

WATERLOOVILLE, COWPLAIN, PURBROOK AND HORNDEAN


Character Assessment

- I OVERVIEW.....2
- 2 CHARACTER AREA DESCRIPTIONS.....7
 - 2.1 WCPH01 WaterlooVILLE – district centre.....7
 - 2.2 WCPH02 HornDEAN9
 - 02a. London Road environs (HornDEAN).....9
 - 02b. Rowlands Castle Road environs 10
 - 2.3 WCPH03 Purbrook – district centre..... 12
 - 2.4 WCPH04 Clanfield Village..... 15
 - 2.5 WCPH05 Industrial estates (WaterlooVILLE Business Park and Wessex Gate Industrial Estate)..... 17
 - 05a. Brambles Farm and Pipers Wood Industrial Estates 17
 - 05b. Wessex Gate Industrial estate and superstore 17
 - 2.6 WCPH06 London Road environs (WaterlooVILLE)..... 20
 - 2.7 WCPH07 Residential suburbs..... 23
 - 07a. Clanfield & Catherington urban extensions (London Road & Green Lane environs)23
 - 07b. HornDEAN – Causeway environs 24
 - 07c. Cowplain – Wecock 24
 - 07d. Cowplain – Sunnymead Drive environs..... 25
 - 07e. Cowplain – Hazleton Way environs..... 25
 - 07f. WaterlooVILLE – The Queen’s Inclosure environs 26
 - 07g. WaterlooVILLE – Ferndale environs 26
 - 07h. Purbrook residential suburbs..... 26
 - 07i. Purbrook – Stakes and environs 27
 - 07j. Purbrook – Widley environs 27
 - 07k. Purbrook – Crookhorn 28

WATERLOOVILLE, COWPLAIN, PURBROOK AND HORNDEAN

Character Assessment

I OVERVIEW

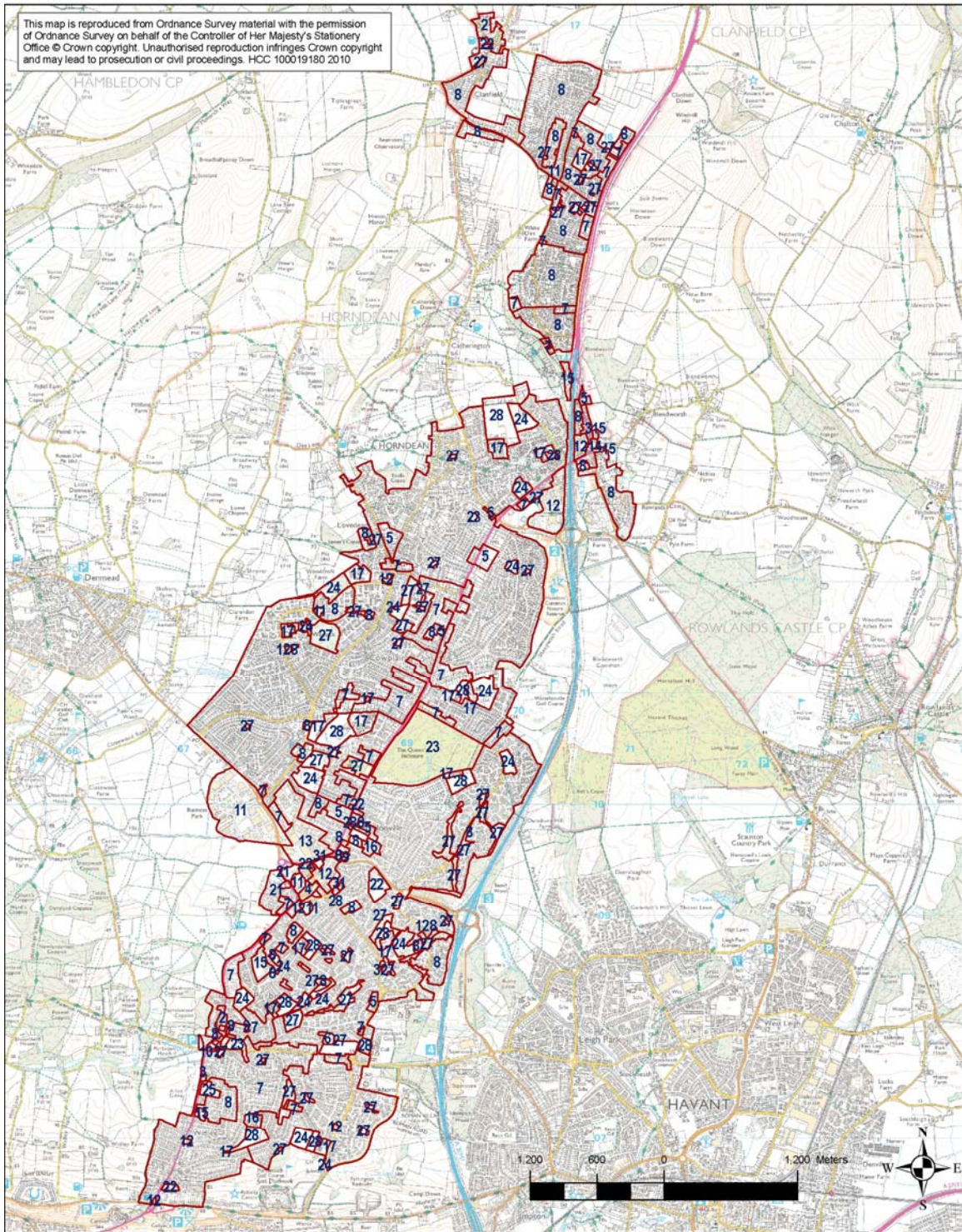
- I.1 The Waterloo, Cowplain, Purbrook, Clanfield and Horndean conurbation is situated in the south-east of Hampshire to the west and north-west of Havant. It is a long area, stretching some ten kilometres from north to south but is only three to four kilometres at its widest point. The southern edge of the conurbation lies on the dip slope at the east end of the chalk ridge of Portsdown Hill and it stretches across the former heathland and clay landscape to the lower slopes of the South Downs. At the north end of the area is the village of Clanfield, lying in the gentle folds of the dip slope of the chalk landscape. It is peripheral but linked to the large suburban area.
- 
- I.2 For much of the northern and western boundaries the conurbation looks out to open countryside; open downs at the southern tip, downland mosaic of large fields to the north and the lowland mosaic of the clay lowlands to the central part of the area. On the east side of the area the M3 motorway forms a strong boundary to much of the built-up area although in places there is a green buffer between the motorway and the conurbation.
- I.3 Much of the area of the conurbation lies within the bounds of the former Royal Forest of Bere Portchester which occupied the heathland and clay soils of the South Hampshire Lowland. The heathland areas in particular were lightly settled and there were hamlets and dispersed farmsteads across the clay areas associated with small irregular enclosures. This landscape of mixed arable and livestock farming, with areas of assart fields carved from woodlands, and remaining fragments of wood pasture and ancient semi-natural woodland habitats, was once a key component of the Saxon and Norman hunting Forest.
- I.4 Several historic settlements have been subsumed by the suburban development of the area including Clanfield, Horndean, Lovedean and Purbrook which all had medieval origins. Cowplain and Waterloo had appeared by the eighteenth century, both known for their public houses sited alongside the A3 – an important route between the naval dockyards at Portsmouth and London.

- I.5 From the eighteenth century, enclosures were being made within the Forest and in the early-nineteenth century large parts of the forest were sold, freeing up land for development. Initially this took the form of ribbon development alongside the A3 stretching away from the earlier settlement cores. The landscape beyond the roadside was typically enclosed with straight boundaries, and several large houses set in landscaped grounds were also built. Some of these straight boundaries, such as the rectangular enclosure of Hart Plain House, are still evident as the edges of discrete blocks of twentieth-century development. However, some blocks of woodland from the forest remain, most notably the Queen's Inclosure.
- I.6 Development away from the A3 only began to occur in the period between the wars, most notably in the area of Purbrook Park to the east of Purbrook, and Widley grew into a substantial settlement from the diminutive core. Cowplain also grew from the original small row of buildings alongside the A3 with the addition of some side streets off, and parallel to, the main road. To the east of Clanfield a large area was set out for development, some houses being built before World War II. Post war there was a massive phase of development which allowed the conurbation to spread across the landscape either side of the A3 from Horndean southwards, and ribbon development pushed towards Clanfield, bringing the chalkland village into the conurbation.

Hampshire Towns Character Assessment – Townscape Types

TCT	Description
01	Medieval Planned Urban Settlement
02	Rural Settlement
03	Post Medieval Development 1600–1819
04	Residential 1820–1869
05	Residential 1870–1914 (Terraces, Semi-detached, Small Detached Houses)
06	Residential 1870–1914 (Villas)
07	Residential 1915–1945
08	Residential Post 1945–Present (Houses and Bungalows)
09	Residential Post 1945–Present (Flats, 4 storey and above)
10	Commercial 1870–1945
11	Large Retail 1950–Present
12	Office/Commercial 1945–Present
13	Business Park 1945–Present
14	Traditional/Older Industrial
15	Industrial 1945–Present
16	Hospital/Education – Older Core
17	Hospital/Education – Modern
18	Defence Pre 1830
19	Defence 1830–1914
20	Defence 1915–Present
21	Civic
22	Religious/Churchyard/Precinct
23	Open Space (Public Park)
24	Open Space (Sports/Recreation)
25	Open Space (Allotments)
26	Open Space (Cemetery)
27	Open Space (Green Corridor)
28	Open Space (School Playing Field)
29	Transport Corridor
30	Civil Infrastructure – e.g. Sewage Works
31	Car Park
32	Mobile Home Park

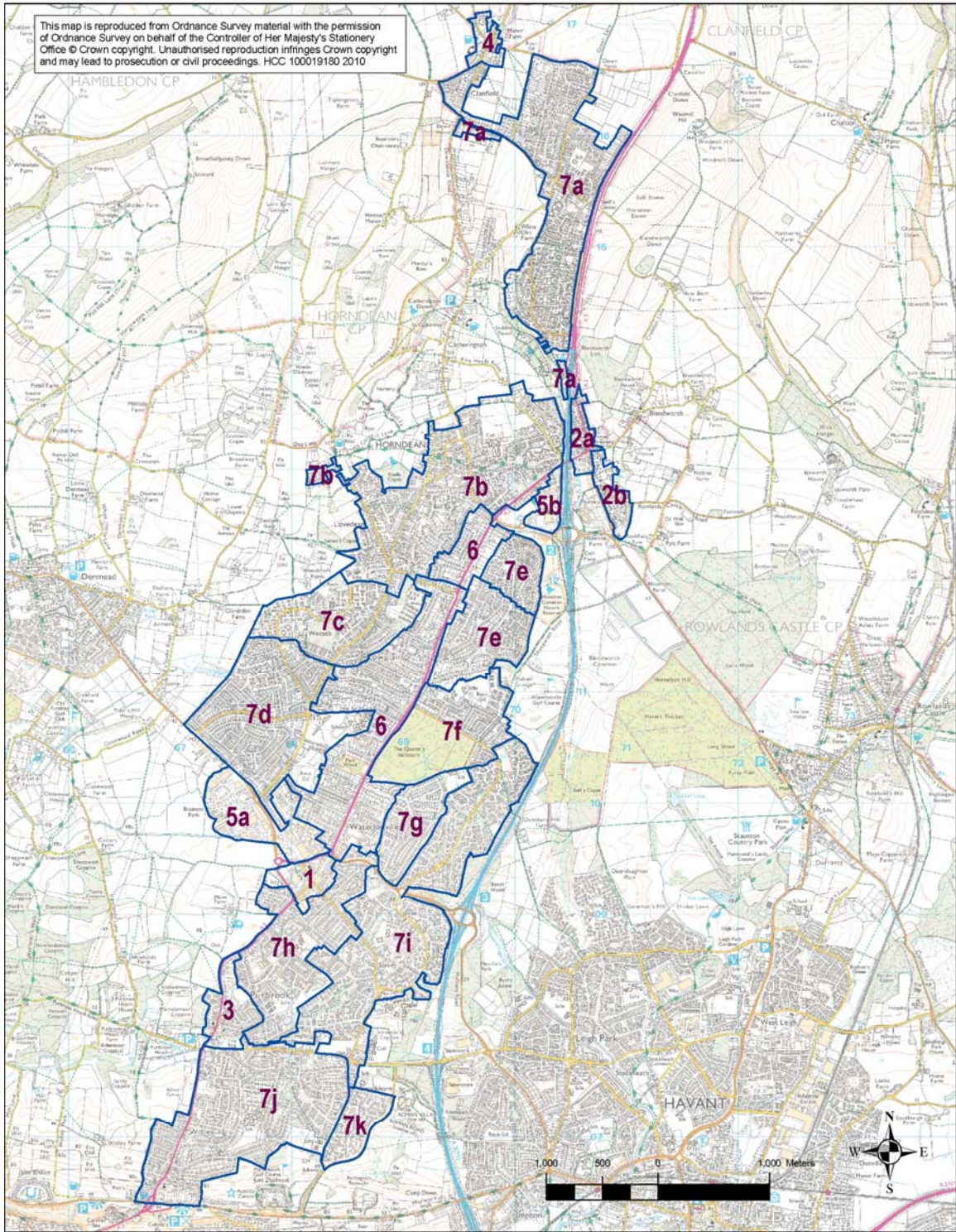
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**WATERLOO, COWPLAIN, CLANFIELD
HORND EAN & PURBROOK
TOWNSCAPE TYPES**



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WATERLOO, COWPLAIN, CLANFIELD, PURBROOK, HORNDEAN CHARACTER AREAS



2 CHARACTER AREA DESCRIPTIONS

2.1 WCPH01 Waterlooville – district centre

2.1.1 *Character Summary*

Waterlooville is a large district centre comprising a part-pedestrianised shopping street and a relatively recent covered shopping street and a superstore to the rear of the main street (London Road). It is a late-post-war redevelopment with the remnant survival of earlier buildings lining the principal road, London Road, but dominated by late-twentieth-century highway interventions to its edges.

2.1.2 *Key Characteristics*

- Town centre, part pedestrianised. Mostly late-twentieth-century buildings
- Set on a ridge with land falling away to the south, markedly so to the west
- Regular plots set out around a crossroads
- Consistent building line set to back of pavement (with direct access from pedestrianised areas)
- Painted brick and render, some cladding, with flat roofs
- Two-storey buildings (limited number of two-and-a-half and three-storey)
- Mixed small-scale independent retail and services, larger supermarket, some residential units above shops
- Street trees and some limited landscaping to parking on the periphery
- Generally high-quality public realm, recently refurbished in places
- Good access and connectivity, favouring the pedestrian, with a series of linked streets, lanes and pedestrianised areas

2.1.3 *Boundaries and setting*

The centre sits on a ridge providing far reaching views west to open countryside. Immediately to the west are the industrial and retail units of WCPH05 (Brambles Industrial Estate and others) though these are largely obscured from London Road due to the change in level, and to tree belts. To the north, the pedestrianised section of the main street terminates in a large roundabout, and London Road continues as a largely residential street northwards (WCPH06). To the south and east are the residential suburbs of Waterlooville and Purbrook (WCPH07h). The setting comprises essentially low-rise residential development to the north, east and south with a more open setting to the west as a result of the topographical qualities of the town centre's location.

2.1.4 *Designations*

There are no statutory listed buildings or designated conservation areas within the character area.

2.1.5 *Townscape types present*

TCT10, 11 and 21.

2.1.6 *Topography*

The landform rises steadily from south to north and falls away dramatically to the west. Set on an elevated section of the ridge, there are open views west to green ridges and countryside.

2.1.7 *Layout and Pattern*

Regular plots have been laid out around a crossroads with some short cross streets and back streets, running perpendicular and parallel respectively, forming an informal grid. The bypass to the west effectively divides the 'town centre' from the large retail and industrial units beyond.

There is a consistent building line throughout with mostly active fronts; shops and services are accessed straight from the pavement. There has been some amalgamation of units but a fine to medium grain has been maintained adding to a sense of a busy and vibrant centre.

2.1.8 *Buildings and materials*

Buildings are mostly of two storeys with some older two-and-a-half-storey buildings and some modern three-storey. The scale is kept low with the use of flat roofs. In this sense the town centre generally is considered to have a traditional scale and feel.

Some unpainted red brick survives but mostly painted brick and render prevails. Roofs are largely obscured and/or flat. Where seen they are low pitched with eaves parallel to the street and with limited articulation.

2.1.9 *Predominant land use*

This character area comprises a mixed shopping street of retail and services; banks and building societies. The larger supermarket provides an anchor for the centre and attracts local shoppers. There is limited residential use above shops, with most upper floors under-used/vacant or used for storage.

2.1.10 *Public realm*

The public realm is of a high quality and significant resources have recently provided bespoke lighting, high-quality surface treatments, street furniture and street trees to the main street. Older surface treatments remain on feeder streets.

2.1.11 *Open space*

There is very limited open space within the town centre other than large areas of hard-surface open car parking to the rears of shops either side of the main street.

2.1.12 *Biodiversity*

There are limited urban habitats with almost no public green space or public or private gardens. Street trees have softened the urban feel of the district centre in the recently refurbished areas.

2.1.13 Access and connectivity

The character area is well connected and the series of short streets, lanes and pedestrianised areas are pedestrian friendly, allowing effective navigation through and beyond the town centre. The bypass to the west is a barrier for pedestrians.

2.2 WCPH02 Horndean

2.2.1 Character Summary

This character area forms the only part of the developed eastern edge of the conurbation beyond the A3(M). As such, it has a sense of being 'cut-off' from the rest of the developed areas of the Cowplain/Horndean area. The northern section of the character area (Sub-area WCPH02a) comprises interesting and older urban townscape and contrasts with the southern part of the character area WCPH02 which is far more informal and semi-rural in character. The sense of being on the edge of the settlement dominates throughout and access to the open countryside to the east and south is an important characteristic of the character area.

2.2.2 Key Characteristics

Sub-areas of WCPH02

02a. London Road environs (Horndean)

- Tight urban grain of older houses and commercial buildings (including a former brewery building)
- Spine road runs north–south in a valley with the land rising rapidly to the east
- A combination of small and large irregular plots with some sense of planning along London Road
- Some consistency to the building line along London Road with a number of dwellings (and larger buildings) to back of pavement – strongly defining townscape in places
- Mix of brick and painted render and clay tile
- Very modest cottage-type scale contrasted against the grand three storeys of the former brewery buildings
- Mix of small-scale commercial, some industrial units and residential
- Good coverage of mature trees throughout, mostly to private gardens and in woodland beyond the sub-area
- Car-dominated public realm with busy roads and high levels of traffic through tight urban spaces
- There is good access within the sub-area and access to the open countryside to the east. To the west the A3(M) corridor is a significant barrier

02b. Rowlands Castle Road environs

- Low/medium density housing set in mature landscaped gardens
- Steadily rising land to the north and east
- Large, mostly irregular plots (though some regularity to later roads)
- Irregular and inconsistent building lines to most of the sub-area
- Red brick and mix of traditional and modern clay tiles and concrete tiles
- Mostly two-storey houses throughout (some use of the chalet style – with dormers to roofslopes forming upper storeys)
- Residential throughout
- Good groups and individual trees to front and rear gardens giving a semi-rural character to this area
- Quiet lanes and cul-de-sacs leading off more-frequented routes. Some grass verges but mostly mature hedge and tree boundary treatments defining and enclosing roads and lanes
- Good access and connectivity, particularly for the pedestrian, with a series of footpaths leading to woods and open countryside to the east. To the west the A3(M) corridor is a significant barrier

2.2.3 *Boundaries and setting*

The character area is on the edge of the settlement and opens to countryside to the east, north and south. Its western boundary is strongly defined by the A3(M) with a retail park and industrial areas (WCPH05b) beyond.

The setting is strongly defined and influenced by the contrasting roles and character of the transport corridor to the west and the rural qualities and openness to the east and south.

2.2.4 *Designations*

The late-eighteenth-century (with later-nineteenth-century additions) Red Lion Public House is a Grade II listed building.

The Horndean Conservation Area is centred on the junction of Portsmouth Road, Havant Road and London Road and runs north along London Road to include the Brewery buildings and earlier houses and cottages lining this former main road. Much of sub-area WCPH02a forms part of the conservation area, or the setting of the conservation area, as does the northern section of WCPH02b.

2.2.5 *Townscape types present*

TCT05, 08, 12 and 30.

2.2.6 *Topography*

The land rises from the transport corridor (which includes the A3(M) and Havant Road) eastwards.

2.2.7 *Layout and Pattern*

Sub-area WCPH02a is laid out in a tight urban pattern of older houses and other buildings (for example the former brewery) set on the roadside or just back from the roadside. This produces an almost village-like character.

Sub-area WCPH02b is wholly residential and is generally informally laid out as bungalows and houses in generous plots. There is a varied building line to much of this sub-area. This area has experienced much infill, varying from single houses to cul-de-sac developments.

2.2.8 *Buildings and materials*

Sub-area WCPH02a is a mix of red brick and painted render and clay tile. Sub-area WCPH02b is mostly red brick and clay tiles and modern concrete tiles.

2.2.9 *Predominant land use*

Land use is predominantly residential with sub-area WCPH02a having a more diverse mix of former industrial uses and small-scale commercial and office premises and a small number of shops.

2.2.10 *Public realm*

The public realm comprises a busy thoroughfare with pavements and some small forecourts. Some older stone kerbing and cross-over details are seen in places (particularly to London Road). There are very limited areas of grass verge and no street trees.

2.2.11 *Open space*

The character area still retains significant areas of non-built land, particularly in WCPH02b and the southern part of WCPH02a, a network of fields and woodland. Much of this is private land, although there are good rights of way through the open areas and good access to the open countryside to the east and south. There is much less green space in the northern part of WCPH02a, and within the industrial and commercial areas open space tends to be hardstandings.

2.2.12 *Biodiversity*

Two of the woodland remnants are classified as ancient semi-natural woodlands, and designated as Sites of Importance for Nature Conservation (Redcroft Row woodland and a strip of woodland along the A3). The semi-rural nature of the central parts of the character area means that urban- and semi-natural habitats are interconnected, providing good wildlife corridors. Habitats include the woodland fragments, a woodland/scrub belt along the A3, farmed land, and large, linked mature gardens with tree and hedgerow boundaries, plus landscaped hotel grounds in WCPH02b. A high degree of mature tree retention throughout this character area adds to the semi-rural feel of many of the residential streets.

2.2.13 *Access and connectivity*

There is good connectivity with other character areas and the open countryside. The A3(M) is a barrier to pedestrians but is crossed in two places: north and south of the character area.

2.3 WCPH03 Purbrook – district centre

2.3.1 *Character Summary*

The historic core of Purbrook is distinctive for its survival of older buildings, including the Grade II listed St John’s church and its setting, with their use of local materials such as flint. The area provides local amenities to the surrounding residential suburbs and is on the edge of the open countryside of the Forest of Bere environs. There are extended views from and to this character area due to the steadily rising topography which is a defining characteristic of the Purbrook district centre.

2.3.2 *Key characteristics*

- District centre with an older core (centred on the church) often retro-fitted with shopfronts or converted to commercial premises. There is a sense of local identity
- Steadily rising landform from south to north
- Regular to large-sized plots often narrow but deep
- Consistent building lines in groups, generally to back of pavement or slightly set back
- Mix of brick and render, with clay tile and concrete interlocking tiles, some natural slate
- Two-storey buildings throughout
- Mix of uses to historic core to include; church, public house, shops (with residential above), residential beyond the older core
- A large number of trees to rear gardens and around the open recreation ground
- Car-dominated public realm, busy traffic thoroughfares, narrow pavements in places, out of scale street lighting
- Good access and connectivity, particularly to adjacent woodland and open countryside

2.3.3 *Boundaries and setting*

To the western edge of the settlement the character area has the densely treed Merrelsmoor Coppice to its west and the varied residential suburbs of Purbrook (WCPH07h and WCPH07j) to the east.

The setting comprises in part the open countryside to the west and particularly south-west which opens to fields and paddocks. The rising gradient from south to north gives views south to the tree-lined ridges of Widley. Similarly views across from Widley towards Purbrook are characterised by roofs within trees set up the hillside.

2.3.4 *Designations*

St John’s Church and Purbrook Lower School are Grade II listed buildings. Purbrook House, London Road, an early-nineteenth-century house (now converted to flats) at the entrance to Purbrook Gardens is also Grade II listed. The St John’s Conservation Area is a small conservation area focused on the church and vicarage and the small wooded area to the south.

2.3.5 *Townscape types present*
TCT07, 08, 10, 23, 24 and 28.

2.3.6 *Topography*
The centre is located on landform steadily rising from south to north

2.3.7 *Layout and Pattern*
Purbrook centre is strung along London Road as a series of regular- to large-sized plots, focused on St John's Church and the groups of cottages, houses and public houses lining the road. There is a village-like character retained within the historic core of Purbrook.

To the north of Purbrook's historic core, to the east side of London Road, 1930s development comprising large individual detached houses with long rear gardens, and open views across agricultural land to the west, clearly defines the developed edge of the settlement.

2.3.8 *Buildings and materials*
Locally distinctive materials such as flint, and flint with brick, have been used at the church and other early buildings such as the public house. Elsewhere, buildings are of brick or render or brick with rendered upper floors. Stylistically they vary, with Edwardian and Victorian detailing being notable distinctive features to this character area; particularly noted on the public house. Roofs are a mix of traditional clay tiles (some handmade examples still survive) with modern concrete interlocking tiles also in abundance.

2.3.9 *Predominant land use*
Predominantly residential but complemented by church, chapel, school, public houses and shops.

2.3.10 *Public realm*
The public realm comprises a busy wide main road through the historic core of Purbrook with narrow pavements without verges or street trees. There is on-street parking.

2.3.11 *Open space*
There are two amenity green spaces within the character area, both tree-lined informal spaces. Fielders Park to the northern part of the character area can be accessed by a footpath from London Road and is a valuable amenity for Purbrook and its surrounding residential suburbs. The Bog, to the south of the character area, is one of the only remnants of Purbrook Park, and also provides valuable green space as well as historic context. There is good access to the countryside to the west via the rights of way network.

2.3.12 *Biodiversity*

Open spaces have a generous survival of trees within and around their borders. Fielders Park connects with large linked mature gardens with natural boundaries and a good number of mature trees to the back of London Road to create a larger wooded habitat patch. Other habitats include gardens and The Bog open space. Merrelsmoor Coppice and Row, ancient semi-natural woodland fragments and Sites of Importance for Nature Conservation (SINCs), lie adjacent to the character area to the west, connected to a further small wooded patch to the south-west of the character area, which is part of the Forest of Bere East County landscape character area.

2.3.13 *Access and connectivity*

Good pedestrian connectivity to the woodland and open countryside to the west and well connected to residential suburbs to the east and south.

2.4 WCPH04 Clanfield Village

2.4.1 Character Summary

This character area is focused on the older core of the downland village of Clanfield, set in the valley and centred upon the convergence of several early historic routes through the landscape, and the survival of buildings associated with a series of former farms which defined the former historic rural village. It is distinct for its use of materials considered to be the local vernacular (flint and thatch and local red brick) and the retention of a village scale complemented by flint used for walling, the grouping of historic buildings, including the church and public house. This is despite infill development of the late-twentieth century up to and through the historic core.

2.4.2 Key characteristics

- Rural village linked to conurbation by mostly twentieth-century ribbon development
- Gently rising land from south to north
- Irregular small/medium and large plots
- Irregular building lines, some buildings and historic boundaries set to the back of pavement and strongly defining the townscape in these sections
- Traditionally knapped flint with red brick dressings. Clay tile and natural slate. Otherwise red brick and modern clay tiles or concrete interlocking tiles
- Two-storey traditionally scaled houses throughout
- Predominantly residential with ancillary local services
- Good tree survival to predominantly private gardens often positively impacting upon and clearly seen from the public realm
- Narrow pavements in places, wide grass verges to junctions, notable lack of street lights
- Access is reasonable, though restricted by the rural road network, with good pedestrian connectivity to the adjacent open countryside

2.4.3 Boundaries and setting

This character area is on the edge of open countryside to the north, east and west. To the south, a slender section of character area WCPH07a links the village to the conurbation.

The setting to the character area is the low open rolling hills of agricultural land stretching from the village.

2.4.4 Designations

The thatched, square-plan Well Head (heavily restored in the twentieth century) and the Church of St James are Grade II listed.

There are no designated conservation areas within the character area.

2.4.5 Townscape types present

TCT02 and 08.

- 2.4.6 *Topography*
Gently rising land to north.
- 2.4.7 *Layout and Pattern*
There is predominantly informal grouping of irregular-sized plots around the junction of East Meon Road, Chalton Lane and South Lane. The building line is inconsistent but with buildings and walls strongly defining townscape to the historic core of the village.
- 2.4.8 *Buildings and materials*
Buildings use knapped flint and brick dressings with a mix of clay tiles and natural slates, with some modern concrete interlocking tiles.
- 2.4.9 *Predominant land use*
Land use is residential (some former farms amalgamated into the village) with church, public houses and short row of local shops and services.
- 2.4.10 *Public realm*
Narrow pavements sometimes strongly defined by buildings and flint boundary walls. Grass verges to junctions.
- 2.4.11 *Open space*
There is limited open green space, other than the churchyard and setting to the church and generous verges to junctions, but there are playing fields to the north of the village settlement (outside the character area).
- 2.4.12 *Biodiversity*
There is some good tree cover to the churchyard, and to private gardens (forming the roadside edge), adding to the semi-rural character of the village. There is good survival of mature trees to gardens generally. Mature gardens are linked and often interlink with habitats such as hedgerows in the wider countryside.
- 2.4.13 *Access and connectivity*
There is good pedestrian access (rights of way) to the countryside. Historic Clanfield sits at a junction of narrow rural roads.

2.5 WCPH05 Industrial estates (Waterlooville Business Park and Wessex Gate Industrial Estate)

2.5.1 Character Summary

The industrial estates and large retail units are situated on single access and egress feeder roads on former agricultural land which was subdivided into irregular-sized, geometrically-shaped fields around the now lost Brambles and Park Farms. Buildings are set in large areas of parking with only limited landscaping.

There are two sub-areas, WCPH05a and WCPH05b. These are physically separated but have shared common features and characteristics. Sub-area WCPH05a is separated from the town centre (WCPH01) by the town centre bypass. There is also a significant change in road level between these character areas.

2.5.2 Key characteristics

Sub-areas of WCPH05

05a. Brambles Farm and Pipers Wood Industrial Estates

- Mix of large industrial and large retail units
- The landform gently rises from west to east
- Very large irregular plots set around sweeping, curving access road
- Generally inconsistent building line
- Brick, profile metal cladding (mostly grey in colour) and used to roofs also
- Large-scale buildings (equivalent to one-and-a-half to two-storey residential buildings)
- Light industrial, large-scale retail with some ancillary office use
- Limited trees to character area, mostly part of modest landscaping schemes to car parks, more robust tree belts to boundaries
- Public realm is car-dominated but pedestrian routes to and from buildings are landscaped and well maintained
- Poor access and connectivity due to the nature of the uses

05b. Wessex Gate Industrial estate and superstore

- Medium- to large-scale industrial buildings and retail superstore
- Landform gently falls away to the northwest corner of the sub-area
- Large regular sized plots
- Inconsistent building line – structures set round curving single access loop
- Profile metal cladding to steel frame
- Large-footprint buildings, equivalent to one-and-a-half to two-storey residential buildings (height to eaves)
- Light industrial and large-scale retail
- Almost no tree cover within sub-area, some trees to boundaries but limited
- Poor public realm for the pedestrian often with undefined pavements and open areas of hardstanding with no clear definition of public/private space
- Poor access and connectivity due to the nature of the uses, but a pedestrian footpath (Monarch's Way) passes through the industrial estate

2.5.3 *Boundaries and setting*

Sub-area WCPH05a is located to the west of Waterlooville, on the western edge of the settlement, separated in part from the adjacent built environment by the rear gardens of WCPH06; London Road environs. Boundary vegetation, in part, provides good screening of the adjacent large industrial buildings to this part of the boundary.

To the east the character area's boundary is formed by the town bypass which also acts as a strong barrier between the different use patterns and scale of the two adjacent character areas.

To the west is open agricultural land. Views of the large shed-like buildings can be had from the adjacent open landscape. A few mature trees remain, which help soften the harsh development seen in extended views and help, in part, connect this character area to the open countryside beyond the boundaries. There is some survival of early field boundaries and hedges to the north-western edge of the character area.

The setting of this character area is one of contrast between the built-up urban spaces forming the service areas to the town centre and the wide far-reaching open spaces of the ploughed fields to the south and west.

Sub-area WCPH05b is immediately to the west of junction 2 of the A3(M) and comprises a small retail park and industrial estate. The setting of this sub-area is dominated by the transport corridor of the A3(M).

2.5.4 *Designations*

There are no statutory listed buildings or designated conservation areas within the character area.

2.5.5 *Townscape types present*

TCT11, 12 and 13.

2.5.6 *Topography*

Sub-area WCPH05a; the landform gently rises from west to east. Sub-area WCPH05b; the landform gently falls away to the north-western corner of the sub-area.

2.5.7 *Layout and Pattern*

Sub-areas WCPH05a and 05b comprise large-scale, coarse-grained industrial estates with few remains of previous historic landscape features. There are large-footprint buildings with areas of hardstandings used for car parking set around wide feeder roads with a single access and egress point.

2.5.8 *Buildings and materials*

Modern brick (various colours and textures), corrugated asbestos-cement sheet, and profile metal sheeting to steel frames with very low-pitch roofs or flat roofs are seen.

2.5.9 *Predominant land use*

Use is predominantly industrial warehousing, offices and distribution and large-scale retail.

2.5.10 *Public realm*

The public realm is car-dominated, although there are well-lit and landscaped footpaths in some cases, with wide grass verges and hedge and tree boundaries.

2.5.11 *Open space*

Open space is dominated by hard-surfaced car parking throughout the estates. There is green space to some edges to roads, and wide corners and junctions. Dell Piece West also lies within WCPH05b: a 4ha area of informal semi-natural open space with informal access, linked to a local nature reserve adjacent to WCPH07e.

2.5.12 *Biodiversity*

Tree-lined boundaries (some mature oaks) and some landscaping to car parks and between units provide some opportunity for natural habitats, especially given the close proximity to open countryside. Dell Piece West in WCPH05b is a SINC. Habitats include semi-natural neutral grassland, relict woodland and ponds. The site is linked to Hazelton Common SINC and Local Nature Reserve to the south although the road network presents a physical barrier between the two sites.

2.5.13 *Access and connectivity*

Connectivity is poor with single access and egress feeder roads to units and limited pedestrian access other than to and from units.

2.6 WCPH06 London Road environs (Waterlooville)

2.6.1 Character Summary

This character area encompasses the early ribbon development of residential streets in the conurbation and focuses on London Road as it emerges from the commercial centre of Waterlooville (WCPH01) and streets parallel or running perpendicular to it.

2.6.2 Key characteristics

- Older ribbon development on a grid of roads strongly relating to London Road
- London Road gently rises on travelling north
- A mix of houses and bungalows set on medium to large plots
- Consistent building lines throughout, dwellings set back from the road with low boundary wall or hedge defining the road
- Red brick and render and combinations of these with clay tile and natural slate
- Single- and two-storey houses, rarely more than three-storey for flats
- Predominantly residential with small district centre of independent retailers and services
- Mature boundaries of hedges and trees. Good tree belt to recreation spaces and good survival of trees to rear gardens
- Some pedestrian-friendly public realm spaces with mostly off-road parking and grass verges adjacent to footpaths
- Excellent access and connectivity, particularly for the pedestrian

2.6.3 Boundaries and setting

To the south, the boundary is shared by the district centre of Waterlooville (WCPH01) and the industrial estates of WCPH05a. WCPH05b forms a small section of the northern boundary. To the east and west are the later diverse residential suburbs of the conurbation (sub-areas WCPH07b, 07c, 07d, 07e, 07f, 07g and 07h).

Much of the character area's setting is that of residential suburbs, with the exception of the part of the eastern border with the Queen's Inclosure, which provides a dense woodland backdrop of considerable scale to the residential suburb adjacent.

2.6.4 Designations

St Michael's Covent (1889), a complex of buildings in a Domestic Revival Queen Anne style, is Grade II listed (accessed off Hulbert Road – WCPH07h). There is a Grade II listed milestone opposite No. 178 Portsmouth Road; stone with cast iron date range plaque. There are no designated conservation areas within the character area.

2.6.5 Townscape types present

TCT05, 08 and 27.

2.6.6 *Topography*

London Road gently rises on travelling north. Most of the roads leading from London Road fall gently away and there are no dramatic changes in level or dynamic open views across roofs seen towards the southern part of the settlement.

2.6.7 *Layout and Pattern*

This character area is perhaps the most distinctive (compared to other residential suburbs) due to its use of a grid of roads leading off London Road and running parallel with the main road. Plots are generally medium to large with long back gardens and mostly detached houses or bungalows set back off the road with drives and/or front parking areas (some converted from front gardens). There is a consistent building line almost throughout and this adds to the general cohesion of this character area.

Boundary treatments are mixed, with some roads having mature hedge boundaries, but with most open, with low boundary walls or hard-surfacing for car parking to the front area.

2.6.8 *Buildings and materials*

Dwellings are detached or semi-detached two-storey houses and bungalows, some with bays and variation to roof profiles, some with projecting gables to the road. There is much variation, stylistically, throughout the character area, reflecting the piecemeal speculative way the area was developed away from the regional centres of Waterlooville and Horndean.

There is predominantly red brick but it is often seen with painted renders and pebbledash. There are clay and natural slate roofs but with much replacement with modern concrete interlocking tiles.

2.6.9 *Predominant land use*

Use is residential; mostly single-family dwelling houses, with some blocks of flats but these are limited and grouped. There is a small district centre to London Road, centred on the junctions with Padnell Road (to the east) and Kings Road (to the west). There are small independent shops and services.

2.6.10 *Public realm*

There are wide pavements to the district shopping centre and a secondary service road with parking. There are grass verges to much of London Road, and mature trees to boundaries also complement pedestrian routes along the main road. Some side roads have grass verges but many have natural hedge boundaries. Parking is mostly off-road.

2.6.11 *Open space*

Park Wood, to the south of the character area, is included on the Hampshire Register of Parks and Gardens, and contains a walled garden, once part of Harts Plain House. It is a woodland site managed by the Woodland Trust, with public access, and lies adjacent to the 35ha Queen's Wood Inclosure in WCPH07f. Other than this, public open space is limited, but there are facilities in other character areas such as the Queen's Inclosure, and recreation and cricket grounds to the western end of

Wallis Road and Rowlands Avenue. Houses within this character area also tend to have medium- to large-sized private gardens.

2.6.12 *Biodiversity*

Park Wood is listed as ancient semi-natural woodland; together with Queen's Inclosure these sites form a large urban woodland patch and are designated as SINCs. Other habitats include private gardens and small open recreation spaces lined with trees. There is a high degree of retention of mature trees, particularly to rear gardens and historic boundaries, throughout this character area. The larger back-to-back landscaped gardens with mature trees form interlinked habitat patches which provide potential wildlife corridors through the character area.

2.6.13 *Access and connectivity*

There is good pedestrian linkage throughout, with green spaces providing access to adjacent residential areas. There is also very good easy access to woodland and recreational green spaces.

2.7 WCPH07 Residential suburbs

2.7.1 Character Summary

This character area is the largest within the conurbation and can be broadly described as predominantly residential development along the A3(M) transport corridor infilling between a series of earlier hamlets and villages. These, as a result, have become engulfed by twentieth-century residential development on a small, medium and large scale. There are various distinct periods represented from 1930s semi-detached houses and bungalows through to large areas of Radburn type planned layouts. Some of the older residential areas have experienced much piecemeal infill which has changed their character over time. The degree of retention of natural habitats, trees and historic boundaries varies throughout.

There are eleven sub-areas which reflect changes in scale and layout, the amount of open space and retention of trees and/or historic boundaries.

2.7.2 Key characteristics

Sub-areas of WCPH07

07a. Clanfield & Catherington urban extensions (London Road & Green Lane environs)

- Urban extensions to the villages of Horndean, Catherington and Clanfield forming a continuous string of development along the A3(M) road corridor
- Steeply graded sides of the valley provide good open views over roofscape to open countryside throughout
- Low- to medium-density development of bungalows and chalet houses in good-sized plots
- Building lines are consistent in streets throughout, with houses set back in small to medium-sized gardens
- Red brick, clay tile, often with the use of dormers for upper storeys
- Predominantly single-storey and chalet-style houses with some small infill developments of houses
- Residential throughout
- Sense of semi-rural setting throughout, some trees, mostly to rear gardens, in groups
- Narrow pavements, natural boundaries, some grass verges and low level of street lighting
- Reasonable access and connectivity, although the A3(M) corridor is a barrier to pedestrian travel eastwards

07b. Horndean – Causeway environs

- Large- and small-scale infill between historic lanes and older routeways
- A gently undulating landform running east to west with older routes running in shallow valleys
- Low to medium density houses and bungalows in good-sized plots
- More variable building line due to laying out of cranked roads
- Red brick, clay tile and some natural slate, much replacement with concrete interlocking tiles
- One- and two-storey houses throughout
- Residential throughout – single-family dwelling houses
- Larger gardens of older properties along Lovedean Lane and Frogmore Lane collectively provide a swathe of vegetation characterised by mature trees with high degree of retention of historic boundaries and tree belts
- Wide roads and lanes with grass verges and some street trees
- Good network of wide roads and lanes aids access and connectivity, slightly favouring the car-user

07c. Cowplain – Wecock

- Radburn-type estate layout with 1970s houses and flats (bungalows to the east of Milton Road)
- A landform gently sloping from the north to the south, with a slight ridge to the east of Milton Road
- Medium to high density housing, predominantly arranged in short terraces around grassed areas
- Consistent strongly defined building lines with houses set back from roadside and often fronting greens or footpaths with small gardens
- Red brick with mix of weatherboarding and tile/slate hanging to upper floors
- Two-storey houses (some with mono-pitched roofs) and three-storey blocks of flats with low-pitched roofs
- Residential throughout (flats and houses) with community uses and schools
- Wecock Wood (and other pockets of woodland) provide an attractive backdrop to housing development. Mature trees (oaks) exist within the open areas of grassland around the Wecock housing area
- Wide grass verges and street trees, parking and garage courts limit on-street parking
- Excellent access and connectivity with linked footpaths, courtyards, greens and open spaces, favouring the pedestrian

07d. Cowplain – Sunnymead Drive environs

- Post-war housing development and associated schools and open space
- Landform sloping gently from the north to the south, with a slight ridge to the east of Milton Road
- Predominantly bungalows set in good-sized plots along long sweeping roads with low brick and stone front garden boundary walls
- Consistent building line throughout, houses set back in good-sized gardens, with front boundaries of low brick/rendered walls with hedges, often with drives and off-road parking
- Predominant building materials are red brick, brick and render/pebbledash, with plain tile, natural slate or concrete interlocking tiles
- Predominantly single-storey dwellings
- Residential –single-family dwelling houses
- Roadside planting of garden trees (i.e. flowering cherries) set within the grass verges. Open areas of grassland exist as school playing fields and recreation grounds. An area of allotments exists south of Chaucer Close
- Wide roads with grass verges and some street trees and modest street lighting in scale with surroundings
- Reasonable access and connectivity, favouring the car user

07e. Cowplain – Hazleton Way environs

- Post-war development, predominantly bungalows
- An undulating landform sloping down from the west to the east with a series of valleys
- Dwellings set in good-sized plots at a low to medium density, hedgerows are a prominent boundary feature within the housing areas
- Consistent building line throughout, houses set back in medium to large gardens with varied but mature front boundaries
- Brick of various colours and textures and clay tiles
- One- and two-storey semi-detached and detached houses
- Entirely residential – private dwelling houses
- Woodlands are less common with residential roads lacking mature trees. To the north, a grass sports field, a smaller patch of broadleaved woodland and a small patch of amenity grassland
- Wide roads with grass verges
- Reasonable access and connectivity, good network of footpaths for the pedestrian, constrained to the east by the A3(M) corridor

07f. Waterlooville – The Queen’s Inclosure environs

- Mix of immediate-post-war and 1970s houses and bungalows with a setting of large areas of open and wooded green space
- A very gently undulating landform with limited discernible changes in level
- Generally good-sized plots with semi-detached and detached houses
- Consistent building lines throughout but a mix of boundary treatments, mostly open to the street
- Red brick and clay tiles
- One- and two-storey houses (good mix)
- Entirely residential – single-family dwelling houses
- The Queen’s Inclosure provides a strong backdrop of mature trees to adjacent housing
- Wide roads with grass verges, street lights and limited on-street parking
- Reasonable access and connectivity, favouring the pedestrian with footpath access to the Queen’s Inclosure

07g. Waterlooville – Ferndale environs

- Low to medium density post-war mix of houses and bungalows
- Landform falling steadily from north to south
- Medium to large detached bungalows and houses in generous plots
- Consistent building lines throughout, houses set back in large front gardens
- Mostly red brick, some painted render and clay tile and some slate
- Single- and two-storey dwellings
- Entirely residential – single-family dwelling houses
- Roads are tree lined and there is a good survival of mature trees to rear gardens
- Wide boulevard-style roads with large street trees and wide grass verges
- Good access and connectivity for pedestrian and car user

07h. Purbrook residential suburbs

- Mix of inter-war and post-war housing
- Landform gently undulating, while rising to the west and sloping down to the east
- Detached, semi-detached and terraced housing set predominantly on a grid pattern of streets. Low red brick walls and hedgerows provide boundary edge treatment for private dwellings
- Building lines are almost consistent throughout, with most houses set back from the roadside in gardens (some have been converted to parking)
- A mix of brick and render with neither dominant, clay tile and natural slate but much replacement with concrete interlocking tiles
- Predominantly two-storey houses
- Entirely residential – single-family dwelling houses
- Mature gardens with trees, limited tree cover to roadsides or open spaces
- Relatively narrow streets, roads and pavements but soft landscaping to boundary treatments with a high degree of low hedging forming front boundaries
- Good access and connectivity with a fine- to medium-grain grid network of streets and lanes

07i. *Purbrook – Stakes and environs*

- Late-twentieth-century housing
- An undulating landform sloping down from west to east with a series of valleys
- High density, short terraces of two-storey houses
- set in groups or around small cul-de-sacs
- Inconsistent building lines due to the overly complicated road and plot layouts
- Red brick and modern clay tile and other modern interlocking tiles
- Entirely residential – single-family dwelling houses
- Large areas of open space with wooded areas between and through estates. Trees often forming the backdrop to development
- Shared pedestrian spaces, footpaths with grass verges through housing areas and wide grass verges to access roads, spoiled by dead frontages to the main feeder roads
- Good access and connectivity, highly permeable due to the linkage of footpaths and open green spaces with roads

07j. *Purbrook – Widley environs*

- Older urban area – mix of inter-war and post-war housing development
- Undulating landform lends itself to open views from elevated areas (e.g. St John's Avenue)
- Low to medium density housing (semi-detached and detached houses and bungalows) set in good-sized uniform plots on long sweeping roads with low red brick walls and hedgerows providing strong boundary treatments for private dwellings
- Consistent building lines to streets provide coherent and consistent townscape, with houses set back in medium-sized gardens, often with a drive and garage
- Red brick and painted render, clay tile (some hanging tiles to bays) with some slate
- A mix of development with older streets characterised by two-storey detached and semi-detached houses and areas of bungalows set around curvilinear roads
- Entirely residential – single-family dwelling houses
- Tree belts of varying thickness within the adjacent golf course provide a buffer and a visual screen to the adjacent urban areas. The location of woodlands on the ridge makes them prominent landmarks. They are visible and form the attractive backdrop for development from a number of locations from within and beyond WCPH07j
- Wide roads with verges and street trees and little through traffic to roads provide a pleasant and largely tranquil public realm
- Good access and connectivity with a high-quality public realm for the pedestrian and medium- to fine-grain network of streets

07k. Purbrook – Crookhorn

- Radburn-type estate layout with 1970s houses and flats (bungalows to the east of Milton Road)
- Landform rises from south to north up onto Portsdown Hill
- Medium to high density housing, predominantly arranged in long terraces around grassed areas with mature trees; parking courts are to the rear of houses
- Inconsistent meandering building lines within groups attempting to instill some informality into a highly planned area
- Red brick with tile hanging or white weatherboard to upper floors
- Two-storey houses and clusters of three-storey blocks of flats and some asymmetrically-roofed two-storey blocks of flats
- Residential throughout (flats and houses) with community uses and schools
- Good survival of trees throughout the public green spaces (forming mini-greens to groups of houses)
- High-quality public realm of footpaths through grassed areas and pedestrian-friendly links between groups of houses
- High degrees of access and connectivity for the pedestrian, with good separation from vehicles, allowing easy movement into and through the estate

2.7.3 *Boundaries and setting*

The eastern boundary of much of the character area comprises the transport corridor of the A3(M) motorway. To much of the boundary houses are hard up to the edge of this busy road. The western boundary is in contrast predominantly rolling open countryside of ploughed fields and coppice woodland. At the northern tip of the character area is the village of Clanfield (WCPH04) on the edge of the urban expansion. The character areas comprising the surviving historic cores (or remnants of them) of Purbrook (WCPH03) and Waterlooville (WCPH01) are on the western boundary along with the industrial estates of Waterlooville (WCPH05). Further character areas (WCPH02, WCPH05b and WCPH06) run from Junction 2 of the motorway down through the core of this character area following the early ribbon development along the route of Portsmouth Road and London Road.

The setting of this character area is that of the open countryside to the west and north, the transport corridor to the east and the contrast between these two land uses. To the south, the escarpment formed by Portsdown Hill and Waterlooville Golf Course is a natural break between the conurbation and neighbouring urban extensions of Portsmouth.

2.7.4 *Designations*

There are a few (less than ten list entries) statutory listed buildings distributed within the character area. Of note is Merchistoun Hall, Portsmouth Road (WCPH07b), an early-nineteenth-century house set in its own grounds. In addition, also dating from this period; Dairy Farmhouse, Stakes Road (WCPH07j), Purbrook Park School Mansion (part of a much larger complex of buildings) (WCPH07i) and the lodge and summerhouse to Oaklands, with their decorative Victorian use of flint with brick dressings, and fishscale tiles (WCPH07i). In terms of vernacular survivals, Rose Cottage, Lovedean Lane, is a flint and thatch cottage dating from the eighteenth century, within a setting of much later twentieth-century development.

2.7.5 *Townscape types present*

TCT02, 05, 07, 08, 09, 15, 16, 17, 22, 23, 24, 27, 28 and 29.

2.7.6 *Topography*

There is much variation to the topography of this large character area. Character-defining changes are noted within the sub-area's key characteristics. The following are of particular note and have a strong influence on the immediate environs of these sub-areas.

The change in level, when travelling north from the ridge of Portsdown Hill into Purbrook, provides long views to and from sub-area WCPH07j, including notable views up to the tower of Christ Church (J. Colson 1874), set just north of the brow of the hill. As a general rule the area south of Junction 2 of the A3(M) down to the B2150 is less undulating than the area south of the B2150.

In contrast to the generally flatter part of the character area (WCPH07b, 07c, 07d, 07f and 07g), WCPH07a to the north of Junction 2 of the A3(M) is set on a steep slope running down and away from the motorway across to the ridge with the historic core of Clanfield village (WCPH04) at its head. This area lends itself to extended views across the roofscape with views out to the open countryside beyond. This is also reflected looking back across towards the motorway where the tree belts and green ridges beyond the transport corridor dominate these pleasant views.

There are good views, characterised by strong tree belts within which residential development sits, on travelling from WCPH03 into WCPH07h on London Road. The steady fall of land to Waterlooville allows open vistas across developed and undeveloped land at the western edge of the urban area.

2.7.7 *Layout and Pattern*

There is much variation in layout and pattern across the character area reflecting the site constraints, density of housing and period of development. There are some notable distinct phases of development which are reflected in the sub-areas identified within this character area. The following is a broad overview of the key layout patterns seen within WCPH07.

Older development, from inter-war to immediate-post-war (such as much of WCPH07b – the Causeway, Horndean, and parts of WCPH07j – Widley environs), retains much of the earlier former field boundaries. This is reflected in the robust individual trees and tree belts of indigenous tree species.

The inter-war and immediate-post-war estates (such as much of (WCPH07d, 07e and parts of 07j)) are characterised by a layout providing an uncrowded low density settlement grain, with generous single and two-storey, detached and semi-detached dwellings set in large front and rear gardens. Boundaries vary but are often low brick boundary walls and/or hedges. There is limited loss of boundaries due to most houses having driveways.

Sunnymead Drive (WCPH07d) is a good example of the long, wide sweeping roads with generous plot sizes of the immediate-post-war period. Roads are laid out in crescents, cul-de-sacs and broad boulevards with grass verges.

Much of the 1970s housing stock within the character area could be considered to have been laid out following the principles of the 'Radburn estate'; houses set in short terraces (of between four and six houses) arranged around open cul-de-sacs which allow access to shared public green spaces and are linked to larger areas of public open space and occasionally woodland. Housing in sub-areas WCPH07c and the large WCPH07i strongly reflect this layout pattern. These areas are also often complemented by the survival of mature trees to the green public spaces.

The late-twentieth-century development within the character area (most notably WCPH07i) is of a high density; short terraces or semi-detached and sometimes detached houses set in groups or around small cul-de-sacs, often with shared surfaces. There are large areas of open space with wooded areas between and through estates. Trees often form the backdrop to development. This period of residential development is characterised by a single 'spine' or through road, providing connection with the areas beyond, but with most, if not all, housing facing onto secondary roads, and the series of short, curved cul-de-sacs which open off them. This results in the main roads through the estates having dead frontage throughout, as they are invariably flanked by the rear garden fences of the housing.

2.7.8 *Buildings and materials*

The predominant traditional building materials are red brick, and brick and render or pebbledash (the latter is often used for the upper storey), with plain clay tile, natural slate or modern concrete interlocking roof tiles. There has been much replacement of traditional roof materials by modern replacements throughout the character area.

Housing estates dating from the 1970s are often characterised by the use of non-local, non-traditional textured and coloured brickwork with tile hanging (in greens and browns) or weatherboarding (often replaced with uPVC boards). Low-pitched roofs of interlocking tiles, often coloured, can be seen.

In the late-twentieth-century developments (WCPH07i), brick is the predominant walling material throughout. There are many different colours, textures and finishes, from red, orange and buff bricks in straight colour and multi-bricks. Roofs are mostly clay tile, machine-cut or concrete interlocking tiles of various styles. Houses will often adopt traditional features such as decorative barge boards, timber porches, mock timber framing to upper storeys, mock sash windows and the use of decorative tiling for hanging tiles and roofs.

2.7.9 *Predominant land use*

The area is almost entirely single-family dwelling houses. There is some flat development (retirement flats and sheltered housing schemes) and some blocks of flats, interspersed with houses, but this is limited and does not define any one particular sub-area or estate. There are small district parades of shops and corner shops within estates and on the main roads through sub-areas. Churches, chapels,

community facilities, schools and colleges are key land uses and dispersed within the character areas.

2.7.10 *Public realm*

There is generally a good quality public realm throughout, with many roads benefitting from grass verges and small grassed areas to corners and junctions. Some areas (for example WCPH07e and WCPH07j) greatly benefit from street trees which add to the tranquillity and arcadian qualities of some of these sub-areas. Some areas are more pedestrian friendly than others but there are often alternative routes to roadside pavements along busy roads with the use of well maintained footpaths across stretches of open green space and linking public greens through estates. The area is lit with street lights throughout.

2.7.11 *Open space*

The character area is well served by large areas of open space. Often these are combinations of playing fields, recreation grounds and open green spaces, notably those in WCPH07b, Wecock Common, WCPH07d (Cowplain Comprehensive School environs) and Hart Plain Junior and Infants School. Sub-area WCPH07i is very well served by large combinations of playing field, open green space and wooded areas; there are at least three large groups of open and semi-open space. Sub-area WCPH07h has a linear park of playing fields, recreation ground and lake linking residential spaces and schools. The 40ha Queen's Inclosure in WCPH07f, (woodland owned by the Forestry Commission), also provides a large informal woodland open space, as does Hazelton Common Local Nature Reserve, adjacent to WCPH07e, 07f, and 07i.

Small woodlands are characteristic of parts with, for example, Wecock Common providing an attractive backdrop to the housing development at Wecock (WCPH07c). A broad belt of woodland extends from the lower westernmost corner, linking this large open space to a necklace of green spaces passing on through the character area's sub-areas.

2.7.12 *Biodiversity*

The large number of woodland sites within the settlement, and the larger Queen's Inclosure, are often ancient semi-natural woodland fragments that were once part of the Royal Forest of Bere. Many of these sites are designated as SINC's, including Catherington Lith in WCPH07a, Wecock Common, Wecock Wood and Longwood in WCPH07c, Queen's Inclosure in WCPH07f, eleven or so woodland fragment SINC's in WCPH07i, and Sandy Dell in WCPH07j. Other habitats are urban, including gardens, open spaces and street trees. Together, these provide significant biodiversity opportunities, and the continued maintenance of wildlife corridors throughout the character area is important. Almost all houses have private gardens of varying size and maturity but most are linked to each other and to much larger areas of open space, grassland, woodland or green transport corridors (primarily that of the A3(M) motorway). Larger gardens of older properties (e.g. those along Lovedean Lane and Frogmore Lane (WCPH07b)) collectively provide a swathe of vegetation characterised by mature hedge and tree boundaries.

The later estate developments of the 1970s and 1980s have retained areas of green space and, in some cases, pockets of woodland which have been woven into developments. This is particularly characteristic of sub-area WCPH07i.

2.7.13 *Access and connectivity*

Connectivity varies within sub-areas but is generally good throughout. There are often footpath alternatives for the pedestrian that link a series of wooded areas, open green space and recreational green spaces.

For the car-borne traveller much of the character area is legible and accessible. The A3(M) transport corridor has, however, acted as a barrier to eastward travel and necessitated most development adjacent to this road to turn its back on the road and provide limited access across to Havant other than at key crossing points.