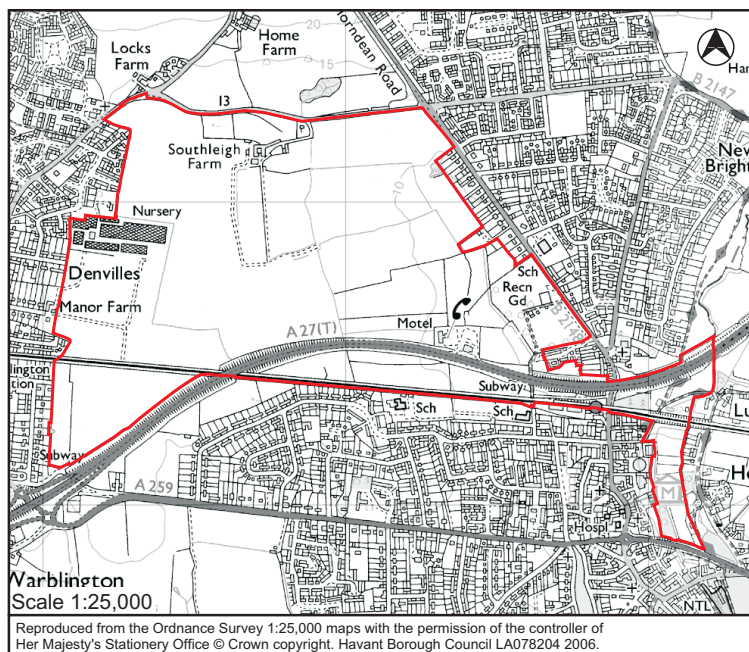
Land management

- Maintain and manage woodland strip adjacent quarry
- Maintain robust woodland edge adjacent New Brighton
- Continue to manage a variety of vegetation types within Hollybank Wood
- Retain and manage the treed hedgerow character along Redlands Lane and Westbourne Road to maintain a vegetated buffer to New Brighton as seen from the open landscape of this LCA
- Maintain and enhance the broadleaved woodland, replacing coniferous woodland when appropriate with broadleaved species
- The woodland resource needs to be protected from loss through development
- Encourage the use of field margins for ecological benefits by providing habitat through hedgerows and land that is not cultivated for farming
- Retain and manage characteristic small hedged paddocks.

-
- Enhance the rural character to the playing fields at Barton's Green
 - Protect the character and public enjoyment of Ems Valley.

Built form and development

- Retain, manage and improve the parkland character of Southleigh House. Retain the historic setting for Southleigh House and associated buildings within this rural landscape
- Avoid urbanisation of site with lighting, road details and sight lines
- Maintain the scale and size of farm settlements at Locks Farm and Home Farm
- Retain rural character of the intermittent linear settlement to the east of New Brighton, with open grass verges, boundary hedgerows or low flint walls. Avoid urbanizing trends i.e. close boarded wooden fencing, high brick walls, outside lighting and railings
- The surviving elements of the 19th century estates, and their landscape settings should be protected from further erosion by development
- The long distance views from Southleigh Park, once common to all of the estates, should be protected.



LCA22

Southleigh agricultural plain



Emwsorth Recreation Ground

LCA22 Southleigh agricultural plain

Introduction

The area contains two landscape character types: Open Upper Harbour Plain LCA F and Open Lower Harbour Plain LCA H.. A full description of the characteristics common to this type is set out in Section 4. The area is composed of ten historic landscape character types: Medium Regular Fields with Straight Boundaries (Parliamentary Type) (1.10); Nurseries with Glass House (3.3); Post-War Residential (9.6.5); Pre 1810 Village/Hamlet (9.7); Small Farmsteads (9.13); Large-Scale Commercial (9.15); Sports Fields (11.3); Open Ground (11.5); Railway (13.5.1); and Road (13.6) (Figure 1).

Location

Located to the east of the Borough, between Havant (Denvilles) to the west and New Brighton to the east and north of the A27.

Relationship to adjacent character areas

LCA14 Havant historic core: Thick rear garden vegetation and adjacent linear hedgerow screen views of urban edge from areas within LCA22.

LCA19 Denvilles: Some open views across to the urban edge of the built environment on the eastern edge of Havant. The linear hedgerow to the south softens these views. The open arable landscape of LCA22 contrasts with LCA19 with few landscape connections.

LCA21 Southleigh Forest: Some intervisibility between these two LCAs although there is a dense hedgerow running along the southern boundary road. The open predominantly treeless fertile plains of LCA22 contrast with the wooded landscape of LCA21, although hedgerows within LCA21 connect to poor hedgerows within LCA22.

LCA23 New Brighton: An open field edge provides open views to the built edge of New Brighton. Further to the south, vegetation within rear gardens and the hedgerows around the patchwork of small fields filters and screens the urban edge. The open predominantly treeless fertile plains of LCA22 contrasts with the urban landscape of LCA23.

LCA24 Emsworth – historic core: A narrow band of woodland and scrub vegetation with some areas of grassland contrasting with the high density form of the urban development of LCA24. Limited intervisibility.

LCA25 Emsworth Western Suburbs: The railway line on embankment provides a visual boundary to the northern urban edge of Emsworth. The open predominantly treeless fertile plains of LCA22 contrasts with the urban landscape of LCA25.

LCA26 Warblington and Wade Court: The open landscape character of the railway line allows intervisibility between these two LCAs. The large arable fields which are predominant within the east of LCA26 form a landscape connection across these two LCAs.

Beyond the Borough boundary: Long views towards the South Downs to the north east.

Historic development and context

The eastern edge of the LCA was, until the end of the 18th century, part of Emsworth Common, while the rest of the area appears to have always been agricultural land. A small group of buildings is shown to the south of Southleigh Road on Milne's 1791 map, and a farmstead with courtyard plan and separate farmhouse set in orchards is shown on the more detailed 1st edition OS, with a detached 'New Barn' set in the centre of the agricultural land to the south. In 1879 the farm was shown as Eastleigh Farm, though by 1910 it had changed its name to Southleigh farm.

Key characteristics of *Southleigh agricultural plain*

Physical: landform, soils and land cover

- Predominantly flat plain, which slopes down to the east, with the A27 (T) elevated on a low embankment
- The underlying geology is London Clay which is overlain with river terrace deposits and periglacial deposits of Head along its eastern side
- The river terrace deposits have given rise to fertile Grade 1 and 2 agricultural land with loamy soils with a naturally high water content supporting intensive market gardening to the west and arable production centrally. Towards the east where the land is of a poorer quality, (Grade 3), small hedged pasture fields are evident
- A high density of ditches align the intermittent thin hedgerows flowing east into a tributary which eventually feeds into the western Mill Pond at Emsworth
- To the east, areas of rough grassland with a band of woodland which demarcate the alignment of the River Ems
- Young tree and shrub planting on the embankments of the A27 (T).

Biodiversity

- The area consists of a large patch of arable land with some improved grassland to the south west
- Within the north of the arable land there are some small patches of grassland and residential areas (habitats provided through gardens)
- There is a very small patch of broadleaved woodland in the east of the area which joins the arable land with the improved grassland
- The south east of the area consists of grass sports fields surrounded by semi-improved neutral grassland and improved grassland as well as some urban development
- There is a thin strip of unimproved neutral grassland which runs along the boundary at the south east of the area
- There is a very small patch of scattered trees over grassland associated with the grassland.

Historic and built environment

- The isolated buildings of Southleigh Farm are retained on the northern edge of the LCA. The rest of the area is dominated by medium, regular sized fields with straight boundaries. This historic landscape has been degraded through the removal of historic boundaries but the underlying pattern can still be distinguished from the remaining hedgerows, wire fencing and farm tracks

- Sparse settlement pattern with Southleigh Farm as a cluster of buildings set towards the higher ground along the northern boundary of this LCA and a motel and restaurant located adjacent the A27 (T)
- This is one of the least altered LCAs within the borough, with a single farm complex remaining the only built form in the area. Southleigh Farm comprises an interesting group of substantial Victorian farm buildings, including a fine flint and brick barn complex; a relatively rare surviving example of the local vernacular building materials
- The farm buildings form an impressive and attractive feature in this area of flat agricultural land.

Experiential: tranquillity, visual perceptions and access

- Areas of tranquillity exist towards the north away from the elevated A27 (T)
- An inaccessible landscape with access only permitted within the recreation ground and along a short footpath to Emsworth. To the east accessibility is permitted along the River Ems park and access to the Sussex Border Path.

Visual: openness/enclosure, prominence and visibility

- An open landscape with the adjacent urban areas and the A27 (T) providing distant enclosure
- Pockets of enclosure exist south of the A27 (T) within the small chain of hedged fields to the east
- To the east, vegetation adjacent the Ems River provides an enclosed landscape, limiting views
- The glass houses are a prominent feature in this open flat landscape
- Long open views across agricultural plain from the eastern edge of Havant and from the western edge of New Brighton
- Intermittent views from the elevated A27 (T) through roadside vegetation.

Specific local key issues

- Poor quality edge treatment in adjacent urban areas has adverse impact on the LCA22
- Erosion of tranquillity through noise from the A27 (T)
- The visual impact of the proposed employment site on the northern side of Emsworth
- Further expansion of the housing area to the west (LCA19) could adversely affect the present open rural setting of the farmstead and the setting of the group of locally listed buildings
- A27 (T) creates a barrier for wildlife.

Designations

4 unlisted historic buildings

Land west of Emsworth Recreation Ground SINC

Lumley Meadow SINC

Landscape and built form strategy and guidelines

The landscape strategy is to *conserve* the local character. The following guidelines apply:

Land management

- Maintain and manage small field hedgerow character to the east adjacent to New Brighton
- Improve boundary treatment along adjacent urban areas
- Maintain and improve the rural character for the recreation ground to the west of New Brighton
- Improve and manage roadside vegetation of A27 and the motel.

Built form and development

- Maintain the scale and size of Southleigh Farm, its boundary treatment to the wider landscape and the character of the small cluster of hedged fields located adjacently
- Minimize visual intrusion of the proposed employment site to the north of Emsworth by avoiding large scale buildings and providing a satisfactory boundary treatment to reduce their dominance on the wider landscape
- Minimize visual intrusion of the proposed area of housing on the adjacent area of open land by providing an attractive vegetated buffer which also links into the surrounding vegetation pattern. Avoid building adjacent to the periphery which would have a degrading impact on the adjacent area of open land
- Provide recreation routes to the west for adjacent urban areas
- Continue to protect the setting of the locally listed buildings.

